



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – April 1, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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14 MAR 31 AM 9:19
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 3/18/14)
3. #1512, March 4, 2014, approved, not signed; #1512, March 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 retail uses in the M-1 zone.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **ZON14-039 Mystic Fire District** - Zoning Permit application for reconfiguration of existing interior space to permit change of use from two retail and one office to three retail. Property located at 10 Cottrell St., Mystic. Assessor's Map 182, Block 1, Lot 3. Zone DB-5.
 2. **ZON14-041 Lattizori Development, LLC** - Zoning Permit application for change of use from office (Weichert Real Estate) to retail (Scrapbook Cove) and associated signage. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153, Block 3, Lot 1. Zone GC-60.
 3. **PZ1214SUP & CAM Noank Shipyard** – Commission review of Stipulation of Approval #6 regarding internal use signage.
 4. **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.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - 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.
9. Future Public Hearing(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. **Public hearing scheduled for 5/8/14.**

- B. **PZ1403SUP & CAM Mystic Motor Inn, Inc. (Tim Brown)** – Special Use Permit application and Coastal Area Management Review 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. **Public hearing scheduled for 5/8/14.**

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.