



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – September 2, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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14 AUG 29 AM 11:16
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Savoie (seated 8/12/14)
 - Gardner Young (seated 8/19/14)
3. #1519, June 17, 2014, approved not signed; #1520, July 15, 2014, approved not signed; #1521, August 5, 2014, approved not signed; #1522, August 12, 2014, approved not signed; #1523, August 19 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. **ZON14-151 804 Stonington Rd. LLC (Louis DiCesare)** – Addition of handicapped ramp to rear of building. Property located at 804 Stonington Rd. Assessor's Map 75, Block 2, Lot 4. Zone GC-60.
 2. **CGS 8-24 Review of Consistency with the Plan of Conservation and Development**– Review of proposed expenditure of \$200,000 from the Town's Open Space Fund to help fund the purchase of a conservation easement over 2 parcels of the Davis Farm property. Properties located at Osbrook Pt. and Greenhaven Rd. Assessor's Map, Block & Lot 30-1-1 & 27-2-9. Zones RA-40 & RC-120.
6. Correspondence:
7. Old Business:
 - 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. *Public Hearing closed 8/19/14.*
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.

9. Future Public Hearing(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. *Public Hearing scheduled for 10/7/14.*

- B. **PZ1413SUP James A. Hall IV (Bharat Banga)** - Special Use Permit application to permit 15 to 20-seat Indian-Fusion restaurant with beer & wine service in existing building. Property located at 100 West Broad St., Pawcatuck. Assessor's Map 4 Block 5 Lot 5, Zone LS-5. *Public Hearing scheduled for 9/16/14.*

- C. **PZ1414ZC, SPA & CAM Mystic Seaport Museum, Inc. (Kent & Frost, LLC)** - Applications for Zone Change (Master Plan), Site Plan Approval, & Coastal Area Management Review for changes to current MHD properties/structures, including construction of a 14,000 SF exhibition building, demolition of three structures, and associated landscaping. Properties located off Greenmanville Ave., Williams St., & Bruggeman Pl., Mystic. *Public Hearing scheduled for 10/21/14.*

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.