



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

**THURSDAY, JANUARY 12, 2023 – 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. NEW BUSINESS:**

Appointment of Robert Mazzella (Alternate) to fill a Regular Member seat vacated by Louis Steinbrecher

**4. ADDITIONS TO THE AGENDA:**

**5. PUBLIC COMMENT:**

**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 opened on 12/01/22 & continued to 01/12/23 with 7-day extension; Commission received on 11/03/22 & PH must close on or by 01/12/23; PH can stay open until 03/11/23 with 58-day extension*)

**7. COMMISSION REVIEW:**

**SUB #22-107 (*Keeping New Stonington Affordable*)** Application of Peter Gardner, PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Plan 8-30g for a 2-Lot Subdivision of land on property located at 26E Main Street in an R-40 Zone. Tax Map #109 Parcel #2225 (*Commission to receive on 01/12/23 & must act on or by 03/18/23*)

**8. 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

**9. PLANNING ISSUES & DISCUSSION:**

Budget FY 23/24

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

**11. NEW APPLICATIONS:**

**12. OLD BUSINESS:**

**13. NEW BUSINESS:**

Requesting a 90-day filing extension from 02/23/23 for approved **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

**14. REVIEW MINUTES:** Review minutes of Regular Meeting of 12/01/22

**15. ADJOURNMENT:**

Edward Learned, Chairman