



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

**AGENDA**

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

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 8/19/14)
  - Shaun Savoie (seated 10/21/14)
3. #1525, September 16, 2014; approved, not signed; #1527, October 21, 2014
4. Commission Initiatives:
  - A. Discussion of 2014 Plan of Conservation and Development - Presentation of POCD Subcommittee's Final Draft.
  - B. 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.
  - C. 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. **PZ0612ZC Prospect Northeast Development, LLC** – Request release of all currently held funds associated with Stipulation of Approval #12 (4/4/06).  
*Stipulation #12: At the applicant's suggestion, \$1,000 per unit shall be deposited into an interest bearing account at the initial sale of each individual unit. This fund shall become fully active at the completion of the all of the initial unit sales. This fund shall remain active for a period of five years from the completion of sales, at which time the fund shall be available to the town of Stonington for public improvements in the vicinity of this development (1/4 mile).*
    2. **14-204ZON Stonington Public Schools** – Application for placement of six 12' x 20' sheds for maintenance and athletic storage needs. Property located at 176 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 19. Zone RR-80.
    3. **14-229ZON Sun Seaport RV, LLC** - Application for a 10' x 48' addition to pavilion structure. Property located at 45 Campground Rd., Mystic. Assessor's Map 167, Block 1, Lot 3. Zones GBR-130 & GC-60.
6. Correspondence:
7. Old Business:
  - A. **PZ1415SPA & CAM Latimer Point Condominium Association** - Site plan application & Coastal Area Management Review for proposed decks, deck additions, house additions, garages, & shed. Properties located at 1 Reid Rd., 16 Center Dr., 2 Center Dr., & 124 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/7, 154/4/30, 154/4/33, & 154/3/3. Zone RM-20.

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- B. **PZ1417SD Woods Road Development, LLC** - Subdivision application for a 2-lot subdivision of a 10.8 acre parcel. Property located on the southerly side of Pequot Trail., Stonington. Assessor's Map 96 Block 3 Lot 4. Zone GBR-130.
8. Public Hearing(s): 7:30 p.m.
- A. **PZ1416SUP Mall, Inc. (Regan Enterprises)** - Special Use Permit application to permit relocation/expansion of existing restaurant with 75 indoor & 56 outdoor seats, and beer & wine liquor permit, and operation of a new restaurant with 75 indoor and 80 outdoor seats, and a full liquor permit. Proposal includes 14 new parking spaces and shared parking. Property located at Olde Mistick Village, 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1 Units 6 & 21, Zone TC-80.
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. *Rescheduled to 11/18/14.*
- B. **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. *Continued to 12/2/14*

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.