



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – March 4, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
14 FEB 28 PM 3:21
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 12/3/13)
3. #1509, February 4, 2014; #1510, February 11, 2014 (joint PZC & POCD SC), approved, not signed; #1511, February 18, 2014
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. **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.
 2. **ZON14-019 Mystic Fire District (Carole Dupont)** - Zoning Permit application for change of use from personal services to retail restaurant (The Mystic River Popcorn Co.), and associated signage. Property located at 12B Cottrell St., Mystic. Assessor's Map 182, Block 1, Lot 13. Zone DB-5.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - A. **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. *Public hearing continued from 2/18/14.*
9. Future Public Hearing(s):

- A. **PZ1401SD & GPP Standard Oil Co. of South Minster (Craig White)** - Subdivision and Groundwater Protection Permit applications 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. ***Public hearing scheduled for 4/1/14.***

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.