



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Regular Meeting – August 20, 2013**  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD  
STONINGTON, CT  
13 AUG 19 AM 11:36  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Curtis Lynch (seated 6/18/13)
  - Gardner Young (seated 7/16/13)
  - Eric Beverly (seated 8/6/13)
3. Minutes: #1489, May 7, 2013, approved, not signed; #1494, July 16, 2013, approved, not signed; #1495, August 6, 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. **13-171ZON West Broad Pawcatuck, LLC (Belli)** - Zoning Permit application for change of use (computer repair/services to retail) and associated signage. Property located at 38 West Broad St., Pawcatuck. Assessor's Map 3, Block 28, Lot 3. Zone DB-5.
    2. **ZON13-176 Mystic Landing Condominiums** – Request permit to install flood vents and construct platforms to accommodate HVAC compressors as needed to meet FEMA BFE requirements for Buildings C & D. Property located at 5 Holmes Street, Mystic. Assessor's Map 174 Block 1 Lot 6 Zone DB-5.
    3. **ZON13-183 Town of Stonington / WPCA** - Install 40' high wireless data network antenna mast at pumping station. Property located at Extrusion Dr. @ Constitution Dr., Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2J. Zone M-1.
    4. **ZON13-159 Garbarino & Garbarino V-4 Enterprises** - Zoning Permit application for change of use (tire garage to office/R&D) and associated signage. Property located at 32 Williams Ave., Mystic. Assessor's Map 161, Block 16, Lot 2. Zone LS-5.
6. Correspondence:
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. *Continued from 7/16/13*
  - C. **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.
9. Future Public Hearing(s):
10. New Submittals:

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.