



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

**AGENDA**

**Regular Meeting – September 16, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
14 SEP 15 PM 1:10  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Shaun Savoie (seated 8/12/14)
  - Gardner Young (seated 8/19/14)
3. #1519, June 17, 2014, approved not signed; #1520, July 15, 2014, approved not signed; #1521, August 5, 2014, approved not signed; #1522, August 12, 2014, approved not signed; #1523, August 19 2014, approved not signed; #1524, September 2, 2014
4. Commission Initiatives:
  - A. Discussion of 2014 Plan of Conservation and Development
  - B. 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.
  - C. 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. **PZ0935SUP & GPP Bassam Awwa** – Request modifications to approved Special Use Permit and Groundwater Protection Permit applications for construction of a 4,026SF medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 S. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5.
6. Correspondence:
7. Old Business:
  - 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. *Public Hearing closed 8/19/14.*
8. Public Hearing(s): 7:30 p.m.
  - A. **PZ1413SUP James A. Hall IV (Bharat Banga)** - Special Use Permit application to permit 15 to 20-seat Indian-Fusion restaurant with beer & wine service in existing building. Property located at 100 West Broad St., Pawcatuck. Assessor's Map 4 Block 5 Lot 5, Zone LS-5.
9. Future Public Hearing(s):

- A. **PZ1412SUP & CAM Summit Street Development, LLC.** - Special Use Permit & Coastal Area Management Review applications to modify approved Special Use Permit and Coastal Area Management Applications **PZ1220SUP & CAM.** Modifications include expansion of gross floor area to 10,550SF, changes to proposed building uses (medical and professional offices), additional parking spaces and associated changes to building and site layout. PZ1220SUP & CAM was approved by CT Superior Court on 1/24/14. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1. *Public Hearing scheduled for 10/7/14.*
  
- B. **PZ1414ZC, SPA & CAM Mystic Seaport Museum, Inc. (Kent & Frost, LLC)** - Applications for Zone Change (Master Plan), Site Plan Approval, & Coastal Area Management Review for changes to current MHD properties/structures, including construction of a 14,000 SF exhibition building, demolition of three structures, and associated landscaping. Properties located off Greenmanville Ave., Williams St., & Bruggeman Pl., Mystic. *Public Hearing scheduled for 10/21/14.*

10. New Submittals:

- A. **PZ1415SPA & CAM Latimer Point Condominium Association** - Site plan application & Coastal Area Management Review for proposed decks, deck additions, house additions, garages, & shed. Properties located at 1 Reid Rd., 16 Center Dr., 2 Center Dr., & 124 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/7, 154/4/30, 154/4/33, & 154/3/3. Zone RM-20.
  
- B. **PZ1416SUP Mall, Inc. (Regan Enterprises)** - Special Use Permit application to permit relocation/expansion of existing restaurant and operation of a new restaurant, both with outdoor seating and liquor service/sales. Proposal includes 14 new parking spaces and shared parking. Property located at Olde Mistik Village, 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1 Units 6 & 21, Zone TC-80.

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.