

## Special Meeting

The 1414<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, February 2, 2010 at Mystic Middle School, 204 Mistuxet Ave., Mystic. The meeting was called to order at 7:00 p.m. by Chairman John Swenarton. Present were Commissioners Lynda Trebisacci, Paul Holland, Ben Tamsky, and Bob Mercer; Alternates Chris Regan and Gardner Young; and Town Planner Keith Brynes. Director of Planning Bill Haase and Alternate Rob Marseglia were absent.

Seated for the public hearing were John Swenarton, Lynda Trebisacci, Paul Holland, Ben Tamsky, and Bob Mercer.

### Minutes:

Mrs. Trebisacci made a motion to approve the January 19, 2010 minutes. Mr. Tamsky seconded. The minutes were approved, 4-0-1

Roll Call: Trebisacci – approve, Swenarton – approve, Tamsky – approve, Mercer – approve, Holland - abstain

### Reports:

Planner Brynes noted that First Selectman Ed Haberek has invited the Commission to a Freedom of Information Act workshop on Monday, February 8<sup>th</sup> at 7:00 P.M. at the Mystic Middle School.

Mr. Brynes informed the Commission that two public hearings have been rescheduled at the request of the applicants:

Tonight's public hearing for application **PZ0939SUP Estate of Stephen E. Owens**, rescheduled to March 2, 2010.

The February 16, 2010 public hearing for application **PZ0938ZC, SUP, SPA, & CAM Kluepfel Holdings, LLC**, rescheduled to March 16, 2010.

Chairman Swenarton called for a 20-minute recess.

### Public Hearings - 7:30 p.m.:

**PZ0937SUP Quantum of Mystic, LLC (Sullivan)** - Special Use Permit application for approval of a 27-seat restaurant in a 1,640 SF unit in an existing building. Property located at 4 Hendel Drive, Mystic. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60.

John Eucalitto from Jake's Hamburgers described the design of the franchised restaurant. The operation will be a combination of take out and eat in and are planning for 27 seats. The drive-through may be used as well. Mr. Holland asked about food preparation times related to potential vehicle stacking issues in the drive-thru. Mr. Eucalitto explained that most food takes less than three minutes to prepare with some items taking less, due to the operations of a 90-second hamburger grilling machine. The planned signage will be an externally illuminated, hand-carved sign.

Planner Brynes read the Staff report, including the three stipulations recommended for approval.

Mr. Holland made a motion to close the Public Hearing at 7:47 P.M. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Mr. Holland made the motion to approve the requested waivers. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.


Mr. Holland made the motion to approve the application with the three stipulations. Ms. Trebisacci seconded. The motion was unanimously approved, 5-0.

**Stipulations:**

1. Signage shall conform to the site's approved Multi-Tenant Signage Program.
2. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant. Maximum total number of seats is 27.
3. Pursuant to Stipulation of Approval #13 for PZ0576, drive-thru speakers shall not be operated after 10:00 p.m., nor before 6:00 a.m. Drive-through shall be closed from 11:00 p.m. to 6:00 a.m.

Chairman Swenarton mentioned that he and Bill Haase would be setting up a public workshop with Town Attorney Tom Londregan regarding procedure.

Mr. Holland made the motion to adjourn the meeting. Mrs. Trebisacci seconded. The meeting was adjourned at 7:53 p.m.

  
Lynda Trebisacci, Secretary