



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – May 20, 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 5/6/08)
 - Lynda Trebisacci (seated 5/6/08)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 1. **ZBA #08-10 Amanda Lindberg (Tonya Morgan)**
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **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 additional 90-day extension to file final subdivision plans.**
 2. **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. **Request 90-day extension to file final subdivision plans.**
 3. **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. **Request 90-day extension to file final subdivision plans.**
 4. **PZ0747SD John Williams, et al** - Subdivision Application 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. **Request 90-day extension to file final subdivision plans and review of a boundary line adjustment to same subdivision.**
 5. **08-136ZON Noank Shipyard, Inc.** - Request approval for construction of a 35' x 26' structure to replace existing shed. Property located at 2-4 Washington St., Mystic, CT. Assessor's Map 182, Block 1, Lot 12. Zone MC-80.
6. Old Business:
 - A. **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. *Continued from 4/1/08. Applicant requests continuance to 6/17/08.*
NEW SUBMITTAL: 4/15/08
PUBLIC HEARING CONTINUED TO: 6/17/08
 - B. **PZ0810SUP South Broad Realty. LLC** - Special Use Permit application for approval of Restaurant (increase seating from 8 to 24 seats), additional four (4) outdoor seasonal seats, and associated signage & parking in existing structure. Property located at 76 South Broad St., Pawcatuck, CT. Assessor's Map

14 Block 2 Lot 11. Zone LS-5.
NEW SUBMITTAL:4/15/08
PUBLIC HEARING SET FOR: 6/3/08

- C. **PZ0811SUP Whitehall Mansion Partners, LLC** - Special Use Permit application for approval of a 113-seat Restaurant and a Liquor Permit to allow liquor sales for consumption on-premises in existing structure. Property located at 56 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 2 Lot 2 Unit 2. Zone TC-80.

NEW SUBMITTAL:4/15/08

PUBLIC HEARING SET FOR: 6/3/08

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

- 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. *Continued from 5/6/08*
- B. **PZ0808SUP Mystic Junction, LLC** - Special Use Permit application for a Change of Use to existing 2nd floor from office/retail to residential, and addition of a 3.5' x 15' covered exterior stairway for direct egress to residential unit. Property located at 40 Washington St., Mystic, CT. Assessor's Map 174, Block 19, Lot 2. Zone LS-5.
- C. **PZ0809SUP & CAM Joanne B. Colli, Trustee** - Special Use Permit application and Coastal Area Management Review for modifications to existing Dunkin Donuts. Request approval for Restaurant (increase seating from 8 to 15 seats), and the addition of a Drive-thru, including reorientation of parking, and changes to signage & landscaping. Property located at 17 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 1 Lot 4. Zone TC-80.

8. Commission Discussion of Future Proposed Regulation Amendments:

- A. Downtown Pawcatuck Parking Overlay District -- New Section 7.10.8
- B. Open Space Development – Amended Section 6.6.22

9. New Submittals:

- A. **PZ0812ZC & CAM Edward & Andrea Besky** - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RM-20.
- B. **PZ0813SUP Quantum of Mystic, LLC (Tastings of NE)** - Special Use Permit application for approval of a 47-seat Restaurant and a Liquor Permit to allow liquor sales for consumption on-premises. Property located at 4 Hendel Drive, Mystic, CT. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60.
- C. **PZ0814SUP & CAM KAC Realty, LLC** - Special Use Permit application and Coastal Area Management Review for rehabilitation of buildings: one (1) with a retail restaurant (deli) & one (1) with 8 residential units. Proposal includes associated parking, landscaping & utilities. Property located at 17-19 East Main Street, Mystic, CT. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.

Outstanding Minutes: #1371, February 19, 2008, approved, not signed; #1372, March 4, 2008, approved, not signed; #1373, March 18, 2008, approved, not signed; #1374, April 1, 2008, approved, not signed; #1375, April 15, 2008, approved, not signed; #1376, May 6, 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.