

AGENDA
PLANNING COMMISSION
MAY 9, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. April 25, 2017

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

1. Ju Sushi Restaurant (SIT17-05), 1043-1045 Poquonnock Road**
2. Groton Multi-Family Apts., Route 12/Pleasant Valley Rd North (SIT16-09) – Request for Extension of Start of Construction*
3. Four Winds at Mystic (2004) – Request for Extension of Start of Construction*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Zoning Board of Appeals Referral for a Public Hearing on May 24, 2017
 - a. ZBA#17-04 - OLIO Restaurant, 33 Kings Highway*
 - b. ZBA#17-07 - Luxury Cat Kennel, 1352 North Road*
2. Report of Commission
3. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: May 23, 2017

* Enclosed

** Previously sent – **Please bring to meeting**

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

TCORS

Tobin • Carberry • O'Malley • Riley • Selinger, P.C.

• Attorneys •

43 Broad Street
P.O. Box 58
New London, CT
06320-0058

330 Main Street
Third Floor
Hartford, CT
06106-1825

PC
MTG
5/9/17

860-447-0335
Fax: 860-442-3469
www.tcors.com

April 5, 2017

Chairman Jeffrey C. Pritchard
Planning Commission
Town of Groton
134 Groton Long Point Road
Groton, CT 06340

RE: Request for Extension of Time
SIT16-09
A.R. Building Company, Inc.
North Pleasant Valley Road
Groton, Connecticut
Our File #6727.167865

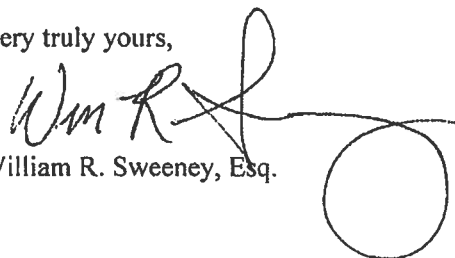
Dear Chairman Pritchard:

On behalf of my client, A.R. Building Company, Inc. and its affiliate, Pleasant Valley Apartments, LLC, I am writing to request a one (1) year extension of time to record and to put into effect Site Plan Application #SIT16-09 which was approved by the Town of Groton Planning Commission on June 28, 2016. This request is submitted pursuant to Section 8.4-3(D) of the Town of Groton Zoning Regulations. I would respectfully ask that this request be placed on the next regular meeting agenda of the Commission for review and action.

As the Commission is aware, my client is currently developing several other large multi-family projects in Southern New England, including a 104-unit complex on Mansfield Road in New London. While we anticipated breaking ground on the Groton site this spring, delays on our projects in both New London and Rhode Island have pushed back our construction schedule into late 2017 or early 2018. My client is currently working with the Office of Planning and Development Services on delivering final checkprints for the project and dedicating land for the new sidewalk along North Pleasant Valley Road. My client looks forward to starting this exciting project in the near future.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



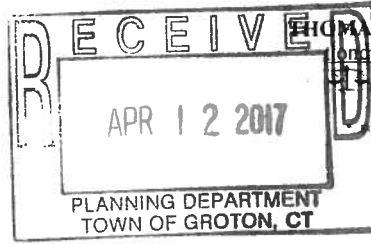
William R. Sweeney, Esq.

CONWAY, LONDREGAN, SHEEHAN & MONACO, P.C.

ATTORNEYS AT LAW
38 HUNTINGTON STREET, P.O. BOX 1351
NEW LONDON, CONNECTICUT 06320-1351
(860) 447-3171 / Fax (860) 444-6103
www.conwaylondregan.com

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KEVIN W. CONWAY *OF COUNSEL*
FRANCIS T. LONDREGAN (1935-2008)
THOMAS J. LONDREGAN *†*
MICHAEL W. SHEEHAN
RALPH J. MONACO **†*
BRIAN K. ESTEP *+* †
JEFFREY T. LONDREGAN *†*
ERIC J. GAROFANO
VICTORIA S. MUELLER



THOMAS J. LONDREGAN
londregan@clsmlaw.com
ADMITTED TO US SUPREME COURT
HARD CERTIFIED TRIAL ATTORNEY
† ALSO ADMITTED IN NY †
+ ALSO ADMITTED IN PA

April 10, 2017

Town of Groton
Diane Glemboski
134 Groton Long Point Road
Groton, CT 06340

Re: Four Winds at Mystic/ Noank-Ledyard Road, Groton, CT/Ron Bonvie-Developer
Extension of Time

Dear Diane:

The purpose of this letter is to request an extension of the permit issued by the Planning Commission on September 8, 2004, to extend the start of construction under your local regulation. The Planning Commission permit is good until 3-26-2020; however your local regulation has a "start of construction" requirement in addition to the time limit on the original permit. The start of construction was extended by the Commission to May 26, 2017.

Throughout the appeal process on this application we have applied, each year, for an extension of the start of construction per your local regulation. The developer would like to extend the start of construction for one additional year. We would like to meet with commission to discuss the plans, status of the development and outstanding issues. My client has every intention of proceeding to construction in the near future.

I am pleased to report that the ACOE has extended its permit for the site. You will recall this was of concern to the developer and resulted in much of the delays to date.

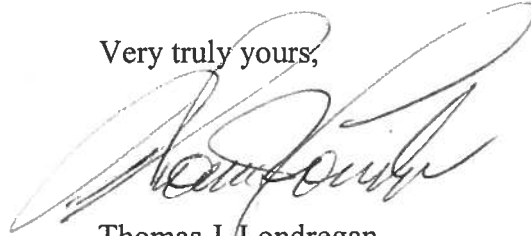
The client has been working on this project and your staff will receive shortly the requested documents, which are substantially completed, for review.

FOUR WINDS

I would appreciate it if you would schedule this matter before the planning commission for its first meeting in May which I believe is May 9, 2017. My client will attend along with Clint Brown.

If you have any questions regarding this request, please advise.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Tom Londregan', written in a cursive style.

Thomas J. Londregan

TJL:djk

cc: Ron Bonvie
82 Meadowbrook Road
Mashpee, MA 06249

FOURWINDS

MEMORANDUM

TO: Planning Commission
FROM: Zoning Board of Appeals
DATE: May 4, 2017
SUBJECT: ZBA #17-04 - Olio Restaurant, 33 Kings Highway
ZBA #17-07 - Luxury Cat Condo, 1352 North Road

The Zoning Board of Appeals will conduct the public hearing described in the attached Notice of Public Hearing on May 24, 2017.

If you have any comments or questions, please refer them to Thomas Zonarini in the Office of Planning and Development, before the date of the public hearing. He can be reached at tzonarini@groton-ct.gov or 860-448-4091.

TZ:dlg





TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

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

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

May 2, 2017

The Day
Attention: Legal Advertising
P.O. Box 1231
New London, Connecticut 06320

Please publish the following legal ad on May 12, 2017 and May 19, 2017.

TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARINGS

The Zoning Board of Appeals will hold public hearings on Wednesday, May 24, 2017 at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

- * ZBA#17-04 – 33 Kings Highway-Olio Restaurant; Henry M. Garza Trustee c/o Joann L. Cearley, Owner; Coral Kanabis & Greg Powelzyk, Applicant; for variances of Section 5.2 to allow a roof to a deck 1 foot from the side (southwest) property line where there is a 30 foot setback and 6 feet from the front (southeast) property line where there is a 50 foot setback; to allow a roof to a patio 6 feet from the side (southwest) property line where there is a 30 foot setback; to allow a 14'x 24' addition 0 feet from the front (southeast) property line where there is a 50 foot setback; and of Section 8.6-4A to enlarge an existing non-conforming building. The variances are requested to add a roof to a deck, a roof to a patio, and a take-out station. PIN# 168915733765, CB-15 Zone
- * ZBA#17-07 – 1352 North Road – Luxury Cat Condo; David Arnold, Owner; Renee Ceil, Applicant; for variances of Section 7.1-14B to allow an existing building that is 45 feet from the south side property line to be used as a commercial kennel where 100 feet is required; and Section 7.3-6B to allow a sign 0 feet from the front property line where 10 feet is required. PIN# 179016737633, RU-40 Zone

Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 12th day of May, 2017 at Groton, CT. (On second insertion, please put “Dated this 19th day of May, 2017 at Groton, CT.”)

Ed Stebbins, Chairman

Account #30384
P.O. #17000327

PLEASE DO NOT BOLD PRINT. If you have any questions, please do not hesitate to contact me.

Sincerely,

Jonathan J. Reiner
Director

JJR:dlg

“SUBMARINE CAPITAL OF THE WORLD”

ZBA17#04
ZBA 17 #07