

AGENDA
PLANNING COMMISSION
JUNE 27, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. June 13, 2017*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

1. Central Hall Modification (SIT17-04), 18-22 West Main Street (CAM)*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Town of Ledyard Referral for a Public Hearing on July 13, 2017*
 - a. Application #4830 for Amending Zoning Regulations Section 2.0 Definitions, Section 8.0 Supplemental Regulations and Attachment A relating to Personal Services*
2. Report of Commission
3. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: July 11, 2017

* Enclosed

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

MINUTES
PLANNING COMMISSION
JUNE 13, 2017 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

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

I. ROLL CALL

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

II. APPROVAL OF MINUTES

1. May 23, 2017

MOTION: To adopt the minutes of May 23, 2017, as amended

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

III. PUBLIC COMMUNICATIONS

Pritchard received a letter from the Town Council reappointing Barbara Tarbox as an alternate to the Planning Commission with a term date of 12/31/2021.

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Central Hall Modifications (SIT17-04), 18-22 West Main Street (CAM)

This item was postponed until the June 27, 2017 meeting where action will be required. She noted that the property line agreement is now being reviewed. Fitzgerald inquired about parking in downtown Mystic.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Town of Stonington Referrals for a Public Hearings on June 20, 2017

a. PZ1713SUP Moogie, LLC (Whole Beast, LLC) - Special Use Permit application to expand restaurant use to 52 seats with a liquor permit for on-premises liquor sales

Staff reviewed the plans to build a butcher shop and restaurant with internal changes. Staff had no concerns.

The Planning Commission had no comment.

b. PZ1715RA Town of Stonington PZC - Regulation Amendment to modify the buffer requirements in the LS-5 Zone and amend ZR 4.3.4.1

Staff noted that this amendment is just to modify the buffer zone. Staff had no concerns.

The Planning Commission had no comment.

2. Town of Stonington Referral for a Public Hearing on July 18, 2017
 - a. PZ1716SUP & CAM KAC, LLC (Angela Kanabis) – Special Use Permit & Coastal Area Management Review applications for a new, mixed use 7500 SF structure with main level commercial use and 2 upper level residential units

Staff reviewed the plans to build a new restaurant on the 1st floor with apartments above, in this 3-story structure. Parking will be on site.

Concerns were raised about parking for this Stonington restaurant, which could affect other downtown areas including the Groton side. Concerns were raised about parking calculations for the new building and the current use of the lot for parking for an existing restaurant. The Planning Commission felt that Stonington should be concerned about the lack of parking as well as the architectural design not being in line with historical standards in the downtown area. Staff gave information about the parking study that was done in downtown Mystic.

Staff noted the recent modifications to the Groton Zoning Regulations to lessen the requirements for parking on the Groton side. Staff noted that Stonington does not have an historic district.

The Planning Commission wanted to send their concerns about the potential negative impacts on parking in downtown Mystic overall and the incompatibility of the architectural design with the historic character of downtown Mystic.

3. City of New London Referral for a Public Hearing on July 20, 2017
 - a. Generation Four Realty, LLC – Site Plan/Coastal Site Plan/Special Permit, 45 Fourth Street

Staff noted that this is a recycling center and that a new building will be built with new spare railroad tracks going into the building.

The Planning Commission had no comment.

4. Discussion of Ordinance to Designate the Planning Commission the Planning and Zoning Commission and to Abolish the Zoning Commission

Pritchard expressed his concerns at a recent Town Council meeting when this item was introduced. He noted that a public hearing on this item will be held on June 20th. Staff stated that the Town Council can change the number of 7 members to 5 members during the final adoption, after the public hearing. Zoning Commission members are still working on amending the Town's Zoning Regulations.

After some discussion, the Planning Commission expressed concerns about the increasing workload, the amount of regular members and the ability to get a quorum, filling vacancies, staggering term dates (5 members' terms will expire in 2021), slowing down the process for amending zoning regulations, and the impact on Economic Development. It was noted that the new Planning & Zoning Commission would also be required to do regulation updates in addition to the routine workload, which would be an added burden on the Commission. A letter will be drafted and submitted to the Town Council.

5. Report of Commission

An inquiry was made about trees being cut down near The Spot Restaurant. Relative to an inquiry about new construction at the strip mall in front of Benny's, Staff stated that the issue is being handled administratively by Planning Staff. Staff noted that the Hampton Inn is updating its façade.

6. New Applications - Advantage Personal Training (SIT-08) – 2906 Gold Star Highway

VIII. REPORT OF CHAIRMAN

Pritchard attended a Town Council meeting regarding the proposed Planning & Zoning Commission Ordinance and noted that a public hearing regarding this item will be held on June 20, 2017 at 7:30 p.m. in Room 1 at the Town Hall Annex. Final plans for Groton Village Condos have been signed.

Zod inquired about an increase in temporary signs throughout the Town and whether they are legal. Staff will look into this.

Munn inquired about the grass parking area at Cardinal Honda.

IX. REPORT OF STAFF

Staff stated that a public meeting will be held on Thursday, June 22, 2017 at the Town Hall Annex from 5:30 to 7:30 with the hope of gaining public input regarding the marketing of the Mystic Education Center (MEC) for redevelopment. The Town is assisting the State in helping to market this facility.

X. ADJOURNMENT

Motion to adjourn at 8:26 pm was made by Steinfeld, seconded by Zod, so voted unanimously.

Hal Zod, Vice Chair/Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II

STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: New Central Hall / 18-22 W Main St (SIT17-04)	
CAM: Yes	
STAFF PLANNER: DJG	SUMMARY DATE: 6/6/17
TERMINAL ACTION DATE: 7/8/17	PUBLIC HEARING CLOSED: n/a
EXISTING LAND USE/ZONING: vac/WDD	SITE AREA: 0.49 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
North: Pump St-River/ South: Com/WDD East: Com/WDD West: Com/WDD WDD	
HISTORY:	
<p>In March 2000, a fire destroyed the existing building at 18-22 W. Main St. On August 23, 2000, the ZBA approved a variance to allow the reconstruction of a non-conforming structure and to allow the new construction of a residential structure to have its lowest floor below the base flood level (elevation 7.8). The ZC approved a Special Permit # 242 and CAM in September 2000 for a retail/residential building, waterfront walkway and site improvements (1st floor retail, 2nd & 3rd floor as 12 residential units). PC approved the site plan (Alllyn/Bohlander) with CAM in June 2001. PC then approved a site plan (Paragon) with CAM in March 2004 for a retail/residential building (1st floor retail, 2nd & 3rd floor as 7 residential units).</p> <p>In August 2006, a new Special Permit #289 with CAM was approved for a mixed use 4-story building with 6 retail stores, and 16 residential units, coastal public access and other pedestrian access linkages related to site improvements and accessory parking. On March 27, 2007, the PC approved a site plan (Historic Mystic, LLC) and CAM to correspond with Special Permit # 289. On July 8, 2008, the PC approved a site plan (Historic Mystic, LLC) and CAM and modified the plan from 16 to 12 residential units. A Special Permit #324 was approved by the ZC on January 4, 2012 to modify the parking program and allow for the use of additional spaces at the 36 W Main St (Tift Building) for the residential units at 18-22 W Main St. On October 9, 2012, the Planning Commission approved a site plan and CAM to modify parking based on SP #324, and include an underground propane tank at 2 Gravel Street. On March 8, 2016 the Planning Commission approved a site plan modification to change change the construction notes on the approved site plan to incorporate final staging and construction management plan for Phase I of the project.</p>	
PROJECT DESCRIPTION:	
<p>The application is to modify some of the construction notes on the approved plan to incorporate final staging and construction management plan(Attachement) for the construction of the remainder of the project and to update the Spill Prevention Plan (Attachment). Design changes to the existing deck and the building are also include with the application (Attachment).</p> <p>A supplement to the previously approved CAM site plan has been submitted for changes to the pedestrian public access and the addition of a ramp and proposed dock.</p>	

LIST AGENCIES WITH OUTSTANDING COMMENTS: [] []
[] [] [] []

WAIVERS: None

LAND USE/DEVELOPMENT ISSUES ANALYSIS:

- This phase includes the construction of the remainder of the project. This plan still includes the temporary fencing off of the sidewalk and several parking spaces along West Main Street and the use of the Gravel Street pump station parking lot for staging for the project.
- The proposed stairs and deck on the west side of the building requires a property line agreement with the adjacent property owner prior to approval of this site plan application. A copy of this agreement has not been provided to staff at this time and may require this application to be continued.
- The CAM application is also for the extension of the public access deck along the western area where it will join up with the proposed ramp and stairs on the Town of Groton property. Part of this new deck area is shown over Town property and Town Council approval will be needed for this portion of the deck. Also, the existing pedestrian access easement will need to be modified.
- The CAM also includes a new ramp and dock connected to the northeast corner of the approved public access deck. This ramp and deck received approval from the CT DEEP as Permit # 201403397-MG to construct a fixed platform, ramp and floating dock for shared private recreational boating use. The applicant is proposing to gate off this area for private use. The Planning Commission may review this proposal to determine if this new private ramp/dock area off of the existing public access deck area still allows for the appropriate unencumbered use of the public access area as required by the existing easement document. Also, the Commission may also determine if modified public access provisions are warranted to meet the intent for this non-water dependent use.

- *Additional Information shall be provided at the PC Meeting.*



TOWN OF LEDYARD
Zoning & Wetlands Official's Office
741 Colonel Ledyard Highway, Ledyard, CT 06339
Phone: (860) 464-3216 FAX (860) 464 -0098
zoning.official@ledyardct.org

June 15, 2017

Betsy Moukawsher
Town Clerk
Town of Groton
45 Fort Hill Road
Groton, CT 06340

**RE: Pending Application #4830 for Amending Zoning Regulations Section 2.0
Definitions, Section 8.0 Supplemental Regulations and Attachment A
relating to Personal Services.**

**Public Hearing Scheduled: 7:00 PM, July 13, 2017
Town Hall Annex, 741 Colonel Ledyard Highway, Ledyard, CT**

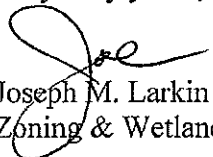
Dear Ms. Moukawsher,

As to comply with Connecticut General Statutes Section 8-7d(f), please accept this notice of the above-referenced application. Some of these proposed modifications affect properties within 500 feet of the Ledyard / Groton boundary line.

Please find enclosed a copy of the subject application and pass it along to the proper authorities for their review and comment. At the Public Hearing on this application, a representative may appear and address any concerns the Town may have. Letters submitted prior to the hearing will read into the record.

If anyone would like to discuss this matter in greater detail, please have them contact me at Town Hall.

Very truly yours,


Joseph M. Larkin
Zoning & Wetlands Official

cc: File #4830

certified mail: 7015 1520 0002 9789 6352

PC 6/27/17

TOWN OF LEDYARD
APPLICATION FOR PLANNING & ZONING COMMISSION REVIEW

RECEIVED
JUN 06 2017

Application No. 4830
Receipt Date 6-8-17
CAM Exempt? Y N

LAND USE DEPARTMENT

Date Submitted 6-6-17

Location of Work (street address) Town-wide

Zoning District ALL

Is this property within 500 feet of another town? yes

CAM Zone? Y N

Existing Use N/A

Tax Assessor's Map No. _____

• Please refer to the Zoning Regulations for assistance with application details.

Applicant/Agent Ledyard PAZ * Signature [Signature]

Address 741 Colonel Ledyard Hwy Telephone 860 464-3215

Owner (if different) _____

Address of Owner _____ Telephone _____

Proposal:*

- Site Plan
- Sign Permit
- Regulation Change+
- Zone Change+
- Gravel Permit
- Fill Permit
- Flood Hazard Permit.
- CAM Permit
- Special Permit+
- Other: _____

Details Amend Zoning Regulations Section 2.0 Definitions, Section 8.0 Sup. Regs and Attachment A relative to Personal Services

Special Exceptions:*+

- Bed & Breakfast Operation
- Country Inn
- Temporary Saw Mill
- Apartment/Condominium
- Mobile Home Village
- Child Day Care Center
- Home Husbandry**
- Two-family Dwelling
- Contractor Home Occupation
- Commercial Vehicle/ Contractor Equipment Storage

+Public Hearing Required

*Does the deed for this property contain restrictions on the proposed activity? _____

**Does the deed for this property contain restrictions on the keeping of animals? _____

Start Date: _____ Completion Date: _____ or Reapplication Date: _____ Expiration Date: _____

List previous zoning application numbers: _____

Approved by _____ Date _____

Denied by _____ Date _____

FEE: _____ + \$60.00 State Fee = _____ DATE PAID _____ RECEIPT # _____ 7/1/13

**Text Amendment-Ledyard Zoning Regulations
Personal Services**

Section 2.0 Definitions

Add:

PERSONAL SERVICE ESTABLISHMENT: Any establishment primarily involved with the provision of personal care or other service directly to the ultimate consumer on a one to one basis as walk-in trade or by appointment.

Section 8.0 Supplemental Regulations

Add:

8.26 Personal Services:

a. Tier (I) "Personal" Service Establishments – Tier (I) personal service establishments include but are not limited to veterinarian facilities, tailors, multi-disciplined beauty salon/health spa business, dressmakers, dry cleaning or laundry pickup stations, express mail/couriers, pet grooming establishments, shoeshine and shoe repair shops, shops for repairs or adjustments to appliances, watches, locks, and similar small items.

b. Tier (II) "Personal" Service Establishments – Tier (II) personal service establishments include but are not limited to beauty salons, tanning salons, nail salons, barber shops, check cashing facilities, same day payday advance loan facilities, pawn shops, professional cuddling services facility, fortune tellers and psychics, tattoo and/or body piercing parlors, laundromats, multi-level marketing business/network marketing/referral marketing facilities.

To regulate the concentration of Tier (II) Personal Service Establishments, which by nature or relationship to surrounding land uses have the ability to create health or safety issues or cause depressed property values or have other detrimental effects. The reasonable regulation of such Tier (II) Personal Service Establishments promotes the health, safety and welfare of patrons, clients and customers of such establishments.

Modify:

Attachment A-Schedule of Permitted Uses:

Delete:

USE	R' 60	R 80	LCVD 1	LCVD 2	LCVD 3	MFVD	GFDD 1	GFDD 2	RCCD 1	RCCD 2	I	CM	NC	CP
Personal service establishments														
*Tier 1			P	P	P		P	P	P					P(CR)
*Tier 2			S	S	S		S	S	S					S

Note: 8b and all references to Note: 8b