



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

**AGENDA**

**Regular Meeting – March 19, 2013**  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. 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 Technical Standards Document Adoption
  - D. Discussion of Zoning Board of Appeals A-2 survey waiver procedure
3. Appoint Alternates:
  - Curtis Lynch (seated 12/18/12)
  - Eric Beverly (seated 2/19/13)
  - Gardner Young (seated 2/19/13)
4. Minutes: #1482, January 8, 2013, approved, not signed; #1483, January 15, 2013, approved, not signed; #1484, February 5, 2013; #1485, February 19, 2013
5. Reports:
  - A. Staff
  - B. Commission
    1. Consideration of application for CT Housing for Economic Growth Program Pre-Development Grant
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **ZON13-030 KAC Realty, LLC** - Zoning Permit application for change of use (Retail to Office) & associated signage for Charles Schwab office. Property located at 2 Holmes Street, Mystic. Assessor's Map 174, Block 2, Lot 3 Zone DB-5.
    2. **ZON13-032 Garbarino & Garbarino V-4 Enterprises** - Zoning Permit application for replacement of Sea Swirl freezer with larger unit. Property located at 30 Williams, Mystic. Assessor's Map 161, Block 16, Lot 2 Zone LS-5.
    3. **PZ1230SD & GPP Rowley, LLC (Allied Dev. Ptrnrs., LLC)** – Request modification of Conservation Easement designation/boundaries for approved Subdivision and Groundwater Protection Permit applications for an 11-lot Open Space Development Subdivision with a 742'± cul-de-sac. Property located at 615 North Stonington Rd., Stonington. Assessor's Map 115 Block 1 Lot 1. Zone GBR-130.
    4. **13-050ZON Mystic Seaport Museum** - Zoning Permit application for change of use (Retail to Office). Property located at 90 Greenmanville Ave., Mystic. Assessor's Map 173, Block 2, Lot 2 Zone MHD.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.

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STONINGTON, CT  
13 MAR 18 PM 12:47  
CYNTHIA LADWIG  
TOWN CLERK

9. Future Public Hearing(s):

10. New Submittals:

- A. **PZ1302RA Town of Stonington PZC (FEMA)** – Proposed revisions to Flood Hazard Regulations to conform to new Flood Hazard Coastal Maps which will be effective August 5, 2013.

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.