



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

**THURSDAY, JUNE 8, 2023 – 7:00 P.M.**

**Old Middle High School – Media Center  
298 Norwich-Westerly Road  
North Stonington, CT 06359**

**REGULAR MEETING**

**AMENDED AGENDA**

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

**MOD SPL #20-086 (*Site Plan Modification*)** Application of Kingdom of the Hawk LLC, 349 Elm St., Stonington, CT 06378 for a modification of approved SPL #20-086 of Birds of Prey Vineyard/Wedding Barn Venue to approve as-built parking & phasing of overflow parking on property located at 113 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #2660 (*Commission received on 06/08/23 & must act on or by 08/12/23*)

6. **PUBLIC HEARING:**

**TX AM #23-032 (*Text Amendment*)** Application of North Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of “Cost”

7. **PENDING APPLICATIONS:**

**TX AM #23-032 (*Text Amendment*)** Application of North Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of “Cost”

8. **PLANNING ISSUES & DISCUSSION:**

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

ZEO Activity Report

**10. NEW APPLICATIONS:**

**SPL #23-038** Application of Greystone Land Holdings, LLC, 223 Jerry Browne Road, Stonington, CT 06378 for the construction of a Farm Winery pursuant to Section 1008 of the zoning regulations on property located at 77 & 79 Wintechog HI Road in an R-80 Zone. Tax Map # 100, Lots #3127/7767 (*Commission received on 06/08/23 & must act on or by 08/12/23*)

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

Bond release request of Ahmed Choudhry, Jannat LLC, P.O. Box 126, Norwich, CT 06360 for **SPP #18-106 (Special Permit)** 76 Norwich-Westerly Road for the release of the bond in the amount of **Seventy-Seven Thousand Five Hundred and Eighty Dollars (\$77,580)** for a Bond that was held for a Storm Drainage System, Erosion & Sediment Control and Storm Water Management Facility.

**13. REVIEW MINUTES:** Review minutes of Regular Meeting of 05/11/23

**14. ADJOURNMENT:**

Edward Learned, Chairman