



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

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**DRAFT AGENDA**  
**Regular Meeting – April 15, 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 4/1/08)
  - Lynda Trebisacci (seated 4/1/08)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances: A-2 survey waiver requests
    1. **ZBA #08-07 George Morin**
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. **PZ0576SUP & CAM Mystic Lighthouse Partners, LLC** - Special Use Permit application for a multi-phase project on a 3.2 acre site. This first phase involves demolition of the existing building on the site & subsequent construction of a 3,479 sq. ft structure for retail & a restaurant with drive thru window. Property located at 6 Hendel Dr., Mystic. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60. **Request modifications to approved application: change to shielding for dumpsters.**
    2. **08-080ZON D'Amato Investments, LLC (Mark Spear)** - Change of Use & associated signage for Karate School (Black Bear Studio)
    3. **C.G.S. 8-24 Review** - Acceptance of Lamb's Way as an approved Town road.
    4. **07-043ZON Mystic Hospitality / Jim Doukas** – Request for approval of the front entrance design, building siding materials, and colors for the building exterior. Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.
    5. **PZ0801SUP Douglas W. Hanson** - Request for approval of proposed signage and building elevation changes as per approval Stipulation #1. Property located at 59 West Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 2. Zone DB-5.
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.  
NEW SUBMITTAL: 2/19/08  
PUBLIC HEARING CONTINUED TO: 5/6/08
  - B. **PZ0807SUP & CAM Thomas Taber** - Special Use Permit application & Coastal Area Management Review to construct a 2-story detached pub building (2968 SF total), including liquor sales for on-premise consumption, office, meeting & storage space & improved parking. Property located at 66 Williams Ave., Mystic, CT. Assessor's Map 161, Block 19, Lot 1. Zone LS-5.  
NEW SUBMITTAL: 3/18/08  
PUBLIC HEARING SET FOR: 5/6/08
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 3/18/08*

8. New Submittals:

- A. **PZ0808SUP Mystic Junction, LLC** - Special Use Permit application for a Change of Use to existing 2<sup>nd</sup> 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.
- B. **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 GC-60.
- C. **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.
- D. **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.

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