



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

THURSDAY, JUNE 2, 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. **WORKSHOP:**

Bruce Kelley to discuss possible text amendment allowing self-storage in the Economic Development District

6. **PUBLIC HEARING:**

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 scheduled to open on 06/02/22; Commission received on 05/05/22 & PH must close on or by 07/06/22 unless extension is granted; Commission's next meeting is 07/07/22; if 65 day extension granted, PH must close on or by 09/09/22)*

7. **PENDING APPLICATIONS:**

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

8. **PLANNING ISSUES & DISCUSSION:**

9. **SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES:** ZEO Activity Report/April

10. **NEW APPLICATIONS:**

- A. **SPP #22-040 (*Special Permit*)** Application of Caleb Bisset, 3 Forest Drive, North Stonington, CT 06359 for an aircraft landing area with a (50' x 1800') grass air strip as an accessory use on property located at 31A Clarks Falls Road in an R-80 Zone. Tax Map #97, Parcel #4470 *(Commission to receive on 06/02/22 & set for PH on or by 08/05/22)*

B. TX/AM #22-043 (*Text Amendment*) Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington. (*Commission to receive on 06/02/22 & set for PH on or by 08/05/22*)

11. OLD BUSINESS:

12. NEW BUSINESS:

13. REVIEW MINUTES: Review minutes of Regular Meeting of 05/05/22

14. ADJOURNMENT:

Louis E. Steinbrecher, Chairman