



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

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**AGENDA**

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

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 11/18/14)
  - Shaun Savoie (seated 10/21/14)
3. #1529, November 18, 2014; #1530, December 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. Discussion of possible Commission Zoning Map Amendment to undo Zoning Map error on 4 properties on the west side of Jackson Ave., Mystic. Properties include 14, 20, 22 and 24 Jackson Ave. Assessors Map 182, Block 1, Lots 1-4.
    2. **ZON14-259 Mystic Seaport Museum (Advanced Improvements)** – Construction of a 25' x 1.5' elevated false walkway around a portion of Stillman Building. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173, Block 1, Lot 1. Zone MHD.
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. *Applicant requests tabling.*
8. Public Hearing(s): 7:30 p.m.
  - 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 from 11/18/14*

9. Future Public Hearing(s):

- A. **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.*
  
- B. **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.

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CYNTHIA LADWIG  
TOWN CLERK