



Planning and Zoning Commission  
152 Elm Street  
Stonington, Connecticut 06378

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CYNTHIA LADWIG  
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**AGENDA**

Special Meeting – June 4, 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 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:
  - Gardner Young (seated 4/2/13)
  - Curtis Lynch (seated 5/7/13)
  - Eric Beverly (seated 5/21/13)
4. Minutes: #1489, May 7, 2013; #1490, May 21, 2013
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
    1. **ZBA #13-06 Stephen & Jill Plant** - Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 40' to 30' 6" for an addition. Property located at 202 So. Anguilla Rd., Pawcatuck. Assessor's Map 48 Block 2 Lot 13 Zone RR-80 (RA-40 applies).
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **Sea Research Foundation, Inc & Waterstone Retail** - Informal discussion of proposed zoning map amendment from M-1 (Manufacturing) to TC-80 (Tourist Commercial). Properties located at Maritime Drive and Coogan Blvd. Assessor's Maps/Blocks/Lots: 150/1/28A, 150/1/28 & 150/1/28B.
    2. **13-114 ZON Harrison Associates (Christine Prejean)** – Zoning Permit for change of use from retail to personal services (dog grooming) and associated signage. Property located at 39 Whitehall Ave., Mystic. Assessor's Map 164, Block 1, Lot 9. Zone GC-60.
    3. **13-120 ZON Ravie, LLC** – Zoning Permit for external staircase to 2<sup>nd</sup> floor of rear building. Property located at 21 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5.
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. *Public Hearing continued from 5/21/13.*
  - 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.
9. Future Public Hearing(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. *Public hearing scheduled for July 16, 2013.*
  - B. **PZ1307RA Peg Moran** - Regulation Amendment to permit the keeping of hens as an accessory to residential uses in all zoning districts. *Public hearing scheduled for July 16, 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.