



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA
Regular Meeting – September 17, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Eric Beverly (seated 8/27/13)
 - Curtis Lynch (seated 8/27/13)
 - Gardner Young (seated 9/3/13)
3. Minutes: #1495, August 6, 2013, approved, not signed; #1496, August 20, 2013, approved, not signed; #1497, August 27, 2013; #1498, September 3, 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
 1. FY 2013 PZC Annual Report per CT General Statutes 8-19
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **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.
 2. **Director of Public Works Joe Bragaw** – Request review and approval to perform guide rail installation on areas of two Town-designated Scenic Roads: Upper Al Harvey Rd. and the south end of Wheeler Rd.
 3. **Hendels Shell Stations, LLC** – Discussion of elimination of Stipulation of Approval #2 for approved Site Plan PZO923SPM&GPP which requires closure from 12:00AM to 5:00AM. Property located at 466 Liberty St., Assessor's Map 20, Block 3, Lots 1&2. Zone HI-60.
 4. Town Attorney Tom Londregan request for Commission confirmation and signature of the Certificate of Approval of the stipulated judgment and recording of approved plans for the Richard C. Charitable Remainder Trust II and Cherenzia Excavation, Inc. (PZ1112SD & SUP). Property located on Mary Hall Rd. and Greenhaven Rd. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.
6. Correspondence:

7. Old Business:
 - 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. *Public Hearing Closed 9/3/13.*
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(s):
10. New Submittal(s):
 - A. **PZ1311ZC, SPA & CAM Edgewood Mac, LLC** - Request Master Plan Zone Change, Site Plan Application, & Coastal Area Management Review approval to redevelop site and build 55 attached residential dwelling units within four main buildings with a total footprint of 43,286 SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD.

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.