



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

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**DRAFT AGENDA**  
**Special Meeting – April 1, 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 3/4/08)
  - Lynda Trebisacci (seated 3/18/08)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances: A-2 survey waiver requests
    1. **ZBA #08-06 Matthew Snyder & Amy Cochran**
  - 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. **PZ0719SD Aborn D. Smith** - Application for a 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15. **Request additional 90-day extension to file final subdivision plans.**
    3. **Dan & Ann Wilkie** - Request permission to construct protective retaining walls with stones & boulders from site. Placement of walls will be approximately 25 feet landward of the coastal feature. Property located on Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.
6. Old Business:
  - 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.  
NEW SUBMITTAL: 2/19/08  
PUBLIC HEARING CONTINUED TO: 4/15/08
  - 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: 4/15/08
7. Public Hearings: 7:30 p.m.: \*\*\* Public Hearing Order Subject to Change \*\*\*
  - A. **08PZ0803SD & 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.

- B. **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: #1370, February 13, 2008 approved, not signed; #1371, February 19, 2008; #1372, March 4, 2008; #1373, March 18, 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.