



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

THURSDAY, NOVEMBER 3, 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. COMMISSION REVIEW:

A. GS 8-24 #22-094 (CT General Statute 8-24 Review), On behalf of the Board of Selectmen, Selectman Robert Carlson requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: The original land owner's descendants are looking to purchase the land to bring it back to the family to be used for a future residence. The property is located at Wintechog Hill Rd. in an R-80 Zone with the total acreage of 105.91 and the parcels affected are: Tax Map #92, Lot #0001, Tax Map #93, Lot #2332, Tax Map #93, Lot #6732, Tax Map #100, Lot #0002, Tax Map #100, Lot #0003

B. SUB #22-091 (Banker Subdivision) Application of Milton P. Banker, 151 N W Corner Road, North Stonington, CT 06359 for a proposed 5-lot residential subdivision of land on property located northwest of Ryder & Wyassup Road in an R80 Zone. Tax Map #94, Lot #2173 (*Application received 10/13/22; Commission must act on or by 12/17/22*)

6. PENDING APPLICATION:

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 closed on 09/08; Commission must act on or by 11/12/22*)

7. PLANNING ISSUES & DISCUSSION:

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

9. NEW APPLICATIONS:

SPP #22-093 (Excavation) Application of Gregg Fedus, Fedus Engineering LLC, 70 Essex Street, Unit 2C, Mystic, CT 06355 for an excavation operation with processing, 4 phases with restoration as required on property located at 251 Clarks Falls Rd. in an R-80 Zone. Tax Map #105, Lot #1078 (*Commission to receive on 11/03/22 & set for PH on or by 01/07/23*)

10. OLD BUSINESS:

11. NEW BUSINESS:

2023 Schedule of Meetings (Planning & Zoning & Aquifer Protection Agency)

12. REVIEW MINUTES: Review minutes of Regular Meeting of 09/08/22

13. ADJOURNMENT:

Louis E. Steinbrecher, Chairman