



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – June 17, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
14 JUN 16 PM 1:30
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 5/20/14)
3. #1516, May 8, 2014, approved not signed; #1517, May 20, 2014, approved not signed; #1518, June 3, 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. 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. **ZON14-120 Gary & Annette Vacca (Stephen Capizzano)** – Change of use from restaurant to retail and wall sign. Property located at 5 Cogswell St., Pawcatuck. Assessor's Map 1, Block 4, Lot 13. Zone DB-5.
 2. **ZON14-124 Leon Millis (Kyle Gadway)** – Change of use from retail-restaurant to retail. Property located at 34-38 Mechanic St., Pawcatuck. Assessor's Map 4, Block 7, Lot 5. Zone DB-5.
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. **Applicant requests withdrawal of application.**
 - B. **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.
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(s):

- A. **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. *Hearing scheduled for July 15, 2014.*
- B. **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. *Hearing scheduled for July 15, 2014.*

10. New Submittals:

- A. **PZ1409SUP Hendels, Inc. (Stonington Village Food Mart, LLC)** - Special Use Permit application to permit the retail grocery sale of beer. Property located at 522 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 6A, Zone GC-60.
- B. **PZ1410SUP Bruce Thomas (Levant, LLC)** - Special Use Permit application to permit 26-seat restaurant in existing, former restaurant building. Property located at 148 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 14, Zone GC-60.
- C. **PZ1411RA Bethany Geary c/o Nicholas Kepple** - Zoning Regulation Text Amendment to add Health Clubs less than 10,000 square feet as a use allowed by Special Use Permit within the LI-130 Zoning District.

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.