



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**THURSDAY, AUGUST 5, 2021 – 7:00 P.M.**

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

**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 10/20/2021; 65-day extension granted from 07/16/21)*

**6. WORKSHOP:**

Ben Buehler & Callie-Jean Tuthill requesting a workshop to discuss a possible regulation change for the addition of an Accessory Family Dwelling.

**7. PLANNING ISSUES & DISCUSSION:**

Commission discussion of ZEO responsibilities

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

**9. NEW APPLICATIONS:**

**SUB #21-069 (*Subdivision*)** Application of Watch Hill Builders, LLC, 183 Quarry Rd., Milford, CT 06460 for a 2-lot subdivision, property currently has (1) single-family residence and is seeking to create (1) additional building lot on property located at 92 Jeremy HI Rd., in the R60 Zone, Tax Map #114, Lot #4798.

*(Commission to receive on 08/05/21 & must act on or by 10/09/21)*

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

**12. REVIEW MINUTES:** Review minutes of Regular Meeting of 07/01/21

**13. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman