



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, SEPTEMBER 2, 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:

A. 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 2nd Floor, on the parcel located at 113 Pendleton Hill 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 09/19/21; 65-day extension granted from 07/16/21)

B. SPL #21-074 (*Site Plan*) Application of WCB Enterprises LLC, 3 Rock Ridge Rd., Westerly, RI 02891 for the construction of a 4,800 sq. ft. commercial building & a 4,000 sq. ft. storage building, well, septic system, stormwater management system, parking areas & associated site improvements on property located at 49 Pendleton Hill Rd., in the Economic Development District, Tax Map #122, Lot #9511

(Commission received on 09/02/21 & must act on or by 11/05/21)

6. PLANNING ISSUES & DISCUSSION:

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 08/12/21

12. ADJOURNMENT:

Louis E. Steinbrecher, Chairman