



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – November 19, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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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. Minutes: #1499, September 17, 2013, approved, not signed; #1500, September 30, 2013, approved, not signed; #1501, October 1, 2013, approved, not signed; #1503, November 6, 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.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **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.
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 tabled until 11/6/13 meeting. Applicant requests tabling to 12/3/13.*
 - B. **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.
8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1313RA Town of Stonington PZC** - Regulation Amendment application to permit the keeping of hens as an accessory to Residential Uses.

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 continued to 1/7/14.*

10. New Submittal(s):

- A. **PZ1315SUP D'Amato Investments, LLC (David Brambila)** - Special Use Permit application for a full-service 80-seat restaurant and a 32-seat eat-in bar room with liquor permit (full wine, beer & liquor), in approximately 3,200 square feet of existing structure. Property located at 163 South Broad St., Pawcatuck. Assessor's Map 37 Block 1 Lot 4A. Zone GC-60.
- B. **PZ1316SPA & GPP Sun Seaport RV Resort, LLC** – Site Plan Approval & Groundwater Protection Permit applications for paving of existing gravel driveway and related site improvements. Property located at 45 Campground Rd., Mystic. Assessor's Map 167 Block 1 Lot 3. Zones GBR-130 & GC-60.
- C. **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)** – Special Use Permit application for development of ~ 1.7 acres of an 11.1 acre site for construction of a 13,000 SF retail sales building, 53-car parking lot, and special wall signage. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1.

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.