



Town of  
**North Stonington, CT**  
PLANNING & ZONING COMMISSION

**THURSDAY, FEBRUARY 8, 2024 – 7:00 P.M.**

**North Stonington Education Center  
298 Norwich-Westerly Road  
North Stonington, CT 06359**

**REGULAR MEETING**

**AGENDA**

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **PLEDGE OF ALLEGIANCE:**
4. **ADDITIONS TO THE AGENDA:**
5. **PUBLIC COMMENT:**
6. **PUBLIC HEARING:**

**ZC #23-091 (Zone Change)** Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to change the R-80 zoning district on property located at 226 Wintechog Hill Road (41.41 acres) to Resort Commercial. Tax Map #93, Parcel #6581. *(PH scheduled to open on 02/08/24; Commission received on 01/11/24 & PH must close on or by 03/14/24)*

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”.

**B. ZC #23-091 (Zone Change)** Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to change the R-80 zoning district on property located at 226 Wintechog Hill Road (41.41 acres) to Resort Commercial. Tax Map #93, Parcel #6581. *(PH scheduled to open on 02/08/24; Commission received on 01/11/24 & PH must close on or by 03/14/24)*

8. **PLANNING ISSUES & DISCUSSION:**

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

ZEO Activity Report

10. **NEW APPLICATIONS:**

**TX AM #24-003 (Text Amendment)** Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to amend the Zoning Regulations Section 601.1 to increase the maximum building height in the Resort Commercial Zone to 90 ft. from 50 ft. *(Commission to receive on 01/11/24 & set for PH on or by 03/16/24)*

11. **OLD BUSINESS:**

12. **NEW BUSINESS:**

13. **REVIEW MINUTES:** Review minutes of Regular Meeting of 01/11/24

14. **ADJOURNMENT:**

Edward Learned, Chairman