



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

THURSDAY, MAY 13, 2021 – 7:00 P.M.

THE MEETING WILL BE HELD VIA ZOOM

Public will be able to Join the Zoom Meeting via the following link
<https://us02web.zoom.us/j/84407670814?pwd=TGRNQk9PNUI2S01lQlE0b1hvaktiZz09>
or public can call 1 646 558 8656, or use the Zoom App then enter Meeting ID: 844 0767 0814 Passcode: 094197. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

AGENDA

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **ADDITIONS TO THE AGENDA:**
4. **PUBLIC COMMENT:**
5. **COMMISSION REVIEW:**

SPL MOD #21-048 (Site Plan Modification) Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 for a modification of their existing Site Plan (#20-086 Vineyard/Wedding Barn Venue) to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2nd Floor, on the parcel located at 113 Pendleton Hl Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development.

6. **PLANNING ISSUES & DISCUSSION:**
 - a. BOS request for a possible text amendment to add “Education Facility” as a permitted use in the R40 Zone.
 - b. 2023 POCD Planning
7. **SENIOR PLANNER & ZONING OFFICIAL’S REPORT/ISSUES:**
 - a. ZEO Activity Report/April
8. **NEW APPLICATIONS:**
9. **OLD BUSINESS:**
 - a. Possible new criteria to convert Seasonal Properties to Year-round
 - b. Silicon Ranch Solar Project Update

10. **NEW BUSINESS:**

11. **REVIEW MINUTES:** Review minutes of Regular Meeting of 04/08/21

12. **ADJOURNMENT:**

Louis E. Steinbrecher, Chairman