

## Special Meeting

The 1376<sup>th</sup> meeting of the Stonington Planning and Zoning Commission was held on May 6, 2008 at the Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Lynn Young, Paul Altman, Paul Holland, Chuck Sneddon; Alternates Rob Marseglia and Lynda Trebisacci; Town Planner Keith Brynes; and Director of Planning William Haase.

Seated for the meeting were: Lynn Young, Paul Holland, Rob Marseglia, Paul Altman, and Chuck Sneddon, presiding.

Chairman Sneddon called the meeting to order at 7:00 p.m.

### Minutes:

*Ms. Young motioned to approve the minutes of the April 1, 2008 meeting as written and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

*Ms. Young motioned to approve the minutes of the April 15, 2008 meeting and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

### Consent Agenda:

**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.

*Mr. Marseglia motioned to approve the request for a change of use only and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

### 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.

The review was presented by Marianne Barbarino Dubuque, representing CL&P, and Girish Behal, project manager.

*Ms. Young motioned to interpret that this is a boundary line adjustment only, not a subdivision, and Mr. Marseglia seconded. Ms. Young withdrew her motion and Mr. Marseglia withdrew his second. Ms. Young motioned to interpret the review as a lot line adjustment between two contiguous properties and as such, is not a subdivision and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

*Ms. Young motioned the proposal does not adversely impact the property and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

**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.

Dave Rosenblum, applicant presented the request.

*Mr. Holland motioned to approve the change of use from retail to retail restaurant while waiting for the Special Use Permit for a restaurant and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

**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.

The application was presented by John and Michelle Swanson.

*Mr. Holland motioned to approve the change of use and associated signage and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

**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.

The application was presented by Mark Spear.

*Mr. Holland motioned to approve the proposed signage and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

**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.

The application was presented by Jess MacIver.

*Mr. Holland motioned to approve the application and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

#### **Old Business:**

**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.  
No action required. Public Hearing set for: 5/20/08

**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.  
No action required. Public Hearing set for: 5/20/08

**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.  
No action required. Public Hearing set for: 6/3/08

**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.  
No action required. Public Hearing set for: 6/3/08

**Public Hearings:**

Ms. Young read the call for Public Hearing 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*

Chairman Sneddon asked Mr. Feldman to explain to the Commission why he was asking for a continuance. Mr. Feldman stated he was waiting for documents from Amtrak to obtain a shared parking agreement.

*Mr. Holland motioned to continue the Public Hearing until May 20, 2008 and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Ms. Young read the call for Public Hearing 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.*

*Mr. Holland motioned to continue the Public Hearing until June 17, 2008 and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Ms. Young read the call for Public Hearing 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.

Seated for the Public Hearing were: Lynda Trebisacci, Paul Holland, Lynn Young, Rob Marseglia, and Chuck Sneddon.

Peter Springsteel, architect, and Thomas Taber, applicant, presented the application.

No one spoke in favor or against the application.

Glenna Doyle, 11 Allen St., Mystic, CT presented general comments.

There was no rebuttal.

*Mr. Holland motioned to close the Public Hearing and Mr. Marseglia seconded. Motion carried 5-0*

Roll Call: Lynda Trebisacci – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

*Mr. Holland motioned to approve the waivers request and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Lynda Trebisacci – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

*Mr. Holland motioned to find the application consistent with Coastal Area Management and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Lynda Trebisacci – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

*Mr. Holland motioned to approve the Special Use Permit with five stipulations, four recommended in the staff report and a fifth from discussion, and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Lynda Trebisacci – approve, Paul Holland – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve

**Stipulations:**

1. Final plans shall be reviewed to the satisfaction of the Town Engineer.
2. Final plans shall include professional engineer's stamp.
3. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.
4. Proposed wall sign may not exceed 18 square feet.
5. Applicant must provide a mutually agreeable sign reading "Private Parking" at 11 Allen St. parking lot.

*Mr. Marseglia motioned to adjourn and Mr. Holland seconded. Motion carried 5-0.*

The meeting was adjourned at 8:50 p.m.

---

Lynn Young, Acting Secretary