



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

RECEIVED

THURSDAY, JULY 1, 2021 – 7:00 P.M.

2021 JUN 28 P 1:00

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

TOWN CLERK'S OFFICE  
NORTH-STONINGTON CT

**AGENDA**

1. **CALL MEETING TO ORDER:**

2. **ROLL CALL:**

3. **ADDITIONS TO THE AGENDA:**

4. **PUBLIC COMMENT:**

5. **COMMISSION REVIEW:**

**SPL MOD #21-048 (Site Plan Modification)** Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 for a modification of their existing Site Plan (#20-086 Vineyard/Wedding Barn Venue) to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2<sup>nd</sup> Floor, on the parcel located at 113 Pendleton HI Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development.

*(Commission received on 05/13/21 & must act on or by 07/16/21)*

6. **PUBLIC HEARING:**

**TX AM #21-056 (Text Amendment)** Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to Add "Educational Facility" to Sec. 502 Permitted & Special Uses in the R40, R60 & R80 zones & definition of Educational Facility to Chapter 16 definitions.

7. **PENDING APPLICATIONS:**

**TX AM #21-056 (Text Amendment)** Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to Add "Educational Facility" to Sec. 502 Permitted & Special Uses in the R40, R60 & R80 zones & definition of Educational Facility to Chapter 16 definitions

8. **PLANNING ISSUES & DISCUSSION:**

A. Seasonal vs Year Round & B. Final Accounting & Annual Report

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

ZEO Activity Report/June

10. **NEW APPLICATIONS:**

11. **OLD BUSINESS:**

12. **NEW BUSINESS:**

13. **REVIEW MINUTES:** Review minutes of Regular Meeting of 06/10/21

14. **ADJOURNMENT:**

Louis E. Steinbrecher, Chairman