



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

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CYNTHIA LADWIG  
TOWN CLERK

**AGENDA**  
**Special Meeting – October 15, 2013**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

\*\*\*\*\* Please Note Meeting Start Time of 6:15 P.M. \*\*\*\*\*

1. Call to order: 6:15 p.m.
2. Appoint Alternates:
  - Eric Beverly (seated 10/1/13)
  - Gardner Young (seated 10/1/13)
3. Executive Session  
Pursuant to Section 1-200(6)(B) of the Connecticut General Statutes, the Stonington Planning and Zoning Commission will meet in executive session with the Town Attorney, special counsel Kevin Tighe and Keith A. Brynes, Town Planner, to discuss pending litigation and strategy and negotiations with respect to pending litigation, namely:
  - Carol Holt vs. Town of Stonington, case pending 2nd Circuit Court of Appeals;
  - Carol Holt vs. Town of Stonington, Joe Larkin (official capacity) and Joe Larkin (individual capacity), case pending in U.S. District Court for Connecticut;
  - Carol Holt vs. Town of Stonington, administrative appeal pending in Connecticut Superior Court;
  - Carol Holt and Thomas Wyper vs. Town of Stonington Zoning Board of Appeals, administrative appeal pending in Connecticut Superior Court.
4. End of Executive Session – Reconvene into Open Session
5. Election of Officers
6. Minutes: #1495, August 6, 2013, approved, not signed; #1496, August 20, 2013, approved, not signed; #1497, August 27, 2013, approved, not signed; #1498, September 3, 2013, approved, not signed; #1499, September 17, 2013; #1500, September 30, 2013; #1501, October 1, 2013.
7. 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.
8. 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. **Francis W. & Diane M. Chamberland** – Request approval to revise stairway for previously approved (12/4/12), access to shoreline through Non-Infringement Area. Property located at 32 Riverbend Dr., Mystic. Assessor's Map 165, Block 1, Lot 2. Zone GBR-130.

9. Correspondence:

10. 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 11/6/13 meeting.*

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

12. Future Public Hearing(s):

- A. **PZ13112C, 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

13. New Submittals:

- A. **PZ1312BR Masons Island Landing, LLC** - Application for reduction/release of Erosion & Sedimentation Control Bond posted to satisfy requirements of proposed construction activity related to PZ0667CNU & CAM applications for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120. E&S bond instrument was a Bank Check in the amount of \$34,000.00.
- B. **PZ1313RA Town of Stonington PZC** – Regulation Amendment application to permit the keeping of hens as an accessory to Residential Uses.

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.