



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

RECEIVED FOR RECORD  
STONINGTON, CT  
14 APR 14 PM 12:08  
CYNTHIA LADWIG  
TOWN CLERK

**AGENDA**

**Regular Meeting – April 15, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 7:00 p.m.
2. Enter 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, insurance defense counsel Kevin M. Tighe and staff Keith A. Brynes to discuss pending litigation regarding all lawsuits instituted by Carol Holt and Thomas Wyper against the ZBA the Town and Joseph Larkin.
3. Reconvene from Executive Session
4. Appoint Alternates:
  - Gardner Young (seated 4/1/14)
5. #1512, March 18, 2014, #1513, April 1, 2014
6. 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 retail uses in the M-1 zone.
  - F. Review draft changes to the Subdivision Regulations.
7. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. **CGS 8-24 Review** – Review of proposed transfer of a portion of the northern section of Fellows St. from the Town to the Stonington Housing Authority.
8. Correspondence:
9. Old Business:
10. Public Hearing(s): 7:30 p.m.
11. Future Public Hearing(s):
  - A. **PZ1402SUP Atlantic Associates (Evangelos Koukoularis)** – Special Use Permit application to expand existing restaurant (Stonington Pizza Palace), into neighboring unit of same building, increasing seating to 75. Property located at 530 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 23C. Zone GC-60. **Public hearing scheduled for 5/8/14.**

- B. **PZ1403SUP & CAM Mystic Motor Inn, Inc. (Tim Brown)** – Special Use Permit application and Coastal Area Management Review to increase current restaurant (Flood Tide) seating from 120 to 195, replacing existing sloped roof with a 1,520 SF wooden deck to accommodate 75 additional seasonal seats. Property located at 7 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 10. Zone LS-5. **Public hearing scheduled for 5/8/14.**

12. New Submittal(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).
  
- B. **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.

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.