



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**THURSDAY, AUGUST 12, 2021 – 7:00 P.M.**

**Old Middle High School – Media Center  
298 Norwich-Westerly Road  
North Stonington, CT 06359**

**AGENDA**

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

**SPL MOD #21-048 (*Site Plan Modification*)** Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 for a modification of their existing Site Plan (#20-086 Vineyard/Wedding Barn Venue) to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2<sup>nd</sup> Floor, on the parcel located at 113 Pendleton HI Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development.

*(Commission received on 05/13/21 & must act on or by 10/20/2021; 65-day extension granted from 07/16/21)*

**SUB #21-069 (*Subdivision*)** Application of Watch Hill Builders, LLC, 183 Quarry Rd., Milford, CT 06460 for a 2-lot subdivision, property currently has (1) single-family residence and is proposing to create (1) additional building lot on property located at 92 Jeremy HI Rd., in the R60 Zone, Tax Map #114, Lot #4798. *(Commission to receive on 08/05/21 & must act on or by 10/09/21)*

6. **PLANNING ISSUES & DISCUSSION:**

Possible Criteria to convert Seasonal to Year Round Dwellings

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

8. **NEW APPLICATIONS:** None

9. **OLD BUSINESS:**

10. **NEW BUSINESS:**

11. **REVIEW MINUTES:** Review minutes of Regular Meeting of 08/05/21

12. **ADJOURNMENT:**

Louis E. Steinbrecher, Chairman