



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – May 6, 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 4/15/08)
 - Lynda Trebisacci (seated 4/15/08)
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. **08-076ZON Mystic Junction, LLC (Kathleen Kokomoor)** - Change of Use & associated signage for Personal Services (WellFit) business. Property located at 40-44 Washington St., Mystic, CT. Assessor's Map 174, Block 19, Lot 2, Zone LS-5.
 2. Review of Boundary Line Adjustment for Connecticut Light & Power and Edward Coogan Sr., Trustee. Properties located at 148 & 162 Greenmanville Ave., Mystic, CT. Map 172, Block 2, Lots 5 & 6.
 3. **08-105ZON South Broad Realty, LLC** - Change of Use from retail to retail restaurant & associated signage while awaiting SUP for Restaurant. Property located at 76 South Broad St., Pawcatuck, CT. Assessor's Map 14 Block 2 Lot 11. Zone LS-5.
 4. **08-106ZON D'Amato Investments, LLC** - Change of Use from retail to personal services (Barbershop) & associated signage. Property located at 165 South Broad St., Unit #16, Pawcatuck, CT. Assessor's Map 37 Block 1 Lot 4A. Zone GC-60.
 5. **08-080ZON D'Amato Investments, LLC (Mark Spear)** - Signage for Karate School (Black Bear Studio). Property located at 165 South Broad St., Unit #12, Pawcatuck, CT. Assessor's Map 37 Block 1 Lot 4A. Zone GC-60.
 6. **08-113ZON Duncan-Taber, LLC** - Change of Use from retail to personal services (children's exercise), Retail Restaurant & associated signage. Property located at 158 South Broad St., Pawcatuck, CT. Assessor's Map 25 Block 1 Lot 17. Zone GC-60.
6. Old Business:
 - A. **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.
NEW SUBMITTAL: 4/15/08
PUBLIC HEARING SET FOR: 5/20/08
 - 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 TC-80.

NEW SUBMITTAL:4/15/08
PUBLIC HEARING SET FOR: 5/20/08

- 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.

NEW SUBMITTAL:4/15/08

PUBLIC HEARING SET FOR: 6/3/08

- 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.

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 4/15/08*
- 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 4/1/08. Applicant requests continuance to 6/17/08.*
- C. **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.

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; #1375, April 15, 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.