



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – July 15, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 6:30 p.m.
2. Enter Executive Session:
 - A. 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.
 - B. Pursuant to Section 1-200(6)(B) of the Connecticut General Statutes, the Stonington Planning and Zoning Commission will meet in executive session with the Town Attorney, special counsel Kevin Tighe and Keith A. Brynes, Town Planner, to discuss pending litigation and strategy and negotiations with respect to pending litigation, namely:
 - Carol Holt vs. Town of Stonington, case pending 2nd Circuit Court of Appeals;
 - Carol Holt vs. Town of Stonington, Joe Larkin (official capacity) and Joe Larkin (individual capacity), case pending in U.S. District Court for Connecticut;
 - Carol Holt vs. Town of Stonington, administrative appeal pending in Connecticut Superior Court;
 - Carol Holt and Thomas Wyper vs. Town of Stonington Zoning Board of Appeals, administrative appeal pending in Connecticut Superior Court.
3. Reconvene from Executive Session: 7:00PM
4. Appoint Alternates:
 - Gardner Young (seated 6/17/14)
5. #1518, June 3, 2014, approved not signed; #1519, June 17, 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:

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STONINGTON, CT
14 JUL 14 PM 12:07
CYNTHIA LADWIG
TOWN CLERK

1. **PZ1401SD & GPP Standard Oil Co. of South Minster** - Subdivision and Groundwater Protection Permit applications for a 3-lot re-subdivision of a 17.18 acre parcel. SD approved 4/1/14. **Request 90-day extension to file final mylars.**

8. Correspondence:

9. Old Business:

10. Public Hearing(s): 7:30 p.m.
 - 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.

 - 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.

11. Future Public Hearing(s):
 - A. **PZ1409SUP Hendels, Inc. (Stonington Village Food Mart, LLC)** - Special Use Permit application to permit the retail grocery sale of beer. Property located at 522 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 6A, Zone GC-60. *Public Hearing scheduled for 8/5/14.*

 - B. **PZ1410SUP & GPP Bruce Thomas (Levant, LLC)** - Special Use and Groundwater Protection Permit applications to permit 26-seat restaurant in existing, former restaurant building, and 29 additional outdoor seats. Property located at 148 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 14, Zone GC-60. *Public Hearing scheduled for 8/5/14.*

 - C. **PZ1411RA Bethany Geary c/o Nicholas Kepple** - Zoning Regulation Text Amendment to add Health Clubs less than 10,000 square feet as a use allowed by Special Use Permit within the LI-130 Zoning District. *Public Hearing scheduled for 8/19/14.*

12. New Submittal(s):
 - A. **PZ1412SUP & CAM Summit Street Development, LLC.** - Special Use Permit & Coastal Area Management Review applications to modify approved Special Use Permit and Coastal Area Management Applications **PZ1220SUP & CAM**. Modifications include expansion of gross floor area to 10,550SF, changes to proposed building uses (medical and professional offices), additional parking spaces and associated changes to building and site layout. PZ1220SUP & CAM was approved by CT Superior Court on 1/24/14. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.

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.