



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

**AGENDA**

**Special Meeting – May 7, 2013**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
13 MAY - 6 AM 11:39  
CYNTHIA LADWIG  
TOWN CLERK

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 policy regarding development of legally non-conforming, vacant commercial lots.
  - E. 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.
  - F. Discussion of draft regulations and Zoning Map Amendment for a new Zoning Heritage Mill (HM) District..
3. Appoint Alternates:
  - Eric Beverly (seated 3/19/13)
  - Gardner Young (seated 4/2/13)
  - Curtis Lynch (seated 4/16/13)
4. Minutes: #1487, April 2, 2013, approved, not signed;; #1488, April 16, 2013
5. Reports:
  - A. Staff
  - B. Commission
    1. Discussion of CT State Statute 8-3(e) related to zoning enforcement and permitting.
    2. Discussion of policy regarding modifications to approved Special Use Permits.
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **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.
    2. **PZ0463ZC, SPA & CAM & PZ0714ZC MIRG Mystic Harbour, LLC** – Informal presentation of proposed changes to approved Master Plan and site plan. Edgewood Mac, LLC in new property owner. Property located at 2 Harry Austin Drive, Mystic, CT. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.
    3. **13-081ZON Pechje, LLC (Matt Eckenroth)** - Zoning Permit for change of use from Retail to Personal Services. The applicant is requesting to move his business from a different space in the same location as previously approved by the PZC on 12/18/12 (12-263ZON). Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 6 Zone DB-5.
    4. **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.

6. Correspondence:
7. Old Business:
  - A. **PZ1303SPA & CAM Latimer Point Condominium Assoc., Inc.** - Site Plan Application & Coastal Area Management Review for proposed relocation & 2<sup>nd</sup> 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.
8. Public Hearing(s): 7:30 p.m.
  - 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.
9. Future Public Hearing(s):
  - A. **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. Public Hearing Scheduled for May 21, 2013
  - B. **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. Public Hearing Scheduled for June 4, 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.