



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, JANUARY 3, 2019 – 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. PUBLIC HEARING:

**SPP #18-091 (Special Permit)** Application of Ellyn Schlageter/Christadelphian Care Network, Inc., 399 Bradford Rd. #8, Bradford, RI 02808 for property owned by Lawrence H. & Susan V. Southwick, for property located at 200 Wyassup Road, N. Stonington CT 06359 to convert an existing structure into a micro-assisted living facility in an R80 Zone. Tax Map #87, Lot #3933 (*PH scheduled opened on 12/06/18 & continued to 01/03/19; Commission received on 11/08/18 & PH must close on or by 01/09/19 unless an extension is granted*)

## 6. PENDING APPLICATION:

**SPP #18-091 (Special Permit)** Application of Ellyn Schlageter/Christadelphian Care Network, Inc., 399 Bradford Rd. #8, Bradford, RI 02808 for property owned by Lawrence H. & Susan V. Southwick, for property located at 200 Wyassup Road, N. Stonington CT 06359 to convert an existing structure into a micro-assisted living facility in an R80 Zone. Tax Map #87, Lot #3933

## 7. COMMISSION REVIEW:

## 8. PLANNING ISSUES & DISCUSSION:

- A. Wintechog Hill
- B. Strategic Plan

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

ZEO Activity Report/December

**10. NEW APPLICATIONS:**

**A. SPP #18-106 (*Special Permit*)** Application of Peter C. Gardner, P.O. Box 335, Gales Ferry, CT 06335 for property owned by Steven E. MacCormack, for property located at 76 Norwich-Westerly Road, N. Stonington CT 06359 to construct a Convenience Store/Gas Station in an EDD/WSPO Zone. Tax Map #122, Lot #4863 (*Commission to receive on 01/03/19; & schedule for PH on or by 03/08/19*)

**B. TX/AM #18-107 (*Text Amendment*)** Application of Edward C. Learned, 79A Pinewoods Rd., North Stonington, CT 06359 to (1) Revise Chapter 10 Supplemental Regulations 1001 Agriculture. Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail). Specifically; Section 1001.3(C) Non-Agriculturally Related Uses & Section 1001.3(D) Farm-Brewery (SPL) to require a Special Use Permit & approval by the Commission. (2) Revise Chapter 5-Residential Zoning Districts Section 502 Permitted & Special Permit Uses; Agricultural Uses, specifically Agricultural 1001, subsection Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail) (C) & (D) Farm Brewery to require a Special Use Permit review & approval by the Commission. (*Commission to receive on 01/03/19; & schedule for PH on or by 03/08/19*)

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**13. REVIEW MINUTES:**

Review minutes of Regular Meeting of 12/06/18

**14. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman  
Planning & Zoning Commission