



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – February 19, 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 1/2/08)
 - Lynda Trebisacci (seated 2/13/08)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 1. **ZBA #08-01 Leslie & David Packer** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 50' to 35' for construction of an addition to a single family residence on property located at 785 Pequod Trail, Stonington, CT. Assessor's Map 83, Block 3, Lot 3, Zone RR-80.
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **ZON08-004 Michael Shortman** – Zoning Permit application for a 12' x 10' shed. Property located at 152-156 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 16, Zone GC-60.
 2. **ZON08-017 Town of Stonington WPCA** - Zoning & Groundwater Protection Permit application for installation of five poles for SCADA antennae. Properties located at 78 Spellman Drive, 3 Rose Lane, 38 Mary Hall Road, 18 Lindburg Lane & 26 Hewitt Road. Assessor's Maps/Blocks/Lots: 25/1/19, 126/7/1, 6/3/1, 129/4/1 & 161/25/1.
 3. **PZ0667CNU & CAM Masons Island Landing, LLC** - Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. **As per ZR Section 8.2.4.1, request renewal of application for one year.**
 4. **PZ0740SD & CAM Jeffrey & Melanie Buck** - Subdivision Application & Coastal Area Management Review for a 2-lot subdivision of an approximate 2.75 acre parcel. Property located at 79 Palmer Neck Rd., Pawcatuck. Assessor's Map 51 Block 1 Lot 3A. Zone RA-40. **Request for 90-day extension to file final subdivision mylars.**
 5. **ZON08-024 Whitehall Ave., LLC** - Zoning Permit application for modification of external door to allow for take-out service of food at Ground Round / Fishtails. Property located at 9 Whitehall Ave., Mystic. Assessor's Map 164 Block 1 Lot 3. Zone TC-80.
 6. **PZ0636SUP & CAM Janet Hendel Est. (Mystic Lighthouse Ptrs)** - Special Use Permit & Coastal Area Management Review applications for construction of a 3-story, 92 room hotel on a 3.2 acre parcel. Property located at 6 Hendel Dr., Mystic, CT. Assessor's Map 164 Block 1 Lot 8. Zone GC-60. **Request modifications to approved application: addition of dormer to accommodate elevator shaft & changes to exterior lighting.**
 7. **Flights of Fantasy Films, Inc. (Shelly Raineau)** - Request Change of Use for the second floor of existing building. Current use is residential, request change to commercial. Property located at 27 Broadway Ave., Mystic, CT. Assessor's Map 174, Block 14, Lot 2. Zone LS-5.
 8. **PZ0603SD & SUP Arlene Steinlauf & Stephen Yardan, Trustees** – Subdivision & Special Use Permit Applications for 23-lot subdivision of a 62.5 acre parcel. Property located off Jeremy Hill Road, Stonington. Assessor's Map 90 Block 1 Lot 1. Zone RR-80. **Request for 90-day extension to file final subdivision mylars.**

6. Old Business:

- A. **PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING RESCHEDULED FOR: 3/4/08
- B. **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
- C. **PZ0754SD Suzanne Medeiros** - Subdivision Application for a 2-lot subdivision of approximate 4.9± acre parcel. The subdivision proposes a lot line revision through the conveyance of 6,973± SF to Map 35 Block 1 Lot 4A. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40.
NEW SUBMITTAL: 1/15/08

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

- A. **PZ0747SD John O S Williams, et al** - Subdivision Application & Groundwater Protection Permit for a 3-lot subdivision of two parcels (approximately 95.96 acres). Property located at Prentice Williams Rd., Stonington. Assessor's Map 137 Block 1 Lot 1 & Map 147 Block 2 Lot 3. Zone GBR-130.
- B. **PZ0750SD & GPP Charles & Michelle Lekites** - Subdivision Application & Groundwater Protection Permit for a 4-lot re-subdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.
- C. **PZ0801SUP Douglas W. Hanson** - Special Use Permit application to operate a full service, 60-seat restaurant with on-premises liquor sales (beer & wine). Request a reduction of parking requirements as per ZR 7.10.2.3. Property located at 59 West Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 2. Zone DB-5.

8. New Submittals:

- A. **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.
- B. **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.
- C. **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.
- D. **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.

Outstanding Minutes: #1367, January 2, 2008, approved, not signed; #1369, January 15, 2008; #1370, February 13, 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.