



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – June 18, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 5/7/13)
 - Eric Beverly (seated 5/21/13)
 - Gardner Young (seated 6/4/13)
3. Minutes: #1489, May 7, 2013; #1490, May 21, 2013, approved, not signed; #1491, June 4, 2013
4. 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.
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ0360SD, SUP & GPP Meehan Group, LLC** – Request approval for modification of drainage design for previously approved Clairemont subdivision, now Old Mystic Estates (Toll Brothers). Property located at Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Zones RA-40 & RR-80.
6. Correspondence:
 - A. Discussion of correspondence from Kelly McMahan regarding zoning enforcement issues at 45 Williams Ave., Mystic.
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.
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.*
10. New Submittals:
- A. **PZ1308BR Allied Dev. Prtnrs, LLC** - Application for release of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to PZ1021SD & GPP, a 3-lot subdivision of a 6.67± acre parcel. Original P&M bond instrument was a Letter of Credit for \$85,000.00 and was reduced from \$85,000 to \$8,500 on 4/17/12.
 - B. **PZ1309CAM Eleanor & Colin McKay** - Coastal Area Management Review for demolition of existing single family residence, foundation, and portions of septic system, and construction of new SFR and septic system. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.

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.