



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, FEBRUARY 6, 2020 – 7:00 P.M.

NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359

AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. WORKSHOP:

Kidds & Company requesting a workshop to discuss possible re-zone & lot line adjustment

6. PUBLIC HEARING:

TX AM #20-001 (Text Amendment) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to Add or Revise **Ch. 2- Interpretation:** 202(H) Specifically Prohibited Uses; **Ch. 3-General Provisions:** 305.3 (A) & (D) Non-conforming Lots; 305.5(C) Abandonment of Non-conforming Uses & Characteristics (typo only); 307.1 A Basis for Establishing the Special Flood Hazard Areas (SFHA); 312.8 (F) & (G)(6) Signs Requiring a Zoning Permit (Add dimensional requirements for signs in VC Zone); **Ch. 6-Commercial & Industrial Zoning Districts:** 602 Permitted Uses; 602.3 Commercial; 604.5 Mixed Use; **Ch. 7-Overlay Areas:** 703.3 Conditional Uses (WSPOA District); 703.3(D); 703.5; 703.11; **Ch. 10-Supplemental Regulations:** 1001.3(C) Non-agriculturally Related Uses; **Ch. 12-Permits by Staff:** 1201(D) Zoning Permits/Contents of Application; **Ch. 13-Permits by Commission:** 1303.4 (F) Special Permit Criteria; & **Ch. 16-Definitions:** Add/Revise: Agricultural Operation; Aircraft; Burial Ground; Cemetery; Gasoline Station; Graveyard; Restaurant; Use, Permitted by Right; Use, Specially Permitted

7. PENDING APPLICATIONS:

TX AM #20-001 (Text Amendment) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to Add or Revise **Ch. 2- Interpretation:** 202(H) Specifically Prohibited Uses; **Ch. 3-General Provisions:** 305.3 (A) & (D) Non-conforming Lots; 305.5(C) Abandonment of Non-conforming Uses & Characteristics (typo only); 307.1 A Basis for Establishing the Special Flood Hazard Areas (SFHA); 312.8 (F) & (G)(6) Signs Requiring a Zoning Permit (Add dimensional requirements for signs in VC Zone); **Ch. 6-Commercial & Industrial Zoning Districts:** 602 Permitted Uses; 602.3 Commercial; 604.5 Mixed Use; **Ch. 7-Overlay Areas:** 703.3 Conditional Uses

(WSPOA District); 703.3(D); 703.5; 703.11; **Ch. 10-Supplemental Regulations:** 1001.3(C) Non-agriculturally Related Uses; **Ch. 12-Permits by Staff:** 1201(D) Zoning Permits/Contents of Application; **Ch. 13-Permits by Commission:** 1303.4 (F) Special Permit Criteria; & **Ch. 16-Definitions:** Add/Revise: Agricultural Operation; Aircraft; Burial Ground; Cemetery; Gasoline Station; Graveyard; Restaurant; Use, Permitted by Right; Use, Specially Permitted

8. PLANNING ISSUES & DISCUSSION:

A. Possible Proposed Event Barn Conditions Modification for Approved **SPP #19-066** (*Special Permit/Site-Plan*) Application of Michael & Wanda Breidinger, 125 Fowler Road, North Stonington, CT 06359 for an approved Event Barn as accessory to an existing agricultural use on property located at 125 Fowler Road in an R-80 Zone. Tax Map #71, Lot #8047

B. Commission Training

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

ZEO Activity Report/January

10. NEW APPLICATIONS:

11. OLD BUSINESS:

12. NEW BUSINESS:

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 01/02/20

13. ADJOURNMENT:

Louis E. Steinbrecher, Chairman