



**Town of North Stonington  
Board of Selectmen Special Meeting  
Wheeler High School Media Center  
January 10, 2019  
7:00 PM**

Planning & Zoning, Economic Development Commission and the Board of Selectman will be holding a joint meeting. Please see the Planning & Zoning agenda for details.



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

**THURSDAY, JANUARY 10, 2019 – 7:00 P.M.**

**WHEELER MIDDLE/HIGH SCHOOL  
MEDIA CENTER  
298 NORWICH-WESTERLY ROAD  
NORTH STONINGTON, CT 06359**

## **Joint Meeting with Board of Selectmen & Economic Development Commission**

### AMENDED AGENDA 2

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. WORKSHOP:

Ron Lewis to discuss rezoning of parcels outside of village

6. PLANNING ISSUES & DISCUSSION:

Discussion with the Board of Selectmen & the Economic Development Commission on the Strategic Plan & 2019 Budget

7. 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 scheduled to open on 02/07/19; Commission received on 01/03/19; & PH must close on or by 03/13/19 unless an extension is granted*)

**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. (**NO ACTION NEEDED**; *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*)

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

**9. OLD BUSINESS:**

**10. NEW BUSINESS:**

**11. REVIEW MINUTES:**

Review minutes of Regular Meeting of 01/03/19

**12. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman  
Planning & Zoning Commission