



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

**AGENDA**

**Special Meeting – August 5, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
14 AUG - 4 PM 3:13  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 7/15/14)
3. #1518, June 3, 2014, approved not signed; #1519, June 17, 2014; #1520, July 15, 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 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.
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. **14-156 ZON Pawcatuck Business Park** – Request change of use from fabrication (woodworking) to processing of agricultural products (mushrooms). Property located at 100 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 16, Zone M-1.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
  - 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.
  - 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.
  - C. **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. *Public Hearing continued from 7/15/14.*

9. Future Public Hearing(s):

- A. **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.*
  
- B. **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. *Public Hearing continued to 8/19/14 from 7/15/14.*
  
- C. **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. *Public Hearing scheduled for 9/2/14.*

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.