



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

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NORTH STONINGTON CT

THURSDAY, SEPTEMBER 14, 2023 – 7:00 P.M.

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

REGULAR MEETING

AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. COMMISSION REVIEW:

A. SUB #23-054 (*Subdivision*) Application of Shane J. Pollock, 101 Mackin Drive, Griswold, CT 06351 for a 3-Lot Subdivision of land located at 51 Anna Farm Road West in an R-80 Zone. Tax Map #25, Lot #7807 (*Commission received on 08/10/23 & must act on or by 10/14/23*)

B. SPL #23-057 (*Site Plan*) Application of M&D, LLC, 5 Havens Road, Westerly, RI 02891 for the construction of a 4,800 & 4,000 s.f. commercial buildings with well, septic system, stormwater management, parking areas & associated site improvements for an excavation business. (SPL was previously approved but has expired, proposed work has not changed from the original approval) on property located at 49 Pendleton Hill Road in an ED Zone. Tax Map # 122, Lot #951 (*Commission received on 09/14/23 & must act on or by 11/18/23*)

6. PLANNING ISSUES & DISCUSSION:

7. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES: ZEO Activity Report

8. NEW APPLICATIONS:

A. TX AM #23-060 (*Text Amendment*) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”. (*Commission to receive on 09/14/23 & set for PH on or by 11/18/23*)

B. SPL #23-063 (*Site Plan*) Application of 24 Norwest, LLC c/o Bruce Kelley, 1744 Ellington Road, South Windsor, CT 06074 for Self Storage within the Economic Development Frontage Overlay Zone. The site will contain (5) storage buildings of varying size & will provide driveway access off of Frontage Road (15 Frontage Road, on property located at 24 Norwich-Westerly Road in an EDFO Zone. Tax Map #122, Lot #3397. (*Commission received on 09/14/23 & must act on or by 11/18/23*)

9. **OLD BUSINESS:**

10. **NEW BUSINESS:**

11. **REVIEW MINUTES:** Review minutes of Regular Meeting of 08/10/23

12. **ADJOURNMENT:**

Edward Learned, Chairman