



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

**THURSDAY, FEBRUARY 1, 2007 – 7:00 P.M.**

**NEW TOWN HALL  
CONFERENCE ROOM  
40 MAIN STREET  
NORTH STONINGTON, CT 06359**

## AMENED AGENDA

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **ADDITIONS TO THE AGENDA:**
4. **PUBLIC COMMENT:**
5. **PUBLIC HEARINGS:**

**SPEC #07-005** (*Special Permit*) Application of Kidds & Company, L.L.C., 172 Providence-New London Turnpike, North Stonington, CT 06359 for a Child Daycare Facility on property located at 172 Providence-New London Turnpike, located about ¼ mile west of Route 2 rotary, North Stonington, CT 06359 Tax Map #121/2741, Lot #25/7483

*(PH set to open on 2/01/07; Received on 1/04/07 & PH must close on or by 3/06/07)*

6. **COMMISSION REVIEW:** None

7. **PENDING APPLICATIONS:**

**A. SUB #06-185** (*Wintechog Hill Subdivision*) Application of Peter C. Gardner/Green Falls Associates, L.L.C., P.O. Box 335, Gales Ferry, CT 06335 for a 2-Lot Subdivision on property located on the north side of Wintechog Hill Road approximately 800 feet northwest of intersection of Rt. 201 and Wintechog Hill Road, North Stonington, CT 06359 Tax Map #101/2732, Lot #04/7287

*(PH opened on 12/14/06 & continued to & closed on 1/11/07; Received on 11/09/06 & Commission must act on or by 3/15/07)*

**B. SPEC #07-005** (*Special Permit*) Application of Kidds & Company, L.L.C., 172 Providence-New London Turnpike, North Stonington, CT 06359 for a Child Daycare Facility on property located at

172 Providence-New London Turnpike, located about ¼ mile west of Route 2 rotary, North Stonington, CT 06359 Tax Map #121/2741, Lot #25/7483

*(PH set to open on 2/01/07; Received on 1/04/07 & PH must close on or by 3/06/07)*

## **8. NEW APPLICATIONS:**

**SPEC #07-018** (*Special Permit*) Application of the North Stonington Little League Association, Inc., c/o Jacques Parenteau, P.O. Box 419, North Stonington, CT 06359 to amend Special Permit #06-038 granted on 9/14/06 to waive the bond requirement for construction in the amount of \$380,040. Tax Map #77/2723, Lot #64/2993A *(Receive on 2/01/07; & Commission to set for PH on or by 4/05/07)*

## **9. SENIOR PLANNING & ZONING OFFICIAL'S REPORT/ISSUES:**

ZEO Report/January

## **10. NEW BUSINESS:**

## **11. OLD BUSINESS**

**A. RC #06-205** (*Regulation Change*) Application of Milltown Commons, L.L.C., P.O. Box 183, North Stonington, CT 06359 for a text amendment to establish design development districts containing mixed uses. **(NO ACTION NEEDED; PH set to open on 2/08/07; Received on 12/14/06 & PH must close on or by 3/13/07)**

**B. RC #07-010** (*Regulation Change*) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to delete Zoning Regulation Section(s) 503.4 & 509 in their entirety and references to Section 509 in Sections 703.2(b) and Appendix "C". **(NO ACTION NEEDED; PH set to open on 2/08/07; Commission received on 1/11/07 & PH can close at Commission discretion)**

**C. RC #07-001** (*Regulation Change*) Application of Ann Renehan, P.O. Box 695, Southport, CT 06890 to amend the Town of North Stonington Zoning Regulations to create a new Section 729-Membership Club-Sports as a Specially Permitted use in the R-40, 60, 80 and OR Zones. This proposal lists accessory uses, land requirements, residential requirements, and other regulatory requirements for the use. **(NO ACTION NEEDED; PH set to open on 3/01/07; Received on 1/04/07 & PH must close on or by 4/03/07)**

## **12. PLANNING ISSUES & DISCUSSION:**

### **A. Ad-Hoc Committee**

The next Planning & Zoning Ad-Hoc Committee meeting will be held on Wednesday, January 24, 2007 in the New Town Hall, Conference Room at 5:30 p.m.

### **B. NEMO Task Force Update**

### **C. Upcoming P&Z Workshops**

2/08/07: Tod Evers, Riroto, L.L.C. requesting a workshop to continue discussing the proposed subdivision for property located at 116A Wintechog Hill Road at 6:00 p.m. in the New Town Hall, Conference Room, 40 Main Street, North Stonington, CT 06359.

13. **CORRESPONDENCE:**

14. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 1/11/07

15. **ADJOURNMENT:**

G. Russell Stewart, III, Chairman  
Planning & Zoning Commission