



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – July 16, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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13 JUL 15 PM 2:58
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 6/18/13)
 - Eric Beverly (seated 6/18/13)
 - Gardner Young (seated 6/18/13)
3. Minutes: #1489, May 7, 2013; #1490, May 21, 2013, approved, not signed; #1491, June 4, 2013, #1492, June 18, 2013; #1493, June 27, 2013 Sitewalk
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.
 - F. Discussion of Director of Planning Position.
5. Reports:
 - A. Staff
 - B. Commission
 1. Designation of 2014 Plan of Conservation and Development Subcommittee to a 7-member subcommittee pending appointment of additional members.
 2. **ZON12-106 Mystic River Marina, Inc. (Flo Klewin)** – Discussion of approved Zoning Permit for change of user (Blue Door Restaurant to Kitchen Little). Property located at 36 Quarry Rd., Mystic. Assessor's Map 181, Block 1, Lot 81 Zone RM-15.
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **13-152ZON Mystic Landing Condominiums** – Request permit to construct platforms to accommodate HVAC compressors as needed to meet FEMA BFE requirements. Property located at 5 Holmes Street, Mystic. Assessor's Map 174 Block 1 Lot 6 Zone DB-5.
 2. **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:
7. Old Business:
 - 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.

8. Public Hearing(s): 7:30 p.m.

- 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.

9. Future Public Hearing(s):

10. New Submittals:

- A. **PZ1310RA Sea Research Foundation, Inc. & Waterstone Retail, Inc.** – Zoning Regulation Text Amendment to allow retail sales by Special Use Permit within the M-1 Zoning District under certain conditions. Said sales and associated displays must be situated entirely within a building no greater than 15,000 sq. ft. in gross floor area and be located no more than one (1) mile from an interstate highway interchange.

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.