



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – April 16, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

***** Please Note Earlier Start Time for Meeting *****

1. Call to order 6:30 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
3. Appoint Alternates:
 - Curtis Lynch (seated 12/18/12)
 - Eric Beverly (seated 3/19/13)
 - Gardner Young (seated 4/2/13)
4. Minutes: #1486, March 19, 2013 approved, not signed; #1487, April 2, 2013
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of policy regarding development of legally non-conforming, vacant commercial lots.
 2. 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.
 3. Discussion of Watrous v Town of Preston IWWC Federal Ct. decision.
 4. Discussion of CT State Statute 8-3(e) related to zoning enforcement and permitting.
 5. Discussion of policy regarding modifications to approved Special Use Permits.
 6. Discussion with the Economic Development Commission regarding M-1 District Zoning Strategies.
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. Director of Public Works Joe Bragaw / Highway Supervisor Lou DiCesare request for Planning & Zoning Commission approval to perform necessary repairs to Town roadways designated as Scenic Roads.
 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. **ZON12-272 Mystic River Marina, Inc. (Flo Klewin)** - Zoning Permit for Kitchen Little restaurant signage. Property located at 36 Quarry Rd., Mystic. Assessor's Map 181, Block 1, Lot 81 Zone RM-15.
 4. **ZON13-062 Sun Seaport RV Campground (Norton Wheeler)** - Zoning Permit application to remove and redesign existing front roof line, extend rear roof, and add 8' x 22.5' covered porch to front of building. Property located at 45 Campground Rd., Mystic. Assessor's Map 167, Block 1, Lot 3 Zone GBR-130 & GC-60.

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6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(s):
 - A. **PZ1302RA Town of Stonington PZC (FEMA)** – Regulation Amendment for 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
10. New Submittals:
 - A. **PZ1303SPA & CAM Latimer Point Condominium Assoc., Inc.** - Site Plan Application & Coastal Area Management Review for proposed relocation & 2nd floor addition to existing house; demolition & reconstruction of existing cottage; and new decks, deck additions, & shed. Properties located at 16 North Shore Way, 55 East Shore Rd., & 106 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/10, 154/6/10, 154/2/17. Zone RM-20.
 - B. **PZ1304SUP Ravie, LLC (John P. Walsh)** - Special Use Permit application to permit use of 465 square feet of space in second floor above bakery as professional office space, and for approval of Shared Parking on site. Property located at 21 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5.
 - C. **PZ1305RA Town of Stonington (PZC)** – Regulation Amendment to give the Zoning Board of Appeals the authority to review the adequacy of variance applications that come before them, thus allowing the ZBA to waive the requirement for an A-2 survey rather than the Planning & Zoning Commission.

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.