



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – May 21, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
13 MAY 20 AM 10:32
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 / 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.
 - E. 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 5/7/13)
4. Minutes: #1488, April 16, 2013, approved, not signed; #1489, May 7, 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. **ZON13-102 C & H Smith (Stonington Vineyards)** - Zoning Permit to construct 6' x 24' temporary deck. Deck will be replaced by stone steps & a terrace at the end of the season. Property located at 523 Taugwonk Rd., Stonington, CT. Assessor's Map 68, Block 8, Lot 1 Zone GBR-130.
 2. **ZON 13-106 Randy Holt (Stonington Spas)** – Zoning Permit application for change of use from restaurant to retail sales with installation of a garage door. Property located at 148 So. Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 14. Zone GC-60.
 3. **PZ1231SD & GPP Robert & Margaret Gilbert** – Approved Subdivision and Groundwater Protection Permit applications for a 2-lot subdivision. Property located at 704 Al Harvey Rd., Stonington. Assessor's Map 114 Block 1 Lot 2. Zone RR-80. Request for 90 day extension to file final plans.
6. Correspondence:
7. Old Business:
 - 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.

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.
Public Hearing continued from 5/7/13
 - 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.
9. Future Public Hearing(s):
 - A. **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
10. New Submittal(s):
 - A. **PZ1306SUP Pawcatuck Business Park (Alfred Furtado)** – Special Use Permit application to permit a Clinic focusing on manual and rehabilitative medicine. The Clinic would share space in the permitted Mystic Sport & Spine location. Property located at 100 Mechanic Street, Pawcatuck. Assessor's Map 4 Block 7 Lot 16. Zone M-1.
 - B. **PZ1307RA Peg Moran** - Regulation Amendment to permit the keeping of hens as an accessory to residential uses in all zoning districts.

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.