



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

THURSDAY, MAY 11, 2023 – 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 #23-010 (*Re-Subdivision*) Application of Jerome Seison, 71 Tom Wheeler Rd., North Stonington, CT 06359 for a 2-Lot Re-Subdivision of land located at 71 Tom Wheeler Rd. in an R-80 Zone. Tax Map #72, Lot #4824 (*PH opened on 04/13/23 & continued to 05/11/23; Commission received on 03/09/23; & PH must close on or by 05/18/23*)

B. TX/AM #23-014 Application of Pickwick Farm Properties, LLC, c/o William R. Sweeney, Esq., PO Box 58, New London, CT 06320 for a text amendment to add new section 305.4 (C) Where two or more houses exist on one residential lot, only one existing unit shall be permitted an Accessory Apartment, pursuant to the provisions of Section 1002.1. (*PH scheduled to open on 05/11/23; Commission received on 04/13/23; & PH must close on or by 06/15/23*)

6. PENDING APPLICATIONS:

A. RE-SUB #23-010 (*Re-Subdivision*) Application of Jerome Seison, 71 Tom Wheeler Rd., North Stonington, CT 06359 for a 2-Lot Re-Subdivision of land located at 71 Tom Wheeler Rd. in an R-80 Zone. Tax Map #72, Lot #4824

B. TX/AM #23-014 Application of Pickwick Farm Properties, LLC, c/o William R. Sweeney, Esq., PO Box 58, New London, CT 06320 for a text amendment to add new section 305.4 (C) Where two or more houses exist on one residential lot, only one existing unit shall be permitted an Accessory Apartment, pursuant to the provisions of Section 1002.1.

7. PLANNING ISSUES & DISCUSSION:

Motion to appoint Ariel Lago as Official ZEO

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

9. NEW APPLICATIONS:

TX AM #22-001 (Text Amendment) Application of North Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of “Cost” (*Commission to receive on 05/11/23 & set for PH on or by 07/06/23*)

10. OLD BUSINESS:

11. NEW BUSINESS:

12. REVIEW MINUTES: Review minutes of Regular Meeting of 04/13/23

13. ADJOURNMENT:

Edward Learned, Chairman