



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – April 2, 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)
 - Gardner Young (seated 2/19/13)
 - Eric Beverly (seated 3/19/13)
4. Minutes: #1482, January 8, 2013, approved, not signed; #1483, January 15, 2013, approved, not signed; #1484, February 5, 2013, approved, not signed;; #1485, February 19, 2013, approved, not signed; #1486, March 19, 2013
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **ZON13-051 Martin Olson Irrev. Trust (Chris Regan)** - Zoning Permit to construct addition to greenhouse in Olde Mistick Village. Property located at Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 1 Zone TC-80.
 2. **ZON13-052 Martin Olson Irrev. Trust (Chris Regan)** - Zoning Permit to construct addition to existing structure (Olde Mistick Village Cinemas) for a live performance theater. The addition is a reduction in size from PZ0753SUP approval, 1/15/08. Property located at Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 1 Zone TC-80.
 3. **ZON13-055 Lattizori Development, LLC** - Zoning Permit for change of use to Personal Services for yoga studio (Mystic Yoga Shala), and associated signage. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153, Block 3, Lot 1 Zone GC-60.
 4. **ZON12-272 Mystic River Marina, Inc. (Flo Klewin)** - Zoning Permit for Kitchen Little restaurant signage. Property located at 36 Quarry Rd. Rd., Mystic. Assessor's Map 181, Block 1, Lot 81 Zone RM-15.
6. Correspondence:
 - A. Southeastern Connecticut Council of Governments Regional Planning Commission request for a designated representative or alternate from the Planning & Zoning Commission.
7. Old Business:
8. Public Hearing(s): 7:30 p.m.

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13 APR - 1 AM 11:52
CYNTHIA LADWIG
TOWN CLERK

9. Future Public Hearing(s):

- A. **PZ1302RA Town of Stonington PZC (FEMA)** – Proposed revisions to Flood Hazard Regulations to conform to new FEMA Flood Hazard Coastal Maps which will be effective August 5, 2013.
Public Hearing Scheduled for May 7, 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.