



Town of Groton, Connecticut

Meeting Agenda

Town Council

45 Fort Hill Road
Groton, CT 06340-4394
Town Clerk 860-441-6640
Town Manager 860-441-6630

Mayor Rita M. Schmidt, Councilors Dean Antipas, Joe de la Cruz, Bruce S. Flax, Bob Frink, Patrice Granatosky, Rich Moravsik, Deborah L. Peruzzotti, and Harry A. Watson

Tuesday, November 17, 2015

7:30 PM

Town Hall Annex - Community Room 1

REGULAR MEETING

I. ROLL CALL

II. SALUTE TO THE FLAG

III. RECOGNITION, AWARDS & MEMORIALS

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| 2015-0267 | Proclamation Recognizing Reverend Michel Belt | Proclamation - TC |
| 2015-0268 | Proclamation Recognizing Reverend Catherine Zall | Proclamation - TC |

IV. RECEIPT OF CITIZENS' PETITIONS, COMMENTS AND CONCERNS

This is the portion of the Council Agenda where the Council welcomes comments from citizens. Each presentation should be limited to five (5) minutes or less, and citizens should, if possible, submit written comments. Presentations should be related to matters pertinent to Groton. Town Councilors will only ask questions in order to clarify the speaker's presentation and can respond during the Responses to Citizens' Petitions portion of the Town Council meeting. Citizens should make their presentations from the lectern and state their names and addresses for the record.

V. RESPONSES TO CITIZENS' PETITIONS, COMMENTS AND CONCERNS

VI. CONSENT CALENDAR

All matters listed under Item VI (Consent Calendar) are considered to be routine and will be enacted by one motion. No separate discussion of these items will take place, unless cause is shown prior to the time Council votes on the motion to adopt.

a. Administrative Items

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| 2015-0266 | Special Trust Fund Contributions | Resolution - Consent |
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RESOLUTIONS ACCEPTING CONTRIBUTIONS TO SPECIAL TRUST FUNDS

RESOLVED, that the Town Council hereby accepts contributions to the Town as follows:

- Robert and Phyllis Boggs - \$10.00 - Groton Utilities Energy Assistance Program
- Joan Feeney - \$100.00 - Groton Utilities Energy Assistance Program
- First United Methodist Church - \$250.00 - Groton Utilities Energy Assistance Program
- Groton Utilities Matching Funds - \$276.45 - Groton Utilities Energy Assistance Program
- Lee Vincent - \$50.00 - Social Services Discretionary
- Armand and Nancy Morin - \$50.00 - Social Services Discretionary
- Robert Burnside - \$100.00 - Social Services Discretionary
- Gail Narita - \$100.00 - Social Services Discretionary
- Lee Treadway - \$40.00 - Social Services Discretionary
- Lee Vincent - \$50.00 - Social Services Discretionary

b. Deletions from the Town Council Referral List

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| 2015-0188 | Distribution of PILOT Funds for State Owned Property | Referral |
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2015-0194	Groton Utilities - Taxation without Representation?	Referral
2015-0218	Board of Education Teachers Contract Negotiations	Referral
2014-0167	Airport Development Zone	Referral
2015-0201	PILOT Funds for State and Town Owned Property - Methodology and Future Distributions	Referral
2015-0232	Sale of William Seely School Property	Referral
2015-0264	Dime Bank Foundation Grant	Referral
2015-0270	Acceptance of Open Space in the Mystic Weigh Resubdivision	Referral
2015-0271	Acceptance of Ensign Drive and Mariners Lane in the Mystic Weigh Resubdivision	Referral
2015-0273	Appointment of Donna Brewer as a Regular Member of the Historic District Commission	Referral
2015-0274	Reappointment of Katherine Brightly to Library Board	Referral
2015-0275	Reappointment of Rosemary Duval-Arnould to Library Board	Referral
2015-0276	Appointment of Sean McKenna to Library Board	Referral

VII. COMMUNICATIONS & REPORTS (Other than Committee Reports)

- a. Town Councilors
- b. Clerk of the Representative Town Meeting
- c. Clerk of the Council
- d. Town Manager

VIII. COMMITTEE REPORTS

- a. Community Relations - Chairman de la Cruz
- b. Finance - Chairman Frink
- c. Personnel & Appointments - Chairman Flax
- d. Rules - Chairman Frink
- e. Public Safety - Chairman Moravsik
- f. Committee of the Whole - Mayor Schmidt

IX. NEW BUSINESS

2014-0167	Airport Development Zone	Referral
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RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO CREATE AN AIRPORT DEVELOPMENT ZONE FOR GROTON-NEW LONDON AIRPORT

WHEREAS, Planning and Development Services staff is finalizing an application to the Department of Economic and Community Development to create an Airport Development Zone (ADZ) for the Groton-New London Airport, and

WHEREAS, an ADZ is an economic benefit zone that provides incentives to businesses that locate or expand within a two mile radius of a general aviation airport, and

WHEREAS, newly constructed, renovated, or expanded facilities qualify for a five-year, 80% tax exemption based on the improvements' assessed value as well as an 80% exemption on the assessed value of machinery and equipment, now therefore be it

RESOLVED, that the Town Council authorizes Town Manager Mark R. Oefinger or his designee to submit an application to the State Department of Economic and Community Development to create an Airport Development Zone for Groton-New London Airport.

Legislative History

5/20/2014 Mayor Referred Town Council Committee of th

7/8/2014 Town Council Committee of Discussed the Whole

Kristin Clarke, Economic Development Specialist, noted that staff is obtaining information on and exploring the benefits of an Airport Development Zone and the process to establish one in Groton. Ms. Clarke explained the background of the zone which would be a two mile radius around the airport property boundaries. The benefits would be similar to the Enterprise Zone for certain types of businesses. Ms. Clarke reviewed the areas that would fall within the zone. Staff is currently developing a map and preparing an economic analysis narrative.

Councilor Frink expressed support for the effort and suggested that a development program be developed if the zone is instituted. It was noted that the Airport Development Zone is an overlay zone; it does not supersede underlying zoning. If the Town wants to pursue the designation, it must submit an application soon in order to make the legislative session in 2015. Councilor Cerf noted a potential for abuse because the area is so large. It was noted that the Connecticut Airport Authority is the ultimate decider of who receives benefits, but staff is still researching the process.

Councilor Somers arrived at 6:17 p.m.

7/8/2014 Town Council Committee of Discussed the Whole

Town Manager Oefinger noted there is only a small amount of land within the Airport Development Zone that would attract eligible businesses. He reviewed general criteria and noted that more information is needed. Councilor Cerf expressed concern that the state establishes the criteria. The Town Manager explained that the Town Council's role is to determine whether or not the zone should be established and all development must meet the underlying zoning. Councilor Flax asked about down sides to the proposal. The Town would need to work with a consultant to complete the submission in a timely manner and staff is suggesting that economic development funds be used. The Town Manager explained that the Airport Development Zone program is marketed by the state, which provides access to different businesses. The Town's local incentive program can be cumbersome. Councilor Flax expressed support if there is a return on the investment in a consultant investment. Discussion followed on the Enterprise Zone, which has been used by Pfizer and Electric Boat. Councilors Cerf and de la Cruz expressed support for the program.

9/23/2014 Town Council Committee of Discussed the Whole

Town Manager Oefinger distributed and reviewed maps and a narrative update on the Airport Development Zone effort. The Town will be approaching the state with a proposal to expand the zone beyond the 2 mile radius from the airport since a good portion of the area is water. The consensus of the Council was to propose a 2.5 mile radius.

1/13/2015 Town Council Committee of Discussed the Whole

A staff memo was provided to the Council on the status of the Airport Development Zone effort, which was discussed earlier with the legislators.

2/10/2015 Town Council Committee of Discussed the Whole

Kristin Clarke, Economic Development Specialist, was present to update the Council on the Airport Development Zone (ADZ). She requested formal action from the Town Council in support of the ADZ to accompany legislation that would modify the boundary of the zone. The new London City Council has taken formal action.

Councilor Cerf raised procedural issues, suggesting that the Town must obtain DECD support prior to going to

the legislature.

**2/10/2015 Town Council Committee of Motion
the Whole**

to express the Town Council's support for the Airport Development Zone.

In response to Councilor Cerf, Ms. Clarke explained that the cost to the municipality and the economic benefit are calculated by the municipality and those figures cannot be calculated until it is known if the boundary will be shifted. Staff has had detailed conversations with DECD, the Connecticut Airport Authority, seCTer, the Chamber of Commerce, and SCCOG and all are very supportive. The boundaries of the zone are measured from the edge of the airport property as determined by GIS. Councilor Cerf expressed her objection to the size of the zone and the lack of any studies

**11/10/2015 Town Council Committee of Discussed
the Whole**

**11/10/2015 Town Council Committee of Recommended for a
the Whole Resolution**

2015-0232 Sale of William Seely School Property Referral

RESOLUTION AUTHORIZING THE SALE OF THE WILLIAM SEELY SCHOOL PROPERTY TO KINCORA DEVELOPMENT

WHEREAS, the Town previously entered into a purchase and sale agreement with Kincora Development, LLC of Waltham, Massachusetts for the Town owned William Seely School property on Walker Hill Road, and

WHEREAS, the Town Council conducted a public hearing on the proposed sale on September 15, 2015 and also met with residents in the vicinity of the property, and

WHEREAS, the Planning Commission reviewed a Connecticut General Statutes Section 8-24 referral on September 8, 2015 and expressed support for the sale of the property; now therefore be it

RESOLVED, that the Town Council approves the sale of the William Seely School property to Kincora Development, LLC.

Refer to RTM

Legislative History

9/9/2015 Mayor Referred Town Council Committee of th
**9/22/2015 Town Council Committee of Discussed
the Whole**

A public hearing was held on the sale of the William Seely School property last week. Town Manager Oefinger noted that the Town is not in a position to answer many of the questions raised at the public hearing because the proposed development is unknown. As noted at the public hearing, the Planning Commission recommended in favor of the sale under CGS Section 8-24, and the purchaser would like an adjustment to the purchase sale agreement.

Discussion followed on the impact of development on homeowners and methods that could be employed such as screening, buffers, topography, and sound attenuation. Any development of the property will require the proper land use approvals.

Councilor Frink noted it is the Town Council's role to determine if there is a compelling reason for the Town to own the property and it is the land use agencies' responsibility to assure that development is done in the right way.

Councilor Watson feels the Council owes it to residents to explain the process and the checks and balances that are in place.

The Town Manager suggestion and an information session for the surrounding neighborhoods, and Committee members concurred.

- 10/13/2015 Town Council Committee of the Whole Discussed
- 10/27/2015 Town Council Committee of the Whole Not Discussed
- 11/10/2015 Town Council Committee of the Whole Discussed
- 11/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0264 Dime Bank Foundation Grant Referral

RESOLUTION AUTHORIZING THE SUBMISSION OF A DIME BANK FOUNDATION GRANT APPLICATION

WHEREAS, Groton Parks and Recreation is seeking authorization to apply for a \$650.00 grant from the Dime Bank Foundation to fund the purchase of a portable sound system for use at various recreation program and community events, now therefore be it

RESOLVED, the Town Manager Mark R. Oefinger or his designee is authorized to apply for a grant in the amount of \$650.00 from the Dime Bank Foundation for a portable sound system.

Legislative History

- 10/27/2015 Mayor Referred Town Council Committee of th
- 11/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0270 Acceptance of Open Space in the Mystic Weigh Resubdivision Referral

ACCEPTANCE OF OPEN SPACE IN THE MYSTIC WEIGH RESUBDIVISION

WHEREAS, the Mystic Weigh Resubdivision was approved by the Planning Commission on May 25, 2004, and

WHEREAS, on October 27, 2015 the Planning Commission recommended acceptance of the 15.98 acre open space parcel in the resubdivision, now therefore be it

RESOLVED, that the Town Council hereby accepts the open space parcel in the Mystic Weigh Resubdivision.

Legislative History

- 11/4/2015 Mayor Referred Town Council Committee of th
- 11/10/2015 Town Council Committee of the Whole Discussed
- 11/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0271 Acceptance of Ensign Drive and Mariners Lane in the Mystic Weigh Resubdivision Referral

RESOLUTION ACCEPTING ENSIGN DRIVE AND MARINERS LANE IN THE MYSTIC WEIGH RESUBDIVISION

WHEREAS, the Mystic Weigh Resubdivision was approved by the Planning Commission on May 25, 2004, and

WHEREAS, on October 27, 2015 the Planning Commission recommended acceptance of Ensign Drive (2,520 linear feet) and Mariners Lane (810 linear feet) serving lots in Phases I and II of the resubdivision, now therefore be it

RESOLVED, that the Town Council hereby accepts Ensign Drive and Mariners Lane in the Mystic Weigh Resubdivision.

Legislative History

11/4/2015 Mayor Referred Town Council Committee of th

11/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0273 Appointment of Donna Brewer as a Regular Member of the Historic District Commission Referral

RESOLUTION APPOINTING DONNA BREWER AS A REGULAR MEMBER FROM AN ALTERNATE MEMBER TO THE HISTORIC DISTRICT COMMISSION

RESOLVED, that Donna Brewer, 26 Academy Lane, Mystic, is hereby appointed as a regular member from an alternate member to the Historic District Commission for a term ending 12/31/18.

Legislative History

11/4/2015 Town Council Personnel & Appointments Committee Recommended for a Resolution

2015-0274 Reappointment of Katherine Brighty to Library Board Referral

RESOLUTION REAPPOINTING KATHERINE BRIGHTY TO THE LIBRARY BOARD

RESOLVED, that Katherine Brighty, 68 Brookshaven Road, is hereby reappointed to the Library Board for a term ending 12/31/18.

Legislative History

11/4/2015 Town Council Personnel & Appointments Committee Recommended for a Resolution

2015-0275 Reappointment of Rosemary Duval-Arnould to Library Board Referral

RESOLUTION REAPPOINTING ROSEMARY DUVAL-ARNOULD TO THE LIBRARY BOARD

RESOLVED, that Rosemary E. Duval-Arnould, 90 Colony Road, is hereby reappointed to the Library Board for a term ending 12/31/18.

Legislative History

11/4/2015 Town Council Personnel & Appointments Committee Recommended for a Resolution

2015-0276 Appointment of Sean McKenna to Library Board Referral

RESOLUTION APPOINTING SEAN MCKENNA TO THE LIBRARY BOARD

RESOLVED, that Sean McKenna, 249 Ridgewood Drive, Mystic, is hereby appointed to the Library Board for a term ending 12/31/16.

Legislative History

11/4/2015 Town Council Personnel & Appointments Committee Recommended for a Resolution

X. OTHER BUSINESS

XI. ADJOURNMENT