



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, DECEMBER 6, 2018 – 7:00 P.M.

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

## AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. PUBLIC HEARING:

**A. TX/AM #18-083 (*Text Amendment*)** Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to (1) Revise Section 1004 (Country Inn) specifically Sections 1004.1 (Intent) and 1004.2(G) and (L) (General Provisions) to eliminate the requirement that a Country Inn be located on a parcel accessed by a “Primary Road” (per Town Road List); reduce the minimum acreage from 6 acres to 4 acres; and require Special Permit modification if events are considered after initial approval. (2) Revise Section 502 (Permitted Uses) to require a Special Permit for a Country Inn in the R80 Zone. (3) Revise Definition of Farm Winery to indicate minimum acreage is ten acres not 25

**B. SPP #18-091 (*Special Permit*)** Application of Ellyn Schlageter/Christadelphian Care Network, Inc., 399 Bradford Rd. #8, Bradford, RI 02808 for property owned by Lawrence H. & Susan V. Southwick, for property located at 200 Wyassup Road, N. Stonington CT 06359 to convert an existing structure into a micro-assisted living facility in an R80 Zone. Tax Map #87, Lot #3933 (*PH scheduled to open on 12/06/18; Commission received on 11/08/18 & PH must close on or by 01/09/19*)

6. PENDING APPLICATION:

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**7. COMMISSION REVIEW:**

Bond release request by G.L. Jordon Construction, LLC for \$41,000 for Drainage Systems & \$21,000 for the Erosion/Sediment Control Bond in conjunction with approved **SPL #18-002 (*Dollar General*)** Application of Jason Horowitz (GBT Realty, Inc.) North Stonington DCTP, LLC, 9010 Overlook Boulevard, Brentwood, TN 37027 for a 9,224 sq. ft. 1-story retail building with associated parking, landscaping improvements, storm water detention/treatment system, private well, private on-site sewer disposal system & other utility infrastructure on property located at 330 Clarks Falls Road in an HC Zone. Tax Map #112, Lot #4527

**8. PLANNING ISSUES & DISCUSSION:**

**A.** Wintechog Hill Town Owned Property

**B.** Strategic Plan

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

ZEO Activity Report/November

**10. NEW APPLICATIONS:**

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**13. REVIEW MINUTES:**

Review minutes of Regular Meeting of 11/01/18

**14. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman  
Planning & Zoning Commission