



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

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TOWN CLERK'S OFFICE
NORTH STONINGTON CT

THURSDAY, JANUARY 11, 2024 – 7:00 P.M.

**North Stonington Education 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:**

Commission approval for gasoline station location approval of approved **SPP #18-106 (Special Permit)** Application of Peter C. Gardner, P.O. Box 335, Gales Ferry, CT 06335 for property owned by Jannat LLC, for property located at 76 Norwich-Westerly Road, N. Stonington CT 06359 to construct a Convenience Store/Gas Station in an EDD/WSPO Zone. Tax Map #122, Lot #4863

6. **PUBLIC HEARING:**

TX AM #23-060 (Text Amendment) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”. *(PH opened on 10/12/23 & continued to 12/14/23 & 01/11/24; 56 day extension granted from 11/16/23 & PH must close on or by 01/11/24)*

7. **PENDING APPLICATIONS:**

A. RE-SUB #23-067 (8-30g Re-Subdivision) Application of Dieter & Gardner, Inc., PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Application per CT Gen. Stats. 8-30g for a 6-lot re-subdivision (*4 new lots, 2 existing*) of land on property located at 156 & 158 Norwich-Westerly Road in an R-40 Zone. Tax Map #116/117, Parcel #0929/9748 *(PH closed on 11/09/23, Commission must act on or by 01/13/24)*

B. TX AM #23-060 (Text Amendment) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”.

8. PLANNING ISSUES & DISCUSSION:

Motion to appoint Susan Cullen as Official ZEO

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

ZEO Activity Report

10. NEW APPLICATIONS:

ZC #23-091 (*Zone Change*) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to change the R-80 zoning district on property located at 226 Wintechog Hill Road (41.41 acres) to Resort Commercial. Tax Map #93, Parcel #6581. (*Commission to receive on 01/11/24 & set for PH on or by 03/16/24*)

11. OLD BUSINESS:

12. NEW BUSINESS:

13. REVIEW MINUTES: Review minutes of Regular Meeting of 12/14/23

14. ADJOURNMENT:

Edward Learned, Chairman