



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**THURSDAY, JULY 7, 2022 – 7:00 P.M.**

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

**REGULAR MEETING**

**AGENDA**

**1. CALL MEETING TO ORDER:**

**2. ROLL CALL:**

**3. ADDITIONS TO THE AGENDA:**

**4. PUBLIC COMMENT:**

**5. PUBLIC HEARING:**

**A. RE-SUB #22-032 (*Golf View Estates Re-Subdivision*)** Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an Affordable Housing Application per CT Gen. Stats. 8-30g (set-aside development) for an 8-Lot Re-Subdivision of land on property located at 38 & 44 Lake of Isles Road in an R-80 Zone. Tax Map #54, Parcel #0294/4128 (*PH opened on 06/02/22; & continued to 07/07/22; Commission received on 05/05/22 & PH must close on or by 07/07/22 if 65 day extension requested, PH must close on or by 09/10/22*)

**B. TX/AM #22-043 (*Text Amendment*)** Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington. (*PH scheduled to open on 07/07/22; Commission received on 06/02/22*)

**C. SPP #22-040 (*Special Permit*)** Application of Caleb Bisset, 3 Forest Drive, North Stonington, CT 06359 for an aircraft landing area with a (50' x 1800') grass air strip as an accessory use on property located at 31A Clarks Falls Road in an R-80 Zone. Tax Map #97, Parcel #4470 (*PH scheduled to open on 08/04/22; Commission received on 06/02/22 & PH must close on or by 09/08/22*)  
**(NO ACTION NEEDED)**

**6. PENDING APPLICATIONS:**

**A. RE-SUB #22-032 (*Golf View Estates Re-Subdivision*)** Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an Affordable Housing Application per CT Gen. Stats. 8-30g (set-aside development) for an 8-Lot Re-Subdivision of land on property located at 38 & 44 Lake of Isles Road in an R-80 Zone. Tax Map #54, Parcel #0294/4128

**B. TX/AM #22-043 (*Text Amendment*)** Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington.

**7. PLANNING ISSUES & DISCUSSION:**

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

ZEO Activity Report/June

**9. NEW APPLICATIONS:**

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

**12. REVIEW MINUTES:** Review minutes of Regular Meeting of 06/02/22

**13. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman