



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – November 6, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
13 NOV - 5 AM 8:44
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Eric Beverly (seated 10/1/13)
 - Gardner Young (seated 10/1/13)
3. Election of Officers
4. 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.
5. 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.
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **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.
 2. **ZON13-243 Ravie, LLC (David Eckert)** - Zoning Permit application for Change of Use from Office to Personal Services (hair salon) and associated signage. Property located at 21 East Main St., Mystic. Assessor's Map 174, Block 2, Lot 5. Zone DB-5.
 3. **ZON13-245 Mystic Land Co.** - Zoning Permit application for office/retail animal physical rehabilitation use and associated signage. Property located at 18 Sylvia Ave., Mystic. Assessor's Map 174, Block 23, Lot 10. Zone MC-80.
 4. **Consideration of Certificate of Zoning Compliance for 2nd floor office space.** Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80.
7. Correspondence:

8. 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 tabled until 11/6/13 meeting.*
- B. **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.
- C. **PZ1314CAM Eleanor & Colin McKay** - Coastal Area Management Review for demolition & removal of existing single family residence and construction of a new SFR over the same area as the original house. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.

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

- 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. *Applicant has requested opening and immediately continuing the public hearing until 1/21/14.*

10. Future Public Hearing(s):

- B. **PZ1313RA Town of Stonington PZC** - Regulation Amendment application to permit the keeping of hens as an accessory to Residential Uses. *Public Hearing 11/19/13*

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.