



Town of  
**North Stonington, CT**  
PLANNING & ZONING COMMISSION

**THURSDAY, DECEMBER 1, 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. **COMMISSION REVIEW:**

**SUB #22-091 (*Banker Subdivision*)** Application of Milton P. Banker, 151 N W Corner Road, North Stonington, CT 06359 for a proposed 5-lot residential subdivision of land on property located northwest of Ryder & Wyassup Road in an R80 Zone. Tax Map #94, Lot #2173 (*Application received 10/13/22; Commission must act on or by 12/17/22*)

6. **PUBLIC HEARINGS:**

**SPP #22-093 (*Excavation*)** Application of Gregg Fedus, Fedus Engineering LLC, 70 Essex Street, Unit 2C, Mystic, CT 06355 for an excavation operation with processing, 4 phases with restoration as required on property located at 251 Clarks Falls Rd. in an R-80 Zone. Tax Map #105, Lot #1078 (*PH scheduled to open on 12/01/22; Commission received on 11/03/22 & PH must close on or by 01/05/22*)

7. **PENDING APPLICATION:**

**SPP #22-093 (*Excavation*)** Application of Gregg Fedus, Fedus Engineering LLC, 70 Essex Street, Unit 2C, Mystic, CT 06355 for an excavation operation with processing, 4 phases with restoration as required on property located at 251 Clarks Falls Rd. in an R-80 Zone. Tax Map #105, Lot #1078

8. **PLANNING ISSUES & DISCUSSION:**

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

10. **NEW APPLICATIONS:**

11. **OLD BUSINESS:**

12. **NEW BUSINESS:**

13. **REVIEW MINUTES:** Review minutes of Regular Meeting of 11/03/22

**14. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman