



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – March 4, 2008
Mystic Middle School
204 Mistuxet Avenue, Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Joe Basile (seated 6/20/07)
 - Rob Marseglia (seated 2/19/08)
 - Lynda Trebisacci (seated 2/19/08)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **ZON08-009 & GPP William K. Bellucci** – Zoning & Groundwater Protection Permit applications for Change of Use from single family residence to General Office. Property located at 139 Liberty St., Pawcatuck. Assessor's Map 16, Block 12, Lot 1, Zone LS-5.
 2. **PZ0656SUP & GPP Readco Stonington, LLC** - Request for modifications to approved site plan for expansion of existing movie theater & commercial development to include a supermarket & 3 restaurant or bank buildings. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection. Assessor's Map 18 Block 1 Lots 33 & 33A & property to be acquired from the State of CT DOT. Zone HI-60.
 3. **PZ0540SUP & CAM Stonington Seahawk** - Request for modifications to approved site plan to renovate existing airplane hangar into a winery & associated related improvements of the 83.6 acre site. Modifications include: reconfiguration of the parking area, the driveway in the rear of the building & a new sidewalk leading to the main entrance. Property located at 349 Elm St., Stonington. Assessor's Map 75, Block 3, Lot 5. Zones M-1 & RC-120.
 4. **PZ0602SPM LCS Westminster I, LLP** – Request for approval of the Landscape Master Plan for approved site plan for Stoneridge Phase II construction. Property located at 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.
6. Old Business:
 - A. **PZ0752CNU Peter Fleming & Scott Nye (Fleming's)** – Change of Non-Conforming Use approval to add an 8' x 100' roof overhang & wood siding to existing building and replace existing 18 sq. ft. I.D. sign with 80 sq. ft. lighted I.D. sign. Remove 1200 sq. ft. of billboards and replace with 600 sq. ft. of billboards, one double-sided, lighted 10' x 30' x 15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.
NEW SUBMITTAL: 12/18/07
PUBLIC HEARING CONTINUED TO: 3/18/08
 - B. **PZ0802SUP Berstev, LLC (Joshua Feldman)** - Special Use Permit application to increase seating capacity, allow outdoor seating, & increase number of permitted employees at existing restaurant (Rice Spice Noodles). Request a reduction of parking requirements and acceptance of a Shared Parking Agreement. Property located at 4 Roosevelt Ave., Mystic, CT. Assessor's Map 174, Block 17, Lot 4. Zone LS-5.
NEW SUBMITTAL: 2/19/08

PUBLIC HEARING SET FOR: 3/18/08

- C. **PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell** – Subdivision & Groundwater Protection Permit Applications for a 26-lot subdivision of an approximate 50.54 acre parcel. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.
NEW SUBMITTAL: 2/19/08
PUBLIC HEARING SET FOR: 4/1/08

- D. **PZ0804SUP Lignum Vitae, LLC** - Special Use Permit application to construct a 496 sq. ft. roof over a portion of an existing exterior deck at Riverwalk Restaurant (Schooner Wharf), & add 24 outdoor seats pursuant to parking exemption as per Z.R. 6.6.16.4. Property located at 14-16 Holmes St., Mystic, CT. Assessor's Map 174, Block 3, Lot 1. Zone DB-5.
NEW SUBMITTAL: 2/19/08
PUBLIC HEARING SET FOR: 3/18/08

- E. **PZ0805SUP Sea Research Foundation** - Special Use Permit to construct a 252 sq. ft. animal observation deck with a 2,518 sq. ft open air roofed structure, and a 312 sq. ft. temporary office trailer. Property located at 55 Coogan Blvd., Mystic, CT. Assessor's Maps/Blocks/Lots: 164/3/2, 150/1/28, 150/1/28A, 150/1/28B. Zone TC-80.
NEW SUBMITTAL: 2/19/08
PUBLIC HEARING SET FOR: 4/1/08

7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***

- A. **PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.

Outstanding Minutes: #1369, January 15, 2008, approved, not signed; #1370, February 13, 2008; #1371, February 19, 2008.

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.