



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – Thursday, May 8, 2014
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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14 MAY - 5 PM 2:51
CYNTHIA LAOWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 4/15/14)
3. #1513, March 18, 2014, approved not signed, #1514, April 1, 2014, approved not signed; #1515, April 15, 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 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.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. Commission interpretation regarding whether Zoning Regulation Section 2.9 (Undersized Lots) can be applied to single family residences permitted in commercial zones.
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.
8. Public Hearing(s): 7:30 p.m.
 - 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.
 - 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.

9. Future Public Hearing(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). **Public Hearing scheduled for 6/3/14.**

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.