

AGENDA  
PLANNING COMMISSION  
SEPTEMBER 26, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

- I. ROLL CALL
- II. APPROVAL OF MINUTES
  - 1. September 12, 2017\*
- III. PUBLIC COMMUNICATIONS
- IV. SUBDIVISIONS
- V. SITE PLANS
  - 1. Lot 9 Library Hill, LLC, 225 Leonard Drive- Request for site plan extension\*
  - 2. Central Hall, 18-22 West Main Street- Request for site plan extension\*
- VI. OLD BUSINESS
- VII. NEW BUSINESS
  - 1. Zoning Commission referral for a Public Hearing on October 4, 2017
    - a. SPEC#355 - Mumford Cove Association- 3 Neptune Drive (CAM)\*
  - 2. Report of Commission
  - 3. New Applications
    - a. SIT17-11 - 245 Leonard Drive, 245 Leonard Drive (CAM)
- VIII. REPORT OF CHAIRMAN
- IX. REPORT OF STAFF
- X. ADJOURNMENT

Next regular meeting: October 10, 2017

\* Enclosed

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

MINUTES  
PLANNING COMMISSION  
SEPTEMBER 12, 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: Steinford, Pritchard, Kane, Zod, Munn  
Alternate members present:  
Members absent: Tarbox  
Staff present: Jones, Allen, Hovland, Gilot

II. APPROVAL OF MINUTES

1. August 8, 2017

MOTION: To adopt the minutes of August 8, 2017, as amended.

Motion made by Kane, seconded by Zod, so voted 4-0-1 (Munn abstained)

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

1. Oat Subdivision, Elm Street South – Request for Release of Bond

Staff reviewed the location of the three-lot subdivision. The subdivision was approved in 2003 and the bond was reduced to 10% in 2005. The improvements have been completed and Public Works authorized the release of the bond.

MOTION: To release the \$1,895.00 public improvement bond for the Oat Subdivision, Elm Street South.

Motion made by Kane, seconded by Steinford, so voted unanimously.

V. SITE PLANS

1. Parking Lot Improvements, 721 Long Hill Road (SIT15-10)– Request to Extend Start of Construction

Staff explained the location of the furniture business on Long Hill Road, owned by Hendel's. The plan was originally approved in September 2015. They were granted a one year start of construction extension in 2016 and they are requesting another year.

MOTION: To grant an extension for start of construction for the parking lot improvements at 721 Long Hill Road (SIT15-10) to September 22, 2018.

Motion made by Pritchard, seconded by Steinford, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Zoning Board of Appeals Referrals for a Public Hearings on September 27, 2017
  - a. ZBA#17-10 – Wronowski Residence, 2 Clift Street, Mystic

Staff presented an overview of this variance application for the Commission explaining that this is a residential property in the historic district of Mystic. The proposal is to add a second story onto an existing garage. It is located on a corner lot with two side yard set backs required. The Commission had no comment.

- b. ZBA#17-11 – Pate Residence, 27 High Street, Mystic

Staff presented an overview of this variance application to widen the porch on a residential structure in downtown Mystic. The porch will not encroach any further into the setback. The Commission had no comment.

2. Mystic Parking Inventory

Staff presented an inventory of parking spaces available to visitors in downtown Mystic, on both the Groton and Stonington sides, based on field observations. Charts and a map were distributed to the commissioners. The inventory was broken down into three categories of on-street parking and five categories of off-street parking. Staff expressed that the goal is to deal with parking in a way that is functional, but not limiting to businesses.

The Commission and staff discussed availability of institutional parking and parking availability based on season, time of day, and scheduled events. The traffic, pedestrian traffic, and bridge schedule were also discussed.

Kane mentioned utilizing bike rentals and bike stations as alternative ways to travel around downtown Mystic and lower vehicle traffic.

3. Report of Commission

Steinfeld noted the Watrous property on Drozdyk Drive is for sale. He would like the town to consider purchasing that parcel to be used as a public park for that area.

4. New Applications – None

VIII. REPORT OF CHAIRMAN

Chairman Pritchard stated that he signed off on site plans for Ju Sushi and Central Hall since the last meeting.

Staff provided an update to the Commission on the status of the elimination of the Zoning Commission and the creation of a joint Planning and Zoning Commission. The Committee of the Whole voted to eliminate the Zoning Commission by January 1, 2019. The Town Council has not yet finalized the decision. Staff said that the Zoning Commission would like representatives of the Planning Commission to attend those Zoning Commission meetings when the regulation update would be discussed. Staff agreed to send the Zoning Commission agenda packets to the Planning Commission when the regulations are on the agenda.

REPORT OF STAFF

Staff advised about the new agenda software and that the agendas and agenda packets will be in a different style. They also will no longer be emailed, but directions will be sent to the Commission to visit the town website to download the files.

Kara Hovland was introduced as the department's new Office Assistant II. She will provide administrative support to the Commission.

IX. ADJOURNMENT

Motion to adjourn at 7:40 pm was made by Zod, seconded by Munn, so voted unanimously.

---

Hal Zod, Vice Chair/Secretary  
Planning Commission

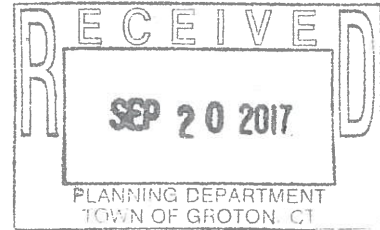
Prepared by Kara Hovland  
Office Assistant II

Not Approved

September 11, 2017  
137 Squaw Lane  
Guilford, Connecticut 06437

Groton Planning Commission  
c/o Dianne Glemboski  
Planner II

134 Groton Long Point Road  
Groton, Connecticut 06340  
RE: 225 Leonard Drive, Groton, Connecticut



Dear Dianne:

I am writing to request a five year extension of the Approved Site Plan for property at 225 Leonard Drive in Groton. The current Site Plan Approval will expire on October 14, 2017.

As you are aware, one of the two approved buildings has been constructed. While we expect to start the second building shortly we feel it prudent to extend the Site Plan Approval at this time.

Please feel free to contact me at 860-227-3813 if you require anything more to process this request.

Thank you for your help and consideration.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gary P. Sharpe".

Gary P. Sharpe, P.E.

Lot 9 Lib. Hill  
225 Leonard Dr.



70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390 ■ Fax: 860-536-1644

September 20, 2017

Ms. Diane Glemboski  
Planning and Development  
The Town of Groton  
134 Groton Long Point Rd.  
Groton, CT 06340

Re: Original Site Plan Approval  
Central Hall  
18-22 West Main Street  
Mystic, CT 06355

Dear Ms. Glemboski:

We respectfully request an extension of the site plan approval for Central Hall for an additional five (5) years: October 9, 2022.

If you have any questions or require further information please contact our office at (860) 536-7390 or via email.

Thank you for your consideration regarding this matter.

Sincerely,

***Gregg Fedus***


Gregg Fedus

Cc: Historic Mystic, LLC



Central Hall

MEMORANDUM

TO: Planning Commission  
FROM:  Deborah G. Jones, Assistant Director  
DATE: September 15, 2017  
SUBJECT: Referral for October 4, 2017 Public Hearing:  
Special Permit #355, 3 Neptune Drive (Mumford Cover Association, Owner)

---

Please be advised that the Town of Groton Zoning Commission will be considering the application described in the attached Notice of Public Hearing.

This referral is being sent pursuant to Section 8-3a (b) of the Connecticut General Statutes.

DGJ:dlg

Attachment

SPEC #355





# 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) 446-5972 FAX (860) 448-4094  
WWW.GROTON-CT.GOV

September 18, 2017

VIA EMAIL  
Attention: Legal Ads  
The Day  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on September 22, 2017 and September 29, 2017:

TOWN OF GROTON  
ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on October 4, 2017 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #355, 3 Neptune Drive, PIN 260705282445, R-12 Zone. Proposal is to place approximately 8,000 cubic yards of fine-grained marine sands on property of the Mumford Cove Association at the community park and beach. Review is per Sections 7.1-10 and 8.3 of the Zoning Regulations. (Keith Neilson/Docko Inc., Engineer) (Mumford Cove Association, Owner & Applicant) (CAM)

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 22<sup>nd</sup> day of September 2017 at Groton, Connecticut. *(On second insertion please put "Dated this 29<sup>th</sup> day of September 2017 at Groton, Connecticut".)*

Susan Sutherland, Chairperson

Account #30384

If you have any questions, please do not hesitate to contact me at 446-5995.

Sincerely,

Deborah G. Jones  
Assistant Director of Planning & Development

DGJ:dlg

Please note: this should run as a one-column ad without bolding or additional white space