



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

**AGENDA**

**Regular Meeting – May 20, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
14 MAY 19 PM 2:37  
CYNTHIA LAOWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 5/8/14)
3. #1515, April 15, 2014, approved not signed; #1516, May 8, 2014
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 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.
  - D. Discussion of retail uses in the M-1 zone.
  - E. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. Commission interpretation regarding whether Zoning Regulation Section 2.9 (Undersized Lots) can be applied to single family residences permitted in commercial zones.
    2. Seaport Holdings, LLC – Request approval to pave existing Pita Spot restaurant rear parking lot with asphalt and modify site drainage. Property located at 45 Williams Ave., Mystic. Assessor's Map 161 Block 14 Lot 5.
    3. **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)** - Request approval to revise approved site plan for relocation of the propane tank to south of the driveway entrance adjacent to the parking area, and installation of a new transformer at the previous location of the propane tank. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1.
    4. **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)** - Request approval to revise approved site plan to eliminate the retaining wall in favor of a rip rap slope. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1.
6. Correspondence:
7. Old Business:
  - A. **PZ1405BR Toll Brothers - Old Mystic Estates** - Application for reduction of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to **PZ0360SD SUP & GPP Meehan Group, LLC**. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12. Applicant requests further reduction to \$878,795.00.

8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(s):
  - A. **PZ1404RA Town of Stonington (PZC)** - Zoning Regulation Text Amendment to eliminate ZR 4.7.3.21 (the previously approved regulation allowing retail sales by Special Use Permit within the M-1 Zoning District under certain conditions). **Public Hearing scheduled for 6/3/14.**
10. New Submittals:
  - A. **PZ1406CAM Jonathan & Heryun Ayers** - Coastal Area Management Review for demolition & removal of existing single family residence and subsurface sewage disposal system (SSDS) and construction of a new single-story SFR with a new SSDS. Property located at 29 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lot 5. Zone RA-20.
  - B. **PZ1407ZC, 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 gross floor area of 162,482± 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
  - C. **PZ1408SUP Spruce Meadows, LLC** – Special Use Permit application for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, parking, and associated improvements. Total number of dwelling units proposed is 43. Property located at 86 & 88 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 3 & 4, Zone LS-5.

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.