



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, JULY 7, 2022 – 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. PUBLIC HEARING:

A. 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 (*PH opened on 06/02/22; & continued to 07/07/22; Commission received on 05/05/22 & PH must close on or by 07/07/22) if 65 day extension requested, PH must close on or by 09/10/22*)

B. TX/AM #22-043 (*Text Amendment*) Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington. (*PH scheduled to open on 07/07/22; Commission received on 06/02/22*)

C. SPP #22-040 (*Special Permit*) Application of Caleb Bisset, 3 Forest Drive, North Stonington, CT 06359 for an aircraft landing area with a (50' x 1800') grass air strip as an accessory use on property located at 31A Clarks Falls Road in an R-80 Zone. Tax Map #97, Parcel #4470 (*PH scheduled to open on 08/04/22; Commission received on 06/02/22 & PH must close on or by 09/08/22*)
(NO ACTION NEEDED)

6. PENDING APPLICATIONS:

A. 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

B. TX/AM #22-043 (*Text Amendment*) Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington.

7. PLANNING ISSUES & DISCUSSION:

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

ZEO Activity Report/June

9. NEW APPLICATIONS:

TX/AM #22-051 (*Text Amendment*) Application of Bruce Kelley, 1744 Ellington Road, South Windsor, CT 06074 for a regulation text amendment to create an Economic Development Frontage Overlay Zone (EDFO) including the use of self-storage units along Frontage Road to include the following properties: 24 Norwich Westerly Road, Tax Map #122, Lot #3397, 30 Frontage Road, Tax Map #122, Lot #2850, 45 Frontage Road, Tax Map #122, Lot #3196, 75 Frontage Road, Tax Map #122, Lot #7634 & Tax Map #122, Lot #6105. (*Commission to receive on 07/07/22 & set for PH on or by 09/10/22*)

10. OLD BUSINESS:

11. NEW BUSINESS:

12. REVIEW MINUTES: Review minutes of Regular Meeting of 06/02/22

13. ADJOURNMENT:

Louis E. Steinbrecher, Chairman