



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Regular Meeting – March 18, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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STONINGTON, CT  
14 MAR 17 AM 11:41  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 3/4/14)
3. #1509, February 4, 2014, approved, not signed; #1511, February 18, 2014, approved, not signed; #1512, March 4, 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. **ZON14-030 Thomas J. Capalbo, et al (William Kane)** - Zoning Permit application for change of use from retail to personal services (fitness center). Property located at 37 South Broad St., Pawcatuck. Assessor's Map 14, Block 1, Lot 4, Zone GC-60.
    2. **CGS 8-24 Review** – Review of transfer of land off Bigelow Street to the Town for roadway purposes. Property located at Map 13 Block 12 Lot 7. Zone RA-15.
6. Correspondence:
7. Old Business:
  - 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 closed 3/4/14.**
8. Public Hearing(s): 7:30 p.m.
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.**

10. New Submittal(s):

- A. **PZ1402SUP Atlantic Associates (Evangelos Koukoularis)** – Special Use Permit application to expand existing restaurant (Stonington Pizza Palace), into neighboring unit of same building. Property located at 530 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 23C. Zone GC-60.
  
- B. **PZ1403SUP Mystic Motor Inn, Inc. (Tim Brown)** – Special Use Permit application to increase current restaurant (Flood Tide) seating from 120 to 195, replacing existing sloped roof with a 1,520 SF wooden deck to accommodate 75 additional seasonal seats. Property located at 7 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 10. Zone LS-5.

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.