



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AMENDED AGENDA
Regular Meeting – February 18, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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CYNTHIA LAOWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 12/3/13)
3. Minutes: #1506, December 17, 2013, approved, not signed; #1507, January 7, 2014; #1509, February 4, 2014; #1510, February 11, 2014 (joint PZC & POCD SC)
4. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development
 - B. Discussion of modifications to Section 6.6.7 - Excavations and Filling
 - C. Discussion of Technical Standards Document Adoption
 - D. Discussion of policy / Commission interpretation regarding potential conflict between Zoning Regulations 7.7.8.2.1, 7.7.8.3.2 and FEMA regulations related to additions to legally non-conforming buildings that are not "substantial improvements" in flood hazard areas.
 - E. Discussion of draft regulations and Zoning Map Amendment for a new Zoning Heritage Mill (HM) District.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **Consideration of Certificate of Zoning Compliance for 2nd floor office space.** Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80. **Tabled to 2/18/14 meeting.**
 2. **ZON14-015 MacDuff Assoc. (Michael Pugliese)** - Zoning Permit application for change of use from office to retail for seafood market and associated signage. Property located at 35 Williams St., Mystic. Assessor's Map 161, Block 14, Lot 2. Zone LS-5.
 3. **ZON14-017 Mystic Hospitality, LLC (John Sousoulas)** - Zoning Permit application to change existing window in Mystic Diner building to a walk-up service window. Property located at 253 Greenmanville Ave., Mystic. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.
6. Correspondence:
7. Old Business:
 - A. **PZ1319SUP Sea Research Foundation, Inc.** - Special Use Permit application for development of a 3± acre gravel surface parking lot with paved driveways and new landscaping on a 10.47 acre site. Property located at Coogan Blvd. and Maritime Drive (Lot 2), Mystic. Assessor's Map 150 Block 1 Lot 28. Zone M-1. **Public hearing closed 2/4/14.**
8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)** – Special Use Permit application for development

of ~ 1.7 acres of an 11.1 acre site for construction of a 13,000 SF retail sales building, 53-car parking lot, and special wall signage. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1. **Public hearing continued from 2/4/14.**

B. **PZ1318RA Paul G. Holland, Jr.** – Regulation Amendment application to change the current GBR-130 zoning district side yard setback requirement of 75 feet on each side to a minimum of 25 feet on one side with a total of 100 feet for both sides.

9. New Submittal(s):

A. **PZ1401SD & GPP Standard Oil Co. of South Minster (Craig White)** - Subdivision application for a 3 lot re-subdivision of a 17.18 acre parcel. Property located at 248 New London Tnpk., Stonington. Assessor's Map 138 Block 3 Lot 10A. Zone GBR-130.

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.