



Town of  
**North Stonington, CT**  
PLANNING & ZONING COMMISSION

**THURSDAY, MARCH 14, 2024 – 7:00 P.M.**

**North Stonington Education Center  
298 Norwich-Westerly Road  
North Stonington, CT 06359**

**REGULAR MEETING**

**AGENDA**

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **PLEDGE OF ALLEGIANCE:**
4. **ADDITIONS TO THE AGENDA:**
5. **PUBLIC COMMENT:**
6. **PUBLIC HEARING:**

**TX AM #24-003 (Text Amendment)** Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to amend the Zoning Regulations Section 601.1 to increase the maximum building height in the Resort Commercial Zone to 90 ft. from 50 ft. *(PH scheduled to open on 03/14/24; extension requested to open & continue the PH to 04/11/24; Commission received on 01/11/24 & PH must close on or by 04/18/24)*

7. **PENDING APPLICATIONS:**

**A. TX AM #23-060 (Text Amendment)** Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”. *(PH closed on 01/11/24 & Commission must act on or by 03/16/24)*

**B. TX AM #24-003 (Text Amendment)** Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to amend the Zoning Regulations Section 601.1 to increase the maximum building height in the Resort Commercial Zone to 90 ft. from 50 ft. **(NO ACTION NEEDED)**

8. **PLANNING ISSUES & DISCUSSION:**

The North Stonington Planning & Zoning Commission has scheduled a Public Hearing for Tuesday, March 26, 2024 at 6:00 p.m. at the North Stonington Education Center, 298 Norwich-Westerly Road, North Stonington, CT to hear and consider the Plan of Conservation and Development for the adoption of the Plan.

**9. SENIOR PLANNER & ZONING OFFICIAL’S REPORT/ISSUES:**

ZEO Activity Report

**10. NEW APPLICATIONS:** None

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**13. REVIEW MINUTES:** Review minutes of Regular Meeting of 02/08/24

**14. ADJOURNMENT:**

Edward Learned, Chairman