



Town of  
North Stonington, CT

PLANNING & ZONING COMMISSION

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TOWN CLERK'S OFFICE  
NORTH STONINGTON CT

**THURSDAY, NOVEMBER 9, 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. GS 8-24 #23-081 (CT General Statute 8-24 Review)**, On behalf of the Board of Selectmen, Selectman Robert Carlson requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: Shall the Town of North Stonington lease the property off Wintechog Hill for Affordable Housing. The property is located at Wintechog Hill Road in an R-80 Zone & the parcels affected are: The entire parcel of Tax Map #93, Lot #6737, & partial acreage of Tax Map #93, Lot #2332 & Tax Map #100, Lot #0002,

**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 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 & continued to 11/09/23; received on 09/14/23 & Commission must act on or by 11/18/23)*

**C. 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 reviewed on 09/14/23, 35-Day extension requested from 10/14/23 to 11/09/23 received on 08/10/23; & Commission must act on or by 11/18/23)*

**6. PUBLIC HEARING:**

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

**B. 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”. **(NO ACTION NEEDED; PH opened on 10/12/23 & extension granted to continue the PH to 12/14/23)**

**7. PENDING APPLICATIONS:**

**A. 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 re-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

**B. 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”. **(NO ACTION NEEDED)**

**8. PLANNING ISSUES & DISCUSSION:**

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

**10. NEW APPLICATIONS:**

**SPL #23-078 (Site Plan)** Application of Garden Homes Management Corporation, 29 Knapp Street, PO Box 4401, Stamford, CT 06907 to remove 3 RVs and replace with (3) mobile homes per CGS 8-30g Affordable Housing Act in an R-40 Zone. Tax Map #120, Lot #8227. ***(Commission to receive on 11/09/23 & must act on or by 01/13/24)***

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**13. REVIEW MINUTES:** Review minutes of Regular Meeting of 10/12/23

**14. ADJOURNMENT:**

Edward Learned, Chairman