THURSDAY, JULY 7, 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. PUBLIC HEARING:

A. 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 opened on 06/02/22; & continued to 07/07/22; Commission received on 05/05/22 & PH must close on or by 07/07/22) if 65 day extension requested, PH must close on or by 09/10/22)

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.  (PH scheduled to open on 07/07/22; Commission received on 06/02/22)

C. 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 (PH scheduled to open on 08/04/22; Commission received on 06/02/22 & PH must close on or by 09/08/22)

(No Action Needed)

6. PENDING APPLICATIONS:

A. 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
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.

7. **PLANNING ISSUES & DISCUSSION:**

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

   ZEO Activity Report/June

9. **NEW APPLICATIONS:**

10. **OLD BUSINESS:**

11. **NEW BUSINESS:**

12. **REVIEW MINUTES:** Review minutes of Regular Meeting of 06/02/22

13. **ADJOURNMENT:**

Louis E. Steinbrecher, Chairman