



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

**AGENDA**

**Regular Meeting – January 21, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 12/3/13)
  - Eric Beverly (seated 1/7/14)
3. Minutes: #1506, December 17, 2013, approved, not signed; #1507, January 7, 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 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 2<sup>nd</sup> floor office space.** Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80. **Tabled to 1/21/14 meeting.**
    2. **ZON13-280 Mystic Seaport/Latitude 41** - Zoning Permit application to reduce size of sheds in order to comply with gas tank setbacks. Property located at 105 Greenmanville Ave., Mystic. Assessor's Map 173, Block 1, Lot 1. Zone MHD.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
  - A. **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. **Public hearing continued from 12/17/13.**
  - B. **PZ1319SUP Sea Research Foundation, Inc.** - Special Use Permit application for development of a 3± acre gravel surface parking lot with paved driveways and new landscaping on a 10.47 acre site. Property located at Coogan Blvd. and Maritime Drive (Lot 2), Mystic. Assessor's Map 150 Block 1 Lot 28. Zone M-1.

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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 1/28/14 (Special Meeting) from 1/7/14.**
  
- B. **PZ1318RA Paul G. Holland, Jr.** - Regulation Amendment application to change the current GBR-130 zoning district side yard setback requirement of 75 feet on each side to a minimum of 25 feet on one side with a total of 100 feet for both sides. **Public hearing scheduled for 2/4/14.**

10. New Submittal(s):

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.