



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, FEBRUARY 14, 2019 – 7:00 P.M.

**NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359**

AMENDED AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. PUBLIC HEARING:

A. SPP #18-106 (*Special Permit*) Application of Peter C. Gardner, P.O. Box 335, Gales Ferry, CT 06335 for property owned by Steven E. MacCormack, for property located at 76 Norwich-Westerly Road, N. Stonington CT 06359 to construct a Convenience Store/Gas Station in an EDD/WSPO Zone. Tax Map #122, Lot #4863 (**NO ACTION NEEDED**); *PH opened on 02/07/19 & continued to 03/07/19; Commission received on 01/03/19; & PH must close on or by 03/13/19 unless an extension is granted; Commission meets 03/07 & 03/14*)

B. TX/AM #18-107 (*Text Amendment*) Application of Edward C. Learned, 79A Pinewoods Rd., North Stonington, CT 06359 to (1) Revise Chapter 10 Supplemental Regulations 1001 Agriculture. Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail). Specifically; Section 1001.3(C) Non-Agriculturally Related Uses & Section 1001.3(D) Farm-Brewery (SPL) to require a Special Use Permit & approval by the Commission. (2) Revise Chapter 5-Residential Zoning Districts Section 502 Permitted & Special Permit Uses; Agricultural Uses, specifically Agricultural 1001, subsection Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail) (C) & (D) Farm Brewery to require a Special Use Permit review & approval by the Commission. (*PH scheduled to open on 02/14/19; Commission received on 01/03/19; & PH must close on or by 03/20/19 unless an extension is granted; Commission meets 03/07 & 03/14*)

6. PENDING APPLICATIONS:

A. SPP #18-106 (*Special Permit*) Application of Peter C. Gardner, P.O. Box 335, Gales Ferry, CT 06335 for property owned by Steven E. MacCormack, for property located at 76 Norwich-Westerly Road, N. Stonington CT 06359 to construct a Convenience Store/Gas Station in an EDD/WSPO Zone. Tax Map #122, Lot #4863 (**NO ACTION NEEDED**)

B. TX/AM #18-107 (*Text Amendment*) Application of Edward C. Learned, 79A Pinewoods Rd., North Stonington, CT 06359 to (1) Revise Chapter 10 Supplemental Regulations 1001 Agriculture. Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail). Specifically; Section 1001.3(C) Non-Agriculturally Related Uses & Section 1001.3(D) Farm-Brewery (SPL) to require a Special Use Permit & approval by the Commission. (2) Revise Chapter 5-Residential Zoning Districts Section 502 Permitted & Special Permit Uses; Agricultural Uses, specifically Agricultural 1001, subsection Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail) (C) & (D) Farm Brewery to require a Special Use Permit review & approval by the Commission.

7. PLANNING ISSUES & DISCUSSION:

Wintechog Hill

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

9. NEW APPLICATIONS:

SPP #19-013 (*Special Permit*) Application of Matilda Properties, LLC, c/o Frederick Rauch, 183 Reutemann Road, North Stonington, CT 06359 for the construction of a heavy manufacturing & repair shop with associated septic, utilities, driveway, etc. on property located at 157 Pendleton Hill Road in an EDD Zone. Tax Map #117, Lot #0065

10. OLD BUSINESS:

11. NEW BUSINESS:

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 02/07/19

13. ADJOURNMENT:

Louis E. Steinbrecher, Chairman
Planning & Zoning Commission