



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – August 6, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
13 AUG - 5 AM 11:28
CYNTHIA LAOWIG
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 7/16/13)
3. Minutes: #1489, May 7, 2013; #1490, #1491, June 4, 2013, approved, not signed; #1492, June 18, 2013, approved, not signed; #1493, June 27, 2013 Sitewalk, approved, not signed; #1494, July 16, 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.
 - F. Discussion of Director of Planning Position.
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **13-154ZON Stonington Community Center** - Zoning Permit application for construction of paddle/platform tennis courts with a 14' x 24' warming hut. Property located at 45 Cutler St., Stonington. Assessor's Map 101, Block 25, Lot 6. Zone DB-5.
 2. **PZ1213SUP Sea Research Foundation** - Modifications to previously approved Special Use Permit application for construction of a two-story, 7060 SF office/laboratory building with associated site improvements including relocation of walk-in freezer, relocation & expansion of propane tanks, parking, and landscaping. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2, Zone TC-80.
6. Correspondence:
 1. Letter from Town Attorney Tom Londregan regarding the demolition of historic properties.
7. Old Business:
 - A. **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. **PZ1307RA Peg Moran** - Regulation Amendment to permit the keeping of hens as an accessory to residential uses in all zoning districts. *Continued from 7/16/13.*
- B. **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.

9. Future Public Hearing(s):

- 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. Public Hearing scheduled for 8/20/13.

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.