



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – September 3, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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13 AUG 30 PM 1:37
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 8/20/13)
 - Eric Beverly (seated 8/27/13)
 - Curtis Lynch (seated 8/27/13)
3. Minutes: #1495, August 6, 2013, approved, not signed; #1496, August 20, 2013; #1497, August 27, 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.
 - G. Discussion of draft Regulation Amendment to permit the keeping of hens.
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **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.
 2. **ZON13-194 Antonio Mastroianni** - Zoning Permit application to construct an 18' x 10' 3rd floor deck & a 20' x 10' 2nd floor deck. Property located at 59 Williams Ave., Mystic. Assessor's Map 161, Block 20, Lot 7. Zone LS-5.
 3. **ZON13-196 C & H Smith (Stonington Vineyards)** - Zoning Permit to replace temporary deck with stone steps to terrace with 29' x 14' pergola. Property located at 523 Taugwonk Rd., Stonington, CT. Assessor's Map 68, Block 8, Lot 1 Zone GBR-130.
 4. **PZ1222SPA Samuel R. Piotrkowski (J. Arruda)** – Request modifications to approved Site Plan application to construct an 884 SF 2nd story addition, create additional parking, and provide signage for a change of use from residential to office. Property located at 41 Williams Ave., Mystic, CT. Assessor's Map 161 Block 14 Lot 4. Zone LS-5.
6. Correspondence:

7. Old Business:

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

- A. **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 8/20/13*

9. Future Public Hearing(s):

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.