



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – June 17, 2008
Mystic Middle School
204 Mistuxet Avenue, Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 6/3/08)
 - Lynda Trebisacci (seated 6/3/08)
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. **08-156ZON Pechje, LLC (Rose Turano)** - Request approval for Change of Use from retail to personal services (Adesso Hair Salon), and associated signage. Property located at 37-39 west Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 6. Zone DB-5.
 2. **PZ0720SUP & GPP Mukesh & Meena Patel** – Request for Site Plan Modifications to approved Special Use Permit & Groundwater Protection Permit for construction of a 3-story, 75 room hotel on a 4.05 acre parcel. Property located at 349 Liberty St., Pawcatuck, CT. Assessor's Map 17 Block 3 Lot 1. Zone HI-60.
6. Old Business:
 - 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.
NEW SUBMITTAL: 5/20/08
PUBLIC HEARING SET FOR: 7/15/08
 - 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.
NEW SUBMITTAL: 5/20/08
PUBLIC HEARING SET FOR: 7/15/08
 - 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.
NEW SUBMITTAL: 5/20/08
PUBLIC HEARING SET FOR: 7/15/08
 - D. **PZ0815SUP Alva Associates, LLC (Duncklee, Inc.)** - Special Use Permit application to construct three (3) 1-story office & warehousing structures (5,300SF, 6,000SF, & 7,100SF) with associated parking, access drives, grading, lighting & landscaping. Property located at 296 Taugwonk Rd., Stonington, CT. Assessor's Map 70, Block 1, Lot 3. Zone LI-130.

7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **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. *Continued from 6/3/08.*
 - 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. *Continued from 5/6/08.*
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. **PZ0816RA Sea Research Foundation, Inc.** - Zoning Regulation Amendment to create a Marine Research and Education District (MRED) in Section 1.1 and add proposed MRED Regulations to Article VII as Section 7.22.
 - B. **PZ0817ZC & CAM Joseph Putnam, et al** - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for properties located at 200 Mistuxet Ave., 136 Hewitt Rd. & parcel off Hewitt Rd., Mystic, CT. Assessor's Maps/Blocks/Lots: 151/3/13, 152/2/7 & 152/2/4. Zones RC-120 & RA-20.

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; #1377, June 3, 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.