

AGENDA
GROTON ZONING COMMISSION
JUNE 7, 2017 - 6:30 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. Special Permit #353, 1352 North Road, PIN 179016737633, RU-40 Zone. Proposal is to convert 504 square feet of an existing barn to a cat kennel business. (Renee Ceil, Applicant)(David Arnold, Owner)*

III. CONSIDERATION OF PUBLIC HEARINGS

1. REGA17-01, Proposed Zoning Regulation Text Amendment to Section 6.12 Water Resource Protection District (WRPD)
2. Special Permit #353, 1352 North Road (Renee Ceil, Applicant) (David Arnold, Owner)

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF MINUTES

1. March 21, 2017 Special Meeting**
2. May 31, 2017 Special Meeting

VI. OLD BUSINESS

1. Zoning Regulations Rewrite Project

VII. NEW BUSINESS

1. Report of Commission
2. Receipt of New Applications

VIII. REPORT OF CHAIRPERSON

IX. REPORT OF STAFF

X. ADJOURNMENT

* ENCLOSED

** PREVIOUSLY ENCLOSED

Next Regular Meeting: July 5, 2017

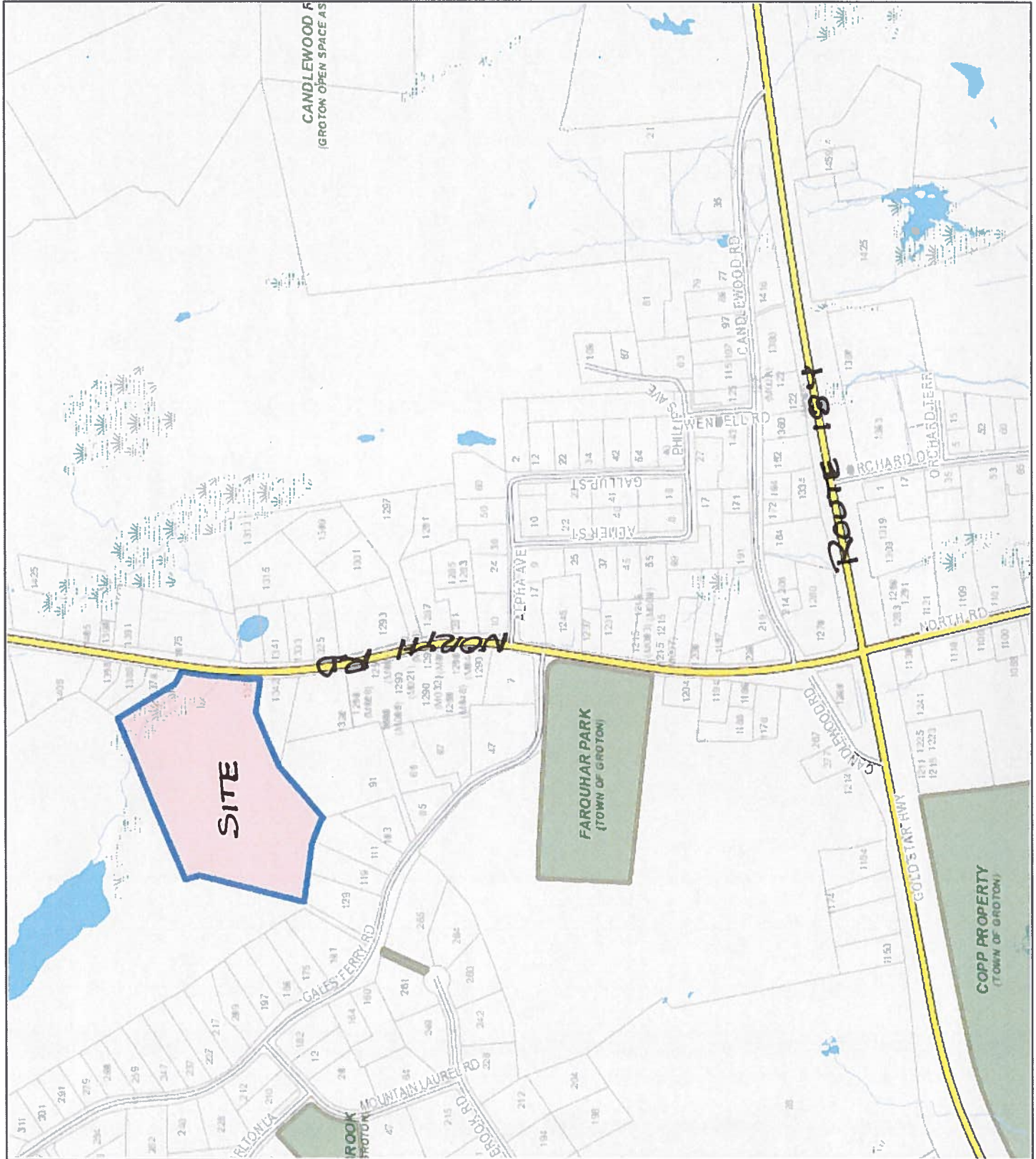
STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: SPEC 353, Luxury Cat Condos, 1352 North Road	
CAM: Exempt	
STAFF PLANNER: MTA	SUMMARY DATE: 6/1/17
TERMINAL ACTION DATE: 7/7/17	PUBLIC HEARING CLOSED: NA
EXISTING LAND USE/ZONING: Residential/RU-40	SITE AREA: 10.778 AC.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
North: Res/RU-40	South: Res/RU-40
East: Res/RU-40	West: Municipal/RU-40
HISTORY:	
<p>A 1,301 sq. ft. single-family house originally built in 1900 is located near the property's North Rd. frontage. The house is on public water and has a septic system on site. Approximately 80 ft. behind the house is a barn of roughly 1,100 sq. ft. A paved driveway leads to the barn, and there is a parking area with enough space for three vehicles.</p>	
PROJECT DESCRIPTION:	
<p>This special permit is to convert part of the existing barn for a kennel for cats business. 224 sq. ft. will be converted to office use, and 280 sq. ft. will be converted to kennel use with 10 enclosures to house up to 20 cats. One additional enclosure will be located in the office area for the purpose of isolating a sick animal per state regulations. There will be one employee serving as owner/operator. All operations of the business will occur indoors. The proposed use of a kennel is allowed in the RU-40 Zone with special permit per Section 5.1-3.</p>	
LIST AGENCIES WITH OUTSTANDING COMMENTS:	
WAIVERS:	
LAND USE/DEVELOPMENT ISSUES ANALYSIS:	
<p>Variance: The proposal does not meet the requirements of Section 7.1-14B which stipulates that "buildings containing animals" must be at least 100 ft. from any property line. The existing barn that will house the kennel is located approximately 45 ft. from the southern property line. An application for a variance to Section 7.1-14B has been submitted.</p>	
<p>Parking: 3 spaces are required per Section 7.2-3F. A parking area with enough space for three vehicles exists at the site.</p>	
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.	

Town of Groton



1352 NORTH RD



Disclaimer

The planimetric and topographic information depicted on this map was compiled by The Seaborn Map Company based on an aerial flight performed in April 2009. The parcel and property line information shown on this map is based on the most recent recorded deeds, maps, assessor records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information for informational purposes only. It is not intended to be used as a legal document and is not a substitute for a title search. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE WAIVER OF PROPERTY.

Horizontal Datum: Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum: North American Vertical Datum of 1988 (NAVD88).

Date: 6/1/2017

SPEC 353