

# Concept of Floating Zones Proposed By NS Developer

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**North Stonington — The Planning and Zoning Commission accepted an application Thursday by Milltown Commons to establish design development districts containing mixed uses.**

Submitted by Alan Pesch, formerly of Ship Analytics, the district is defined as “a special type of zoning district which is defined in the Zoning Regulations but is not located on the Zoning Map until an application for a change of zone (based on a special plan) as approved by the Commission.”

The public hearing on the zoning regulations text amendment proposal will be held Feb 8.

The design development districts would essentially be floating zones.

The proposed amendment includes a townscape development district, which would promote mixed uses in a “village-type setting” and encourage economic development near the rotary at the intersection of Routes 2 and 184.

Permitted uses would include residences, retail stores, restaurants, hotels, hospitals and research facilities, to name a few. Prohibited uses include piggeries and aircraft landing fields.

While commission Vice Chairwoman Vilma Gregoropoulos said she has not yet reviewed the draft amendment, she said applications under floating design districts typically require very detailed site plans.

“So that when the commission makes a decision, it’s not generically saying, ‘We’ll allow this kind of use or this kind of thing here,’ “ Gregoropoulos said. “It’s saying, ‘We’ll allow this plan to land.’ And then that plan becomes the actual zone and any variation of that, (the developers) would have to come in for a zone change. They’re married to the design.”

Gregoropoulos said the commission’s ad hoc committee is currently reviewing the town’s zoning regulations and has been considering creating design districts.

She said that unlike regular applications, where the commission must determine the merits of an application strictly based on uses allowed in the town’s regulations, design districts allow the commission a “legislative” say.

“So that if they come in, and we just don’t have a good feeling...we can say no to it,” Gregoropoulos said. “And it also means that during the process of the public hearing, we can play with the design and create something that we’re happy with.”

Pesch declined to comment on his application Friday.

On Thursday the commission also unanimously approved a 12-lot conservation subdivision off Babcock Road and near the Shunock River at its meeting Thursday.

Gregoropoulos said the approval carried various “conservation-minded” stipulations.

The subdivision, called Shunock River Estates II, sits on 129 acres and includes the construction of

**two private driveways, Horseshoe and Shunock River trails.**

**About 75 acres between the lots and the river will be deeded to the Avalonia Land Conservancy. A portion of the land set aside as open space will be private property that the estates' homeowners association members will share communally.**

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