



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA

Special Meeting – October 1, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 8/27/13)
 - Eric Beverly (seated 9/17/13)
 - Gardner Young (seated 9/17/13)
3. Minutes: #1495, August 6, 2013, approved, not signed; #1496, August 20, 2013, approved, not signed; #1497, August 27, 2013; #1498, September 3, 2013; #1499, September 17, 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. 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. **ZON 13-213 Merefield Park, LLC** – Zoning Permit application to construct a 52' x 20' pergola. Property located at 769 Stonington Rd., Stonington. Assessor's Map 75, Block 1, Lot 6. Zone GC-60.
 3. **ZON 13-206 Davis Standard, LLC** – Zoning Permit application to place eleven 8.5' x 40' storage containers on site. Property located at 1 Extrusion Drive, Pawcatuck. Assessor's Map 36, Block 4, Lot 3. Zone M-1.
 4. **Jameson Way Property Management Co.** – Preliminary discussion regarding potential Special Use Permit application for a commercial greenhouse / processing of agricultural products in the DB-5 Zone. Property located at Jameson Ct., Pawcatuck (off Palmer St.). Assessor's Map 4, Block 6, Lots 1, 1A, 1B, 1C, 1D, 1E, 1F, 13, 13A, 13B, 13C, 13D & 13E.
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. Discussion to be tabled until 10/15/13 meeting.*

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

9. Future Public Hearing(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. Public Hearing 11/6/13

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.