



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

**AGENDA**

**Special Meeting – December 2, 2014**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
14 DEC - 1 AM 11:33  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 11/18/14)
  - Shaun Savoie (seated 10/21/14)
3. #1528, November 5, 2014, approved, not signed; #1529, November 18, 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. **PZ0612ZC Prospect Northeast Development, LLC** – Request release of all currently held funds associated with Stipulation of Approval #12 (4/4/06).

*Stipulation #12: At the applicant's suggestion, \$1,000 per unit shall be deposited into an interest bearing account at the initial sale of each individual unit. This fund shall become fully active at the completion of the all of the initial unit sales. This fund shall remain active for a period of five years from the completion of sales, at which time the fund shall be available to the town of Stonington for public improvements in the vicinity of this development (1/4 mile).*
    2. **PZ0482SPA Mason's Island Realty Group, LLC** - Request for an additional four-year renewal of approved site plan.
6. Correspondence:
7. Old Business:
  - A. **PZ1417SD Woods Road Development, LLC** - Subdivision application for a 2-lot subdivision of a 10.8 acre parcel. Property located on the southerly side of Pequot Trail., Stonington. Assessor's Map 96 Block 3 Lot 4. Zone GBR-130.
8. Public Hearing(s): 7:30 p.m.
  - A. **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. *Continued from 10/21/14*

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. *Continued to 12/16/14*
  
- B. **PZ1418SUP & CAM Denison Pequotsepos Nature Center, Inc.** - Special Use Permit & Coastal Area Management Review applications for the creation of a nature & heritage center. Site improvements include parking, sidewalks, trails, indoor and outdoor educational areas, and event spaces. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40. *Public Hearing scheduled for 1/6/15.*
  
- C. **PZ1419SUP Mystic Junction, LLC (Mystic Performance Workshop Fndtn.)** - Special Use Permit application for change of use from Retail to Community Center. The proposal will provide young people with an educational curriculum in the Arts, consisting of labs conducted in small groups of less than 10 persons at a time. Activities will be conducted in Units A, B & C of the structure. Property located at 40 Washington St., Mystic. Assessor's Map 174 Block 19 Lot 2. Zone LS-5. *Public Hearing scheduled for 1/6/15.*

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.