



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

THURSDAY, DECEMBER 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 APPOINTMENTS:**

Mark Leonard to fill regular member vacancy until 11/18/25.
William Ben Buehler to fill alternate member vacancy until 11/18/25.

6. 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 reviewed on 09/14/23, received on 08/10/23; 35-Day extension requested from 10/14/23 to 11/18/23 & additional 30 day extension granted to 12/18/23 & Commission must act on or by 12/18/23*)

B. 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) 1-bedroom mobile homes, & add one (1) bedroom mobile home & one (2) bedroom mobile homes per CGS 8-30g Affordable Housing Act in an R-40 Zone. Tax Map #120, Lot #8227. (*Commission review scheduled for 12/14/23; Commission received on 11/09/23 & must act on or by 01/13/24*)

7. 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 opened on 10/12/23 & extension granted to continue the PH to 12/14/23*)

8. 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 (**PH closed on 11/09/23, Commission must act on or by 01/13/24**)

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”.

9. PLANNING ISSUES & DISCUSSION:

A. Proposed POCD Workshop scheduled for January 4th

B. 2024-2025 Budget

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

11. NEW APPLICATIONS:

12. OLD BUSINESS:

13. NEW BUSINESS:

14. REVIEW MINUTES: Review minutes of Regular Meeting of 11/09/23

15. ADJOURNMENT:

Edward Learned, Chairman