



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, NOVEMBER 1, 2018 – 7:00 P.M.

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

## AGENDA

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

Joe Rubino, Tree Warden to discuss tree removal on scenic roads Grindstone Hill and Fowler Road.

## 6. PUBLIC HEARING:

**TX/AM #18-083 (*Text Amendment*)** Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to (1) Revise Section 1004 (Country Inn) specifically Sections 1004.1 (Intent) and 1004.2(G) and (L) (General Provisions) to eliminate the requirement that a Country Inn be located on a parcel accessed by a “Primary Road” (per Town Road List); reduce the minimum acreage from 6 acres to 4 acres; and require Special Permit modification if events are considered after initial approval. (2) Revise Section 502 (Permitted Uses) to require a Special Permit for a Country Inn in the R80 Zone. (3) Revise Definition of Farm Winery to indicate minimum acreage is ten acres not 25

## 7. PENDING APPLICATION:

**TX/AM #18-083 (*Text Amendment*)** Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to (1) Revise Section 1004 (Country Inn) specifically Sections 1004.1 (Intent) and 1004.2(G) and (L) (General Provisions) to eliminate the requirement that a Country Inn be located on a parcel accessed by a “Primary Road” (per Town Road List); reduce the minimum acreage from 6 acres to 4 acres; and require Special Permit modification if events are considered after initial approval. (2) Revise Section 502 (Permitted Uses) to require a Special Permit for a Country Inn in the R80 Zone. (3) Revise Definition of Farm Winery to indicate minimum acreage is ten acres not 25

## 8. PLANNING ISSUES & DISCUSSION:

75 Frontage Road

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

ZEO Activity Report/September

**10. NEW APPLICATIONS:**

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**13. REVIEW MINUTES:**

Review minutes of Regular Meeting of 10/04/18

**14. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman  
Planning & Zoning Commission