

AGENDA
PLANNING COMMISSION
FEBRUARY 14, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. January 24, 2017*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

1. Colonel Ledyard Estates Subdivision, Colonel Ledyard Highway - Request for Extension*
2. Roger Watrous Building & Remodeling LLC (SUB17-01), Grove Avenue - Setting a Public Hearing Date

V. SITE PLANS

1. Wal-Mart (SIT11-02), 150 Gold Star Highway - Request for Start of Construction Extension*
2. Grasso Tech Entry Drive Improvements (SIT16-14), 185 Fort Hill Road - Request for Approval or Extension Required

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Election of Officers
2. Report of Commission
3. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: February 28, 2017

* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES
PLANNING COMMISSION
JANUARY 24, 2017 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Kane, Munn, Steinfeld, Zod
Alternate members present: Fitzgerald
Excused Absence: Pritchard, Tarbox
Staff present: Jones, Glemboski, Silsby

Acting Chairman Steinfeld appointed Fitzgerald to sit for Pritchard.

II. APPROVAL OF MINUTES

1. December 13, 2016 – Special CIP meeting

MOTION: To adopt the minutes of December 13, 2016 – Special CIP meeting

Motion made by Kane, seconded by Munn, so voted unanimously, as amended

2. December 13, 2016

MOTION: To adopt the minutes of December 13, 2016

Motion made by Kane, seconded by Munn, so voted unanimously, as written

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

1. Northwoods Subdivision – Final Release of Bond

Staff stated that all public improvements and the open space were accepted one year ago. Public Works Department is in agreement with Planning Staff that the final \$4,000 performance bond can now be released.

MOTION: To release the \$4,000 remaining performance bond for the Northwoods Subdivision.

Motion made by Kane, seconded by Zod, so voted unanimously

V. SITE PLANS - None

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Referral from the Zoning Board of Appeals for a Public Hearing on January 25, 2017 – ZBA#16-15 – 185 Fort Hill Road, Town of Groton/Owner, CT Technical High School System/Applicant

Staff reviewed a map showing the location of the proposed 2 signs, as she explained the specifics of each variance. The 2 signs would be for Grasso Tech, one of which would include an LED digital message board. Details were given about the new Grasso Tech school building.

Concerns were raised about the glow and size of the digital sign (Sign A), as well as it being off site and overshadowing the existing Sutton Park sign. There was a consensus that the digital sign should be scaled down in line with the existing sign for Grasso Tech.

MOTION: The Planning Commission recommends that Sign A be scaled down in size to be comparable to the existing sign. Additionally, the Board should consider the need or benefit of the LED sign, which may be distracting to motorists.

Motion made by Kane, seconded by Munn, so voted unanimously

2. Referral from the Town of Ledyard for a Public Hearing on January 26, 2017 – Zoning Regulation Amendment to Chapters 2, 6-16

Staff does not feel there is any impact to the Town.

The Planning Commission had no comment.

3. Referrals from the City of New London for Public Hearings on February 16, 2017
 - a. Zoning Map Amendment

Staff stated that these changes should have no conflict with the Town of Groton.

The Planning Commission had no comment.

- b. Zoning Text amendment to Section 560 (Light Industrial Office District)

The Planning Commission had no comment.

4. Review of Northeast Corridor (NEC) Tier 1 Final Environmental Impact Statement

Staff referred to the Tier 1 Final Environmental Impact Statement (EIS) for the Preferred Alternative and the I95 Corridor and upgrades that could be done. Some members felt that this could be a good thing for the Town of Groton since a new train station is proposed. Fitzgerald referred to a regional meeting whereby many people were objecting to this project.

Staff noted that the Town Council reviewed this project last week and had no comment. Staff felt it was important to note that at this point, there is no detailed plan, just a general map of the possible route. Zod feels that details will be crucial going forward.

The Planning Commission had no comment, at this time.

5. Election of Officers

This item was tabled until the next regular meeting.

6. Report of Commission

Kane raised concerns about the lights at the Paintball Facility on Noank-Ledyard Road that are visible from I95. He referred to sign regulations and feels that the lights may be a sign. There was a consensus by the Planning Commission to ask Zoning Officer Kevin Quinn for a written opinion.

An inquiry was made about 420 Long Hill Road, specifically about wood chips being used as fill.

It was noted that the Crystal Lake construction project will begin next week.

Staff stated that the Town's new Code Enforcement Officer/Planner I, Thomas Zanarini, will begin work next week.

7. Report of Commission - None

8. New Applications - None

VIII. REPORT OF CHAIRMAN - None

IX. REPORT OF STAFF

Staff referred to the Connecticut Federation of Planning and Zoning Agencies quarterly newsletter, pointing out that the Annual Conference will be held on March 23, 2017 at the Aqua Turf in Plantsville, CT. Board members should notify town staff if interested in attending.

Staff stated that a Joint Land Use Study is being done with the Navy Base and Towns on the Thames River, to look at land use that is compatible with the Base. The study is coordinated by the Southeastern CT Council of Governments.

Staff stated that Town Manager Mark Oefinger will be retiring this coming March. A firm has been hired to conduct a search for the new Town Manager. As part of the search, interviews are being conducted to determine what elements are important for the position before the hiring process begins. A questionnaire is available on the Town's website for anyone interested in submitting feedback.

X. ADJOURNMENT

Motion to adjourn at 7:53 pm was made by Zod, seconded by Kane, so voted unanimously.

Margil Steinfeld, Vice Chairman/Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II

PC
AGENDA
2/14/17

Fairway Estates
c/o Steven Eckhouse
105 Mohegan Trail
South Windsor CT 06074



Town of Groton
Planning Division
134 Groton Long Point Road

Groton, Connecticut 06340-4873

February 1, 2017

In accordance with my recent discussions with Ms. Deb Jones I am hereby requesting an extension of the approvals for the Colonel Ledyard Estates subdivision on Colonel Ledyard Highway. This request is for both the Inland Wetlands and Planning Commission. Although we hope to complete the work before the May expiration, Ms. Jones feels that this is a more prudent approach. Please let me know if there is anything further required from us. We look forward to your cooperation in regard to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Eckhouse".

Steven Eckhouse, managing partner

860-644-0139

COLONEL LEDYARD
ESTATES

HURWITZ SAGARIN
SLOSSBERG & KNUFF LLC

John W. Knuff, Esq.
JKnuff@hsskalw.com

January 23, 2017

Fax: 860 448-4094

Diane Glemboski
Planner II
Town of Groton
134 Groton Long Point Road
Groton, Connecticut 06340

Re: 150 Gold Star Highway, Groton (SIT11-02)
Wal-Mart Real Estate Business Trust ("Walmart")

Dear Ms. Glemboski:

On December 9, 2014, the Planning Commission of the Town of Groton granted Walmart a two-year extension of time to May 24, 2017 to commence construction 150 Gold Star Highway. A copy of the approval and previously granted extensions are attached. Walmart respectfully requests an extension of that date to May 24, 2019.

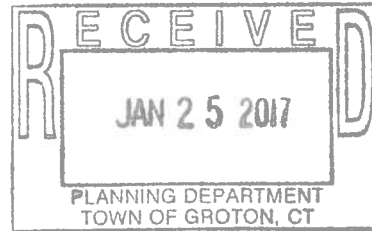
Please also note that pursuant to Connecticut General Statutes § 8-3(m), the site plan approval is valid until June 1, 2020 with extensions possible until June 1, 2025.

It would be appreciated if this matter could be placed on the Town's next agenda.

Thank you for your attention to this matter.

Very truly yours,


JOHN W. KNUFF



LAW OFFICES
147 North Broad Street
P.O. Box 112
Milford, CT 06460-0112
T: 203.877.8000
F: 203.878.9800
hssklaw.com

pc 2-14-17
Wal-mart
(SIT11-02)



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

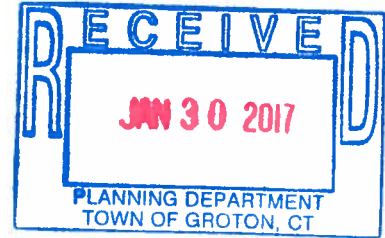
PC
AGENDA
2-14-17

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

January 30, 2017

Gary Guimond, Principal
Richter & Cegan, Inc.
P.O. Box 567
Avon, CT 06001



Dear Mr. Guimond:

SUBJECT: Permit No. 16-10: Grasso Technical High School Drive Improvements
185 Fort Hill Road
Plans Last Revised: January 20, 2017
Owner of Record: Town of Groton

This authorization refers to your application to conduct a regulated activity within designated inland wetlands-watercourses in the Town of Groton. The Inland Wetlands Agency granted the above permit at its January 25, 2017 meeting. The permit is for the following regulated activities:

Replacement of existing driveway pavement, curb, sidewalks, utilities and drainage structures; installation of new signs within upland review area

This permit is issued subject to the following conditions (please read carefully):

1. This permit shall be valid until the corresponding site plan expires or for 10 years, whichever is less.
2. The applicant shall file the original permit in the Land Records of the Town Clerk.
3. No permit shall be assigned or transferred without written notice to the Agency.
4. The Environmental Planner shall inspect the erosion controls prior to the start of construction.
5. The culvert coring will not be done from the streambed of Fort Hill Brook.

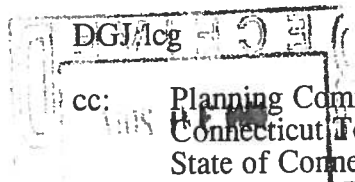
Please note that the Groton Inland Wetlands and Watercourses Regulations now require that any application to extend the expiration date of a previously issued permit or amend an existing permit shall be filed with the Agency sixty-five (65) days prior to the

expiration date for the permit. If request for extension is filed less than sixty-five (65) days prior to the expiration date for the permit, the Agency may accept the application only if the work is ongoing.

Sincerely,



Deborah G. Jones
Assistant Director



cc: Planning Commission
Connecticut Technical High School System
State of Connecticut, DCS
Mark Berry, Director of Parks & Recreation
Kevin A. Quinn, Manager of Inspection Services
David Scott, Chairperson, IWA

Certified # 7007 0710 0001 3953 4317

PUBLIC INFORMATION SESSIONS:

Southeastern Connecticut Council of Governments Regional Plan of Conservation and Development

The Southeastern Connecticut Council of Governments would like your feedback on the 2017 Draft Regional Plan of Conservation and Development. All are encouraged to attend!

TO READ THE DRAFT PLAN, GO TO: <http://www.seccog.org/RPOCDinformation.html>

Dates & Locations

February 6 (Monday)

6:30pm

Windham Town Hall
979 Main Street
Willimantic, CT

February 14 (Tuesday)

6:30pm

Waterford Town Hall
15 Rope Ferry Road
Waterford, CT



February 21 (Tuesday)

6:30pm

Groton Public Library
52 Newtown Road
Groton, CT

February 22 (Wednesday)

6:30pm

Otis Library (Norwich)
261 Main Street
Norwich, CT



SCCOG

Southeastern Connecticut
Council of Governments

For more information, contact the Southeastern Connecticut Council of Governments at 860-889-2324, office@seccog.org.

Si necesita asistencia de language, por favor comuniquese a: 860-889-2324

PC 2-14-17

CBA EDUCATION & TRAINING

Planning & Zoning

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

Wesleyan University
Exley Science Center 150
265 Church St
Middletown, CT
Saturday, March 25, 2017
8:30 a.m. - 4:30 p.m.



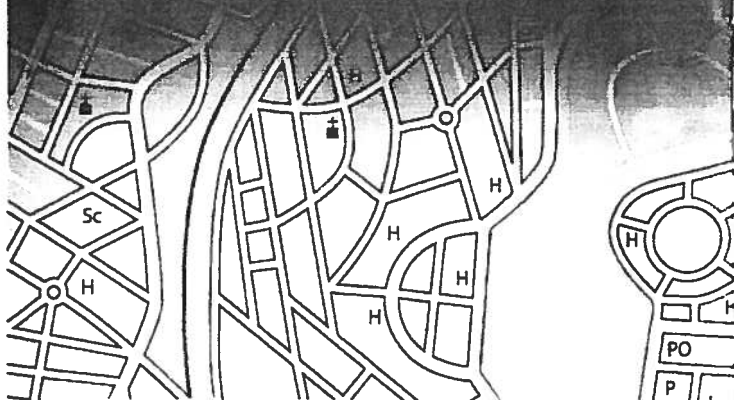
Sponsored by the
Connecticut Bar Association
Planning and Zoning Section

PC 2-14-17
Agenda

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

The future of Connecticut's communities will be shaped by its land use laws and regulations. Developers, neighbors, and preservationists all collide before municipal land use boards and commissions, advocating their particular interests and approaches. Each commission member regularly has to make critical decisions, all within the context of complicated statutory and case law.

This introductory level course will focus on topics of immediate concern to all municipal land use agencies, boards, commissions, and their staffs. The topics reflect both timely and practical situations, confronting participants at every level of the municipal land use process. This course will provide a broad review of the municipal land use process, including zoning, planning, zoning board of appeals, and wetlands issues. Members of municipal land use agencies, boards, and commissions, as well as municipal planners, enforcement officers, and engineers will benefit from this full day course



SEMINAR PROGRAM

8:30 a.m. – 9:00 a.m.

Registration

9:00 a.m. – 9:10 a.m.

Welcome

Atty. Mario F. Coppola, Chair, CBA Planning and Zoning Section

9:10 a.m. – 9:40 a.m.

Planning Commissions

Atty. Gail McTaggart, Waterbury

This session will cover powers of the planning commission, plan of development, statutory notice requirements, subdivisions and resubdivisions, multi-agency approvals, reasons for denial, open space, changes in regulations, bonding requirements, conditional approvals, and mandating off-site improvements.

9:40 a.m. – 10:10 a.m.

Zoning Commissions

Atty. David M. Royston, Old Saybrook

This session will cover enabling legislation, powers of zoning commissions and proper purposes and goals of zoning, the comprehensive plan, proper notices of hearings, designating and amending zoning districts, spot zoning, floating zones, the uniformity requirement, dependence upon other governmental agency action, rendering decisions, and publications of notices of decisions.

10:10 a.m. – 10:20 a.m.

Break

10:20 a.m. – 10:50 a.m.

Non-conforming Uses

Atty. Christopher J. Smith, Hartford

A general discussion of the origin, scope, and problems of non-conforming uses.

10:50 a.m. – 11:20 a.m.

Special Permit and Site Plan Review

Atty. Brian R. Smith, Hartford

This session will cover statutory requirements of and distinction between special permit and site plan review and appeals from decisions on applications for special permit and site plan approval.

11:20 a.m– 11:50 a.m.

Zoning Board of Appeals

Atty. Robin M. Pearson, Glastonbury

This session will cover functions of zoning boards of appeal, requirements for proper notice of the hearing, conducting the hearing and the procedure to be used, variances, legal requisites for hardship, the theory of confiscation, self-created hardship, and other statutory duties of the ZBA.

12:00 p.m – 12:30 p.m.

Lunch

Preview of the 2016 ZiPLeR Awards

Atty. Dwight H. Merriam, FAICP, CRE, Hartford

12:30 p.m – 1:00 p.m.

Wetlands Law and Procedure

Atty. Michael A. Zizka, Hartford

This session will cover a review of procedures of municipal inland wetlands and watercourse agencies, and how wetlands law impacts upon the zoning and planning process.

1:00 p.m – 1:30 p.m.

Conflict of Interest and Predisposition

Atty. Richard P. Roberts, Hartford

This session will cover statutory provisions on conflict of interest, rules governing predisposition and predetermination, court decisions on conflict of interest, drawing the line between cases where disqualification applies and does not apply, and procedural problems when a question of conflict arises.

1:30 p.m – 2:00 p.m.

Procedural Issues in the Municipal Land Use Process

Atty. Mark K. Branse, Glastonbury

This session will cover a review of statutory provisions and case law concerning administrative process, applications; conducting a public hearing; creating the administrative record, and making appropriate findings and conclusions to support decisions.

2:00 p.m – 2:10 p.m.

Break

2:10 p.m– 2:40 p.m.

Affordable Housing: The Municipal Perspective

Atty. Ira W. Bloom, Westport

This session will cover a review of an application filed under Section 8-30g of the General Statutes from the Planning & Zoning Commission perspective, including practical advice and a review of the relevant case law. Also included will be a discussion of the new HOME Connecticut program, Public Act 07-04.

2:40 p.m – 3:10 p.m.

Things to Watch Out For:

Religious Uses, Fair Housing/Disabled Persons, and Outdoor Furnaces

Atty. Marjorie F. Shansky, New Haven

This session will cover a review of the implications of federal legislation on local zoning, particularly the Fair Housing Act and the Religious Land Use and Institutionalized Persons Act (RLUIPA); and state law considerations regarding religious expression and free speech issues.

3:10 p.m – 3:40 p.m.

Enforcement

Atty. Charles R. Andres, New Haven

This session will cover analysis and discussion of Connecticut law concerning enforcement through the zoning, planning, and wetlands process.

3:40 p.m – 4:10 p.m.

Environmental Interventions

Atty. Janet P. Brooks, East Berlin

This session will cover interventions under Conn. Gen. Stat. Section 22a-19 for the purpose of raising environmental issues: What they are, what they do, what you have to do when you get one.

4:10 p.m - 4:30 p.m.

Questions

Please note:

Seminar is open ONLY to municipal officials (board members, commission members, and staff).

Refunds of seminar fees will not be granted for cancellations received after 10:00 a.m. on Monday, March 20, 2017.

Directions and weather cancellation information are enclosed.

DIRECTIONS

Wesleyan University
150 Science Center
265 Church St
Middletown, CT

FROM HARTFORD: Take I-91 South, Exit 22S, to Route 9 and follow the signs (approximately 6 miles) to Wesleyan University. Parking in lot V—5 minute walk to Science Center. Additional parking in lots C and D.

FROM NEW HAVEN: Take I-91 North to Exit 18 or the Merritt/Wilbur Cross Parkway (Route 15) to Route 66 East and follow the signs to Wesleyan University. Parking in lot V—5 minute walk to Science Center.

FROM WATERBURY: Take I-84 East to Exit 27 onto I-691 East-bound to Route 66 East. Follow signs to Middletown and Wesleyan University. Parking in lot V—5 minute walk to Science Center.

Meeting Cancellation Information: Please call the CBA at (860)223-4400 to verify whether or not a particular CBA function has been cancelled.

Registration Form Connecticut Land Use Law Seminar Saturday, March 25, 2017

To Register:

Mail this completed form to:

Connecticut Bar Association
30 Bank St
New Britain, CT 06051

Payment must accompany order.

Fax to (860)223-4400
Visit ctbar.org
Call us at (844)469-2222

(Please use a separate registration form for each registrant)

- Yes, I will attend the Connecticut Land Use Law Seminar @ \$55.00 (Includes lunch)
- No, I cannot attend the seminar, but would like to purchase _____ copies of the seminar material @ \$55.00 per copy (Includes shipping & handling)

Please PRINT full name.

Name: _____

E-mail: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Fax: _____

Payment Method

- Check (payable to Connecticut Bar Association)
- Visa MC Amex Discover Amount: \$ _____

Card#: _____

Exp. Date: _____ CVV: _____

Billing Zip Code: _____

Signature: _____

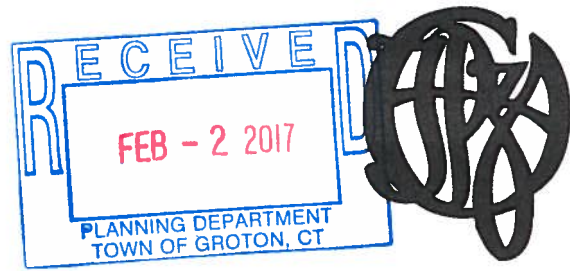
If you need assistance at the seminar, please contact us at least one week prior to the event.

Meeting code: #SPZ170325

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES

STEVEN E. BYRNE
EXECUTIVE DIRECTOR

BUILDING #2
790 FARMINGTON AVENUE
FARMINGTON, CONNECTICUT 06032
TELEPHONE (860) 677-7355
FAX (860) 677-5262



TO: Chairman of Planning and/or Zoning Commissions
and Zoning Boards of Appeal

FROM: Steven E. Byrne, Executive Director

SUBJECT: CFPZA Annual Conference – March 23, 2017

I am writing to encourage you and your commission members to consider attending this year's Annual Conference of the Connecticut Federation of Planning and Zoning Agencies. The night is sure to be both enjoyable and informative. Part of the evening's program will be a presentation discussing the Freedom of Information Act and Electronic Messaging. In this time of I-phones and tablets, more and more communication is done by texting and other instant messaging. When this is done among board members, FOIA issues can arise. Our speaker will provide advice and references so that you can avoid any potential legal issues. Thomas A. Hennick, Public Education Officer for the Freedom of Information Commission, will make a presentation and lead the discussion on the topic.

Many land use commissions require an education component for their commission members. At a cost of only \$48.00 per individual, this conference is a cost-effective way to satisfy this requirement while providing an opportunity to socialize with commission members from other towns.

In addition, Length of Service awards will be presented to commission members who have served in any capacity for 12 or 25 years. If you have a commission member who is eligible, please submit his or her name using the attached form.

I hope to see you and members of your commission at this worthwhile event!

**CONNECTICUT FEDERATION
OF
PLANNING AND ZONING AGENCIES**



ANNOUNCES

ITS



69th ANNUAL CONFERENCE

THURSDAY, MARCH 23, 2017

AT THE

**AQUA TURF COUNTRY CLUB
PLANTSVILLE, CONNECTICUT**

**Cost: \$48.00 per person for Agencies that are members of the CFPZA
\$58.00 per person for Agencies that are not members of the CFPZA**

**The enclosed registration form must be received by the
Connecticut Federation of Planning & Zoning Agencies
by mail, fax or email no later than Tuesday, March 21, 2017**

Fax: (860) 677-5262 / email: cfpza@live.com

Questions? Contact Steve Byrne at (860) 677-7355 or cfpza@live.com

More info on back →



CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES

69th ANNUAL CFPZA CONFERENCE

Aqua Turf Country Club
Plantsville, CT
Thursday, March 23, 2017

PROGRAM

- 5:00 p.m. **SOCIAL HOUR / REGISTRATION**
6:00 p.m. **DINNER**
Salad, Penne, NY Strip, Vegetables, Potato,
Dessert
7:15 p.m. **AWARDS PRESENTATION**
 - 12-Year Length of Service Awards
 - Lifetime Achievement Awards8:00 p.m. **TOPIC: Freedom of Information Act and Electronic Messaging**

This presentation addresses why commissions need to be wary of using text and other forms of instant messaging between members during public meetings and hearings. In this time of I-phones and tablets, more and more communication is done by texting and other instant messaging. When this is done among board members, FOIA issues can arise. Our speaker will provide advice and references so that you can avoid any potential legal issues.

Principal speaker: Thomas A. Hennick, Public Education Officer, Freedom of Information Commission

More information on the Principal Speaker and his qualifications will be provided at the meeting.

DIRECTIONS TO THE AQUA TURF

I-84 EAST FROM WATERBURY – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

I-84 WEST FROM HARTFORD – Take the CT-10 exit, EXIT 29, on the left toward Milldale. Stay straight to go onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

FROM I-91 OR THE MERRITT PARKWAY – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.