



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

THURSDAY, OCTOBER 12, 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 (***NO ACTION NEEDED; Commission reviewed on 09/14/23, received on 08/10/23; 35-Day extension requested from 10/14/23 to 11/18/23 & Commission must act 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 sizes & 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 review scheduled for 10/12/23; received on 09/14/23 & Commission must act on or by 11/18/23***)

6. PUBLIC HEARING:

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”. (***PH scheduled to open on 10/12/23; Commission received on 09/14/23; & PH must close on or by 11/16/23***)

7. PENDING 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”.

8. PLANNING ISSUES & DISCUSSION: 2024 Schedule of Meetings

9. SENIOR PLANNER & ZONING OFFICIAL’S REPORT/ISSUES: ZEO Activity Report

10. NEW APPLICATIONS:

RE-SUB #23-067 (8-30g Re- Subdivision) Application of Dieter & Gardner, Inc., PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Application per CT Gen. Stats. 8-30g for a 6-lot subdivision (**4 new lots, 2 existing**) of land on property located at 156 & 158 Norwich-Westerly Road in an R-40 Zone. Tax Map #116/117, Parcel #0929/9748 (*Commission received on 10/12/23 & must set for PH on or by 12/16/23*)

11. OLD BUSINESS:

12. NEW BUSINESS:

13. REVIEW MINUTES: Review minutes of Regular Meeting of 09/14/23

14. ADJOURNMENT:

Edward Learned, Chairman