



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

**THURSDAY, FEBRUARY 7, 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. COMMISSION REVIEW:

**CGS #19-004 (CT General Statute 8-24)**, On behalf of the Board of Selectmen, First Selectman Michael Urgo requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item:  
The BOS is recommending the sale of three Town owned parcels 9, 15, & 19 Main Street.

## 6. PUBLIC HEARING:

**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 (*PH scheduled to open on 02/07/19; Commission received on 01/03/19; & PH must close on or by 03/13/19 unless an extension is granted; Commission meets 03/07 & 03/14*)

**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. (**NO ACTION NEEDED**; *PH scheduled to open on 02/14/19; Commission received on 01/03/19; & PH must close on or by 03/20/19 unless an extension is granted*)

## 7. PENDING APPLICATIONS:

**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

**8. PLANNING ISSUES & DISCUSSION:**

Appointment of Alternate C. Berardi to fill the full member position vacated by L. Wood

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

ZEO Activity Report/January

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 01/10/19

**13. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman  
Planning & Zoning Commission