



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

RECEIVED FOR RECORD  
STONINGTON, CT.  
14 JUN -2 PM 2:35  
CYNTHIA LADWIG  
TOWN CLERK

**AGENDA**

**Special Meeting – June 3, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 6:30 p.m.
2. Enter Executive Session: Pursuant to Section 1-200(6)(B) of the Connecticut General Statutes the Stonington Planning and Zoning Commission will meet in Executive Session to discuss pending litigation regarding CT Superior Court Appeal instituted by Toll CT, Limited Partnership and Toll Brothers, Inc. against the Town of Stonington and the Planning and Zoning Commission.
3. Reconvene from Executive Session (7:00PM)
4. Appoint Alternates:
  - Gardner Young (seated 5/20/14)
5. #1515, April 15, 2014, approved not signed; #1516, May 8, 2014; #1517, May 20, 2014
6. 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 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.
  - D. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
7. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. Commission interpretation regarding whether Zoning Regulation Section 2.9 (Undersized Lots) can be applied to single family residences permitted in commercial zones.
    2. **Seaport Holdings, LLC** – Request approval to pave existing Pita Spot restaurant rear parking lot with asphalt and modify site drainage. Property located at 45 Williams Ave., Mystic. Assessor's Map 161 Block 14 Lot 5.
    3. **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)** - Request approval to revise approved site plan to eliminate the retaining wall in favor of a rip rap slope. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1.
    4. Request modification to rear lot access involving approved Subdivisions **PZ0444SD Kenneth Boyer (Amy Preston & Kenneth Boyer)** – Approved 3 lot subdivision of a 21.75 acre parcel. Property located at 280 Flanders Rd., Stonington, CT. Assessor's Map 104, Block 1, Lot 8. Zone RR-80 and **PZ0322SD New England Design Builders, LLC** – Approved 10 lot subdivision. Property located at Flanders & Deans Mill Rd. Assessor's Map 107 Block 1 Lot 8; Map 106 Block 1 Lot 2, 34. Zone RR-80.

8. Correspondence:
9. Old Business:
  - A. **PZ1405BR Toll Brothers - Old Mystic Estates** - Application for reduction of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to **PZ0360SD SUP & GPP Meehan Group, LLC**. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12. Applicant requests further reduction to \$878,795.00.
  - B. **PZ1406CAM Jonathan & Heryun Ayers** - Coastal Area Management Review for demolition & removal of existing single family residence and subsurface sewage disposal system (SSDS) and construction of a new single-story SFR with a new SSDS. Property located at 29 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lot 5. Zone RA-20.
10. Public Hearing(s): 7:30 p.m.
  - A. **PZ1404RA Town of Stonington (PZC)** - Zoning Regulation Text Amendment to eliminate ZR 4.7.3.21 (the previously approved regulation allowing retail sales by Special Use Permit within the M-1 Zoning District under certain conditions).
11. Future Public Hearing(s):
  - A. **PZ1407ZC, SPA & CAM Edgewood Mac, LLC** - Request Master Plan Zone Change, Site Plan Application, & Coastal Area Management Review approval to redevelop site and build 55 attached residential dwelling units within four main buildings with a gross floor area of 162,482± SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD. *Hearing scheduled for July 15, 2014.*
  - B. **PZ1408SUP Spruce Meadows, LLC** – Special Use Permit application for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, parking, and associated improvements. Total number of dwelling units proposed is 43. Property located at 86 & 88 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 3 & 4, Zone LS-5. *Hearing scheduled for July 15, 2014.*

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.