

AGENDA
GROTON ZONING COMMISSION
JULY 6, 2016 - 6:30 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. Special Permit #349, 10 Water Street, PIN 261918306539, WDD Zone. Proposal is to convert 750 square feet of retail to a standard restaurant with up to 200 square feet of seating area. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (The Mystic Group at Mystic LLC, Owner; Melody Pere, Applicant)*

III. CONSIDERATION OF PUBLIC HEARING

1. SPEC #349, 10 Water Street (The Mystic Group at Mystic LLC, Owner; Melody Pere, Applicant)

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. May 4, 2016*
2. May 23, 2016 Special Meeting*
3. June 1, 2016*

VI. OLD BUSINESS

1. Zoning Regulations Update
 - a. WRPD Permitted Uses
 - b. Consolidation of Zones
 - c. Definitions/Table of Permitted Uses

VII. NEW BUSINESS

1. Report of Commission
2. Receipt of New Applications

VIII. REPORT OF CHAIRPERSON

IX. REPORT OF STAFF

X. ADJOURNMENT

* Enclosed

Next Regular Meeting: August 3, 2016



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

JONATHAN J. REINER
DIRECTOR
JREINER@GROTON-CT.GOV

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

June 8, 2016

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

Please publish the following legal ad on June 24, 2016 and July 1, 2016:

TOWN OF GROTON
ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on July 6, 2016 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 #349, 10 Water Street, PIN 261918306539, WDD Zone. Proposal is to convert 750 square feet of retail to a standard restaurant with up to 200 square feet of seating area. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (The Mystic Group at Mystic LLC, Owner; Melody Pere, Applicant)

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 24th day of June 2016 at Groton, Connecticut. (On second insertion please put "Dated this 1st day of July 2016 at Groton, Connecticut".)

Susan Sutherland, Chairperson

Account #30384
P. O. #16000391

If you have any questions, please do not hesitate to contact me at 446-5970.

Sincerely,


Deborah G. Jones
Assistant Director

DGJ:dlg

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

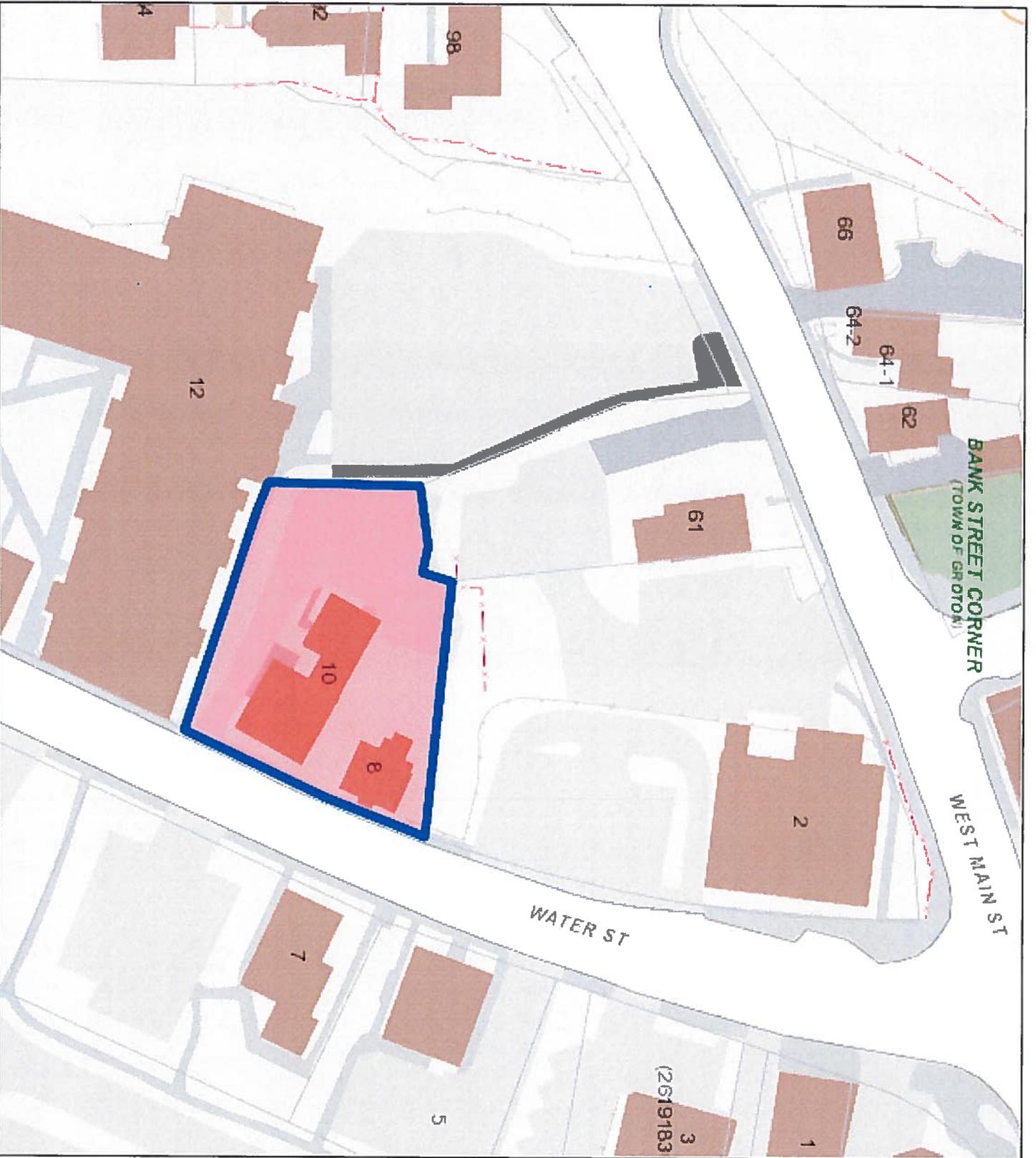
"SUBMARINE CAPITAL OF THE WORLD"



E-MAILED

6/8/16

DLG



Town of Groton



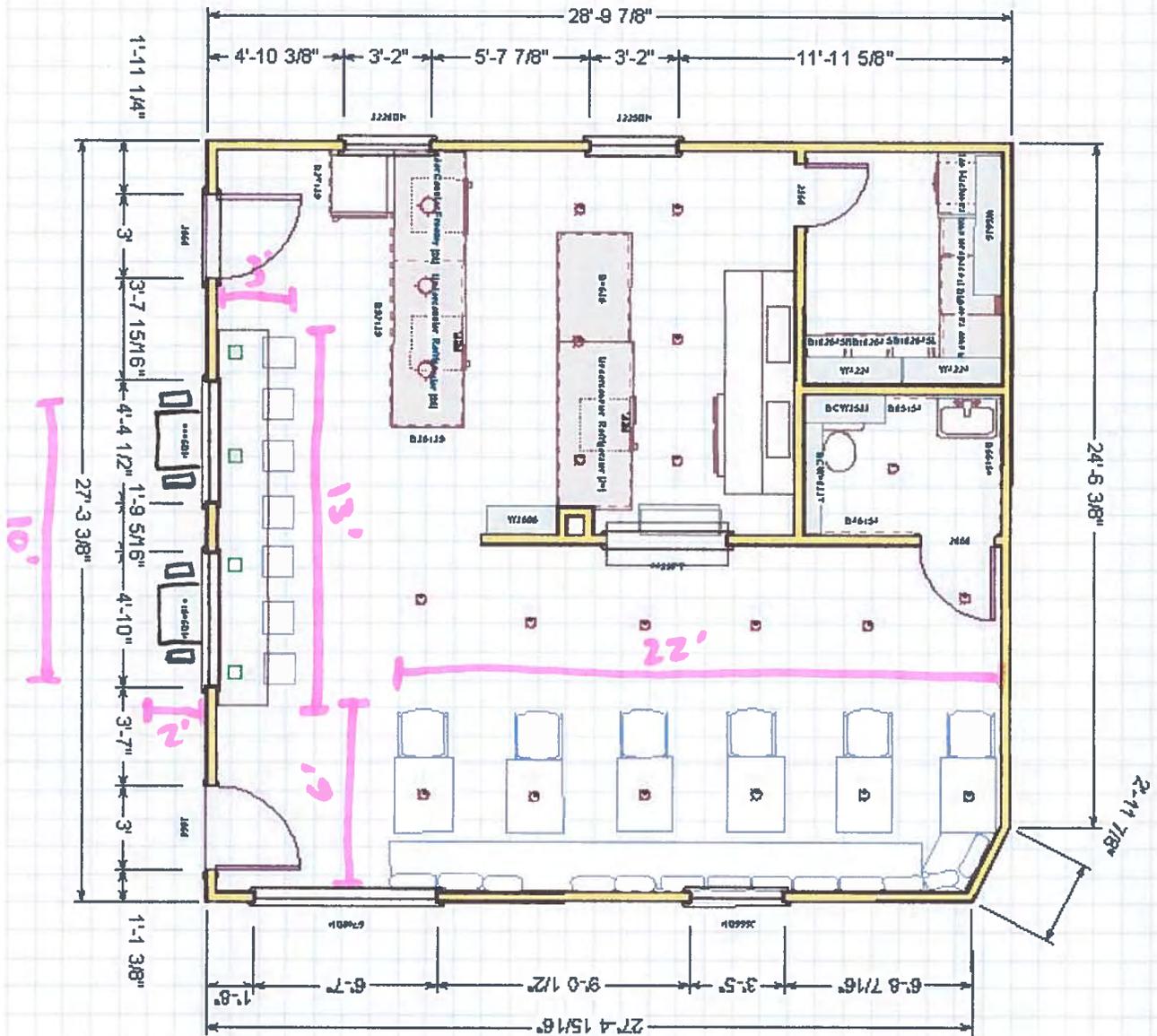
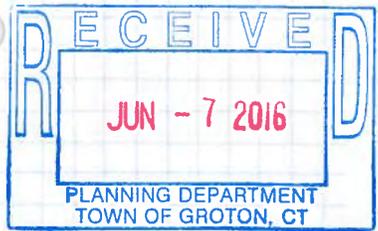
**RISE - 10
WATER ST**

*S.P.
RISE #349*



Disclaimer:
The planimetric and geographic information depicted on this map was compiled by The Sisson Map Company based on an aerial flight performed in April 2008. The parcel and property line information shown on this map has been compiled from information provided by the Groton Planning Department. The information is not a guarantee of accuracy. The information is provided as a general representation of real property information and is not intended to be used for any other purpose. The Town of Groton and the Sisson Map Company make no warranty, express or implied, regarding the accuracy of the information. The information is provided for informational purposes only and is not intended to be used for the transfer of real property.

Vertical Datum:
North American Vertical Datum of 1988 (NAVD83).

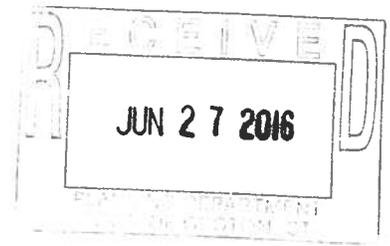


Total Seating Area = 191 ft²

RISE
 SPEC # 349

SPECIAL PERMIT CHECKLIST

RISE
10 WATER STREET
MYSTIC, CT 06355



8.3-2 A Project Description:

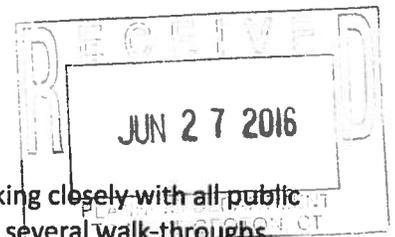
The space was previously occupied by a florist who was only there briefly before having to abandon the business. I started leasing it last fall with the intention of putting in a full-service breakfast and lunch restaurant. We began construction in May after obtaining all the necessary permits. Those permits only allowed for a limited seating area and I would like to expand that to add counter seating as well as some outdoor tables so I can optimize the use of the space that I have. I am dedicated to sourcing as locally as possible in order to help support our small community. I believe that the best ingredients are grown close to home and knowing that the food I buy is raised with love and care helps fuel my passion and creativity in the kitchen. In addition to having full table service, I also have a service counter where guests may purchase food, coffee, and pastries to go.

The surrounding neighborhood is rich in dining establishments, retail shops, and residences. Over the past few years Mystic has seen some very exciting development with the additions of places like Oyster Club, Engine Room, and Water Street's newest member, Sift. I am thrilled to be joining the team with my restaurant, RISE.

8.3-2 B Special Permit Criteria from Section 8.3-8

- A. LOCATION: RISE is in the perfect location. Downtown Mystic hasn't seen a full-service breakfast establishment since The Portuguese Fisherman (previously B.B. Dairy). The space is small, but I will still be able to cater to a good number of locals and tourists alike as the turnover will be quick and takeout business will be a popular option. Also, given the limited capacity it will allow for the development of similar operations in order to give the public more options.
- B. BUILDINGS: There will be no major changes to the exterior of the building, and the changes that do need to be made have already been deemed by the historic district commission to be in keeping with the surrounding area.
- C. NEIGHBORHOOD COMPATABILITY: The development of RISE will not hinder the development of the surrounding area in any way. All work that is being done is within the existing structure and will not encroach on my neighbors. The building is an old building and in need of some TLC. I will be updating the interior and cleaning up the exterior which, if anything, will increase the beauty of the area and create greater desirability.
- D. PARKING AND ACCESS: The total footage of my seating area is 191 sq ft. Former regulations required 3 parking spaces for every 100 sq ft which would mean I need 6 spaces. According to current regulations I am required to have 50% of that which requires me to have 3 parking spaces. I already have 3 spaces allotted to my unit, located behind the building. If I find that is not enough parking and it is creating problems, I always have the option to enroll in the validation program in the communal lot.
- E. STREETS: RISE is not located at an intersection so that is not a consideration. There is ample sidewalk for foot traffic. No changes are necessary regarding the streets.

RISE
SPEC #349



- F. PUBLIC SAFETY: In terms of public safety, RISE is dedicated to working closely with all public officials to assure that everything is up to code. I have already had several walk-throughs with the head building inspector, fire marshal, and LLHD to receive approval for all work done thus far.
- G. UTILITIES: I have already spoken with Aquarion and Groton public works to assure that I am sufficiently outfitted to handle the demands and output of my restaurant. For waste and grease disposal I will be joining in the factory square dumpster lease. I have had my grease trap approved by the town of Groton and will be inspected upon installation.
- H. ENVIRONMENTAL: The biggest environmental concerns with a small scale restaurant are the smoke and exhaust put off from the cooking surfaces. To address this I have purchased a top of the line hood system which filters all off put. The hood system will be maintained regularly according to the factory recommendation. In terms of the trash produced at RISE, I will recycle whenever possible and would also like to work out a composting system for my produce scraps.
- I. CONSISTENT WITH PURPOSE: This plan has no detrimental side effects to public health, safety, and welfare. It does not conflict with the purposes of these regulations. It does further the goals, objectives, and policies of the town's plan of conservation and development.
- J. DELIVERIES: The schedules of all delivery drivers vary so it is difficult to predict, however I anticipate receiving primarily morning deliveries. Most of my delivery trucks will be smaller scale so they can temporarily park in the lot behind the building. As with all larger trucks that deliver to Water St. they can pull onto the sidewalk while they are bringing my orders inside.

8.3-2 C. There is no mention of small scale restaurants in Section 7.1 therefore there are no applicable conditions.

*RISE
SPEC #349*

MEMORANDUM

TO: Zoning Commission
FROM:  Deborah G. Jones, Assistant Director of Planning and Development
DATE: June 22, 2016
SUBJECT: Planning Commission Referral regarding Special Permit #349, 10 Water Street

At its meeting on June 14, 2016, the Planning Commission reviewed the referral listed below and made the following comment:

Zoning Commission Referral for July 6, 2016 Public Hearing regarding a Special Permit #349, 10 Water Street, Mystic

The Planning Commission recommended approval of Special Permit #349 for a standard restaurant at 10 Water Street.

DGJ:rms

RISE
SPEC #349

MINUTES
TOWN OF GROTON
ZONING COMMISSION
MAY 4, 2016 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Hudecek, Sayer
Alternate members present: Smith
Absent:
Staff present: Glemboski, Jones, Gilot

Chairperson Sutherland called the meeting to order at 6:34 p.m. and seated Smith as a voting member.

II. PUBLIC HEARINGS

1. Special Permit #346, 0 Route 12, PIN 178018417370, NMDD Zone. Proposal is for the construction of 147 multi-family residential units in the Nautilus Memorial Design District. Review is per Section 6.10-3 of the Zoning Regulations. (Lighthouse Point LLC, Owner; A.R. Building Company, Inc., Applicant)

The Chairperson recused herself from the hearing and appointed Vice Chairman Hudecek to sit as Chair for this application. Acting Chairman Hudecek read the legal notice.

William Sweeney, Attorney, Tobin, Carberry, O'Malley, Riley, Selinger P.C., New London, represented the applicant, A.R. Building. Mr. Sweeney introduced the applicants and their representatives who were present: applicants: Dan Mancosh, Jason Kambitsis, and John Thompson of A.R. Building; John Schmitz, BL Companies; and Geoff Campbell, Architect, Rothschild Doyno Collaborative.

Mr. Sweeney explained the site location in the Nautilus Memorial Design District (NMDD) and provided a brief overview of the project. The zone allows multi-family as a use by right, but new construction requires a special permit.

Mr. Sweeney submitted the original mailing receipts for notification to abutters.

Mr. Sweeney detailed the triangular shaped, undeveloped, 12.4 acre location off Route 12. There is multi-family located to the east and west. The development would be on the flatter, northern end of the property due to the slope of the site. Mr. Sweeney reviewed a previously approved project at this site. He said a wetland permit was granted for that project in 2005, and this project meets the conditions of the permit in effect.

The applicants propose to build a 147 unit apartment complex. The proposal meets all zoning requirements. They propose three identical buildings with 49 units each, a mixture of studio, one bedroom, and select two bedroom

units. The buildings will each have elevators, porches as required by the regulations, and each building will be sprinklered. All ADA requirements would be met.

The target market would be single upwardly mobile people who want to live in Groton. There is a need for new, high quality rental units in Groton.

Access to the site would be through two curb cuts on Pleasant Valley Road North. A traffic report was submitted. As part of their referral, the Planning Commission asked them to review the Gungywamp – Pleasant Valley Road North intersection and propose anything that might mitigate the traffic at this location. Markings to keep the intersection clear have been proposed as a solution.

A new frontage sidewalk will be installed along the west side of Pleasant Valley Road North and on Gungywamp Road and then connect to the existing sidewalk system at Route 12 and Gungywamp Road. Parking spaces required is 239; the State of Connecticut traffic authority will need to review the project and issue a traffic permit. There will be some covered parking as well as surface parking lots.

Mr. Sweeney reviewed the access drives, lighting, active and passive recreation areas, detention basins and stormwater. No playground area is proposed at this time. The utilities will be underground. The site is served by municipal water and sewer. The applicants propose to extend a new water line from Gungywamp to address water pressure issues. The buildings will be developed in the northern area, and the remainder of the site will be left in its natural state, out of the upland review area.

John Schmitz, BL Companies, Meriden, detailed the drainage and traffic. The traffic flow from two driveways on the site was reviewed. The queuing of cars on Gungywamp at the traffic light on Route 12 currently backs up and blocks the intersection at Pleasant Valley Road North. The applicants propose to stripe and paint a box at the intersection with “do not block intersection” signs posted prior to the box in an effort to maintain turning movements and keep the crosswalk clear. He discussed the traffic study performed this year, and peak hours at the intersection during the am and pm commute.

Geoffrey Campbell, Rothschild Architect, Rothschild Doyno Collaborative, Pittsburgh, showed slides of other sites built by A.R. Building throughout the country.

The buildings\ floor plans and elevations and building heights for the proposed units were reviewed. ADA accommodations were discussed. A clubhouse will be built on site. Garages and carports will be provided.

Mr. Sweeney addressed the special permit requirements, the Nautilus Memorial Design District and the Plan of Conservation and Development criteria.

Staff said the proposed traffic plan was sent to the Town Engineer, who said the report was acceptable. The Planning Commission had concerns with the

queuing issue during the morning and the afternoon peak times. The design will be sent to the Town Traffic Authority, as well as the state Traffic Commission.

The Acting Chairman asked for comments from the public and there were none.

Mr. Sweeney thanked the commission and stated that the applicants would be meeting with the Traffic Authority on May 19th.

The public hearing was closed at 7:46 pm.

2. Special Permit #347, 24 West Main Street, PIN 261918412001, WDD Zone. Proposal is to convert 2300 square feet of retail to a restaurant with up to 400 square feet of seating area. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (State & Elizabeth Lawrence, Owner; Cheryl Robdau, Applicant)

Chairman Sutherland was reseated. Vice Chairman Hudecek read the legal ad.

Rod Desmarais, 81 High Street, Mystic, owner of the ice cream shop on West Main Street, presented their proposal to move the existing deli at the ice cream shop to a new location at 24 West Main Street. A Certificate of Appropriateness was granted by the Historic District Commission. There would be no increase in intensity of use. Mr. Desmarais showed pictures of the elevations of the building, the former "Clad In" retail shop. He detailed the building's location, access, and the proposed change in handicap access when the Central Hall building is complete. There is no handicap access from the front because it is a historic building. They will have a handicap access ramp at the back of the building, which will be relocated to the side of the building when the Central Hall building is built.

Cheryl Robdau, owner of business, addressed the handicap access issue. She said there is just no land available to create an access, and after completion of Central Hall, handicap access will be from a separate entrance.

Mr. Desmarais presented the coastal access management report.

There will be no outside seating and no alcohol served.

Staff addressed the WDD. The restaurant would have over 100 s.f. of seating, requiring a special permit. Twelve parking spaces are required. An oil tank is being relocated and upgraded. The Planning Commission had no comment. The abutter mailings were in order.

The Vice Chairman asked for comments from the public and there were none.

The public hearing was closed at 8:07 p.m.

III. CONSIDERATION OF PUBLIC HEARINGS

1. Special Permit #346, 0 Route 12, A.R. Building Company, Inc., Applicant

The Commission discussed existing traffic concerns. Staff discussed the previously approved application from 2006 for multi-family housing.

MOTION: To approve Special Permit #346, Groton Multi-Family Apartments (Lighthouse Point, Owner; A.R. Building Co., Inc., Applicant), 0 Route 12 & Pleasant Valley Road North, to allow a 147 unit multi-family residential development in the Nautilus Memorial Design District (NMDD) with the following conditions and findings.

1. Traffic improvements to the intersection of Pleasant Valley Road North and Gungywamp Road shall be incorporated into the project as proposed, unless additional modifications and improvements are required by the Local Traffic Authority or the Office of the State Traffic Administration. Any modification to this plan imposed by another Federal, State, or Local agency shall require additional review by Town Staff and/or the appropriate Commission, whichever is appropriate.

Findings

The Commission finds that the development of a 147-unit multi-family residential development is consistent with the purpose and objectives of Section 6.10 of the Zoning Regulations for the NMDD zone. Multi-family residential is considered an appropriate use for the district and helps to create a viable service and residential area which serves the needs of the personnel associated with the Base and those associated with the defense-related industries in the surrounding area.

The Commission also finds that the development of a 147-unit multi-family development complies with Section 8.3-8 of the Zoning Regulations in that the activity is appropriate for the site, it does not alter the essential characteristics of the area, it provides adequate and suitable vehicular circulation and utilities for the use, does not conflict with the purposes of these regulations, and will reasonably minimize the potential environmental impacts on adjacent water bodies, including Long Island Sound.

Motion made by Smith, seconded by Sayer. Motion passed unanimously.

2. Special Permit #347, 24 West Main Street, Cheryl Robdau, Applicant

MOTION: To approve Special Permit #347, 24 West Main Street, to convert 2,300 square feet of retail space to a restaurant with up to 400 square feet of seating area.

The Commission finds that the conversion of a retail to a restaurant use complies with the objectives of Section 6.3 of the Zoning Regulations in that it will enhance the unique qualities of Mystic, will preserve and enhance the historic features of the existing building, and is in keeping with the goals of the Plan of Conservation and Development.

The Commission also finds that this application complies with the special permit objectives in Section 8.3-8 of the Zoning Regulations in that it does not alter the essential characteristics of the Mystic area, does not cause traffic congestion or safety conflicts, does not conflict with the purposes of these regulations, and will reasonably minimize the potential environmental impacts on adjacent water bodies, including Long Island Sound.

Motion made by Sutherland, seconded by Smith. Motion passed 4-0-1 1 abstention (Sayer).

MOTION: To approve the Coastal Site Plan for the conversion of retail space to a restaurant at 24 West Main Street because it is consistent with all applicable coastal policies and will not have an adverse impact on coastal resources.

Motion made by Sutherland, seconded by Smith. Motion passed 4-0-1, 1 abstention (Sayer).

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES

MOTION: To approve the minutes of the special meeting of March 30, 2016 as amended.

Motion made by Sayer, seconded by Smith. Motion passed unanimously.

MOTION: To approve the minutes of the meeting of April 4, 2016 as written.

Motion made by Sutherland, seconded by Sayer. Motion passed unanimously.

MOTION: To approve the minutes of the special meeting of April 11, 2016 as written.

Motion made by Smith, seconded by Marquardt. Motion passed unanimously.

VI. OLD BUSINESS

1. Zoning Regulation Update – WRPD Discussion

Staff is still waiting for some responses from the consultant. The Commission discussed incentivizing LEED certification. For homework, the commissioners will review the Table of Permitted Uses.

VII. NEW BUSINESS - None

VIII. REPORT OF CHAIRPERSON - None

IX. REPORT OF STAFF

1. Meeting Schedule

A special meeting was scheduled for May 23rd, starting at 6:00 pm to finish the WRPD table, review a map showing combined residential zones, and review definitions associated with uses in the Table of Permitted Uses.

The next regular meeting will be held on June 1st at 6:30 pm.

A special meeting was scheduled for June 13th to continue the work on the WRPD and zone consolidation.

Staff presented Susan Marquardt with a Length of Service Award from the Connecticut Federation of Planning and Zoning Agencies (CFPZA) in recognition of her 12 years of service on the Groton Zoning Commission.

The spring CFPZA newsletter was distributed.

X. ADJOURNMENT

Motion to adjourn at 8:41 p.m. made by Smith, seconded by Sayer, so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Office Assistant III

MINUTES
SPECIAL MEETING
TOWN OF GROTON
ZONING COMMISSION
MAY 23, 2016 – 6:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Sayer, Hudecek
Alternate members present:
Absent: Smith
Staff present: Glemboski, Jones, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 6:02 p.m.

II. PUBLIC COMMUNICATIONS - None

III. ITEMS OF BUSINESS

1. WRPD Permitted Uses Spreadsheet

Staff provided a brief overview of the goals for this meeting: finish the WRPD permitted uses with a solid consensus from the Commission. Nate Kelly and Jeff Davis of Horsley Witten Group would guide the discussion.

Staff said the FY 17 budget for the Office of Planning and Development was approved, so the zoning regulation rewrite will continue into the next fiscal year. Staff recommended subcommittees, or a Saturday workshop, to get through the process. The commission and staff discussed the process and funding available for the project. The Commission would like to be kept apprised of the funds available, and a progress report. They recommended that staff keep the Town Council apprised of the progress (percent of project completed). The Commission discussed having longer work sessions when the consultant is present.

Discussion ensued on the list of WRPD uses spreadsheet begun at a previous meeting.

11) and 12) Animal Feedlots/keeping of livestock: Mr. Kelly discussed contamination from waste; this could be allowed but require specific standards. The commission discussed removing feedlots and keeping farms as a use, the need a definition for a farm and livestock, determine the difference between livestock and a pet; livestock in WRPD – the commission agreed to permit with conditions. The commission needs to consider allowing farms, and standards for farms near watercourses with regard to pesticides and buffering from wetlands or watercourses – address with performance standards.

13) Auto/truck rental-(in regulations, not in WRPD): discussed risks/protection in the area. One issue is whether equipment will be repaired and serviced on site. They asked to review before deciding.

14) Cemetery – no new cemetery uses

- 15) Contractor's Construction Equipment and Vehicle Storage - look at performance standards for auto with #13
- 16) Funeral and crematory services - only allowed in sewerred areas
- 17) Veterinary or Animal Hospitals - need conditions
- 18) Fuel Oil dealers - no storage of significant oil on site; brokers or dealers or retailers would be allowed; no onsite storage (in definition)
- 19) Trailer, Farm & Heavy Equipment Sales - same as 15
- 20) Wholesale and Outdoor Storage - performance standards - where, how, what, how you contain. No hazardous materials - the commission was confused about the definition. Permitted with conditions but needs a better definition. No outdoor storage as a primary use, only as an accessory use, with performance standards for an accessory use.
- 21) Airport - no airports in WRPD
- 22) Bus Garage - not permitted
- 23) Motor Freight Terminal/Railroad Freight Station - not permitted

INDUSTRIAL:

- 24) Textiles - only in sewerred areas
- 25) Chemicals, Drugs, Plastics - pretreatment systems, allowed in sewerred areas
- 26) Electrical equipment - permitted with conditions
- 27) Fabricated metal products - permitted with conditions
- 28) Jewelry manufacturing or plating - permitted with conditions
- 29) Lumber and Wood Products - permitted with conditions sewerred and non-sewerred areas
- 30) Professional, Scientific and Controlling Instruments - clear definition of action or process - manufacturing, selling, assembling, etc.
- 31) Textile mill products - conditions in sewerred areas
- 32) Pest control services - conditions in sewerred areas
- 33) Greenhouses and Nurseries - allowed with performance standards

2. Consolidation of Zones

Mr. Kelly gave a PowerPoint presentation showing various examples of two family homes, and discussed design guidelines using scale, mass, symmetry, balance, and form based code.

Sayer said she would like to allow more duplexes in the new zones.

Mr. Davis discussed the combining of existing zones.

1) R-12 and RS-12 - Most of these zones are already developed. Discussion ensued on allowing duplexes, and possibly using design standards to address their concerns, such as density. Mr. Davis noted that the commission needed to consider their comfort level with dictating materials, design, etc.; what they want retrofitted communities to look like; increased traffic; regulating density and form with conditions. The R-12 zone currently allows duplexes. Groton needs to expand the variety of housing types in Groton. The commission discussed limiting lot size where duplexes could be built; consideration of coastal zones; accessory dwelling units vs duplexes. Mobile home parks could be redeveloped as two-family homes. Staff said the market analysis said there may be too much single family housing in Groton, there is not a variety of housing stock.

2) RS-20 and RU-20 – HW does not recommend allowing two-family homes in this district. A lot of open space is currently zoned residential. If they subtract the protected areas, there is very little left. There are potential areas for conservation where wetlands overlay large undeveloped parcels.

3) RU-40 and RU-80 – The commission was asked to consider if there are places that they might want to down-zone; more density in smaller areas to offset the larger parcels. The commission considered the addition of an institutional zone – for schools, etc., so it is obvious that there would be no development potential; also the addition of an open space zone to include open space, park areas, etc. or two open space zones – one more active, the other more passive to include conservation, trails. Conservation easements on the map would be helpful.

The commission discussed possible expansion of R-80, downsizing in the north, allowing two-family in RS-12 and if so, what the major design standards should be; coding development open space; notification of allowing duplexes in those smaller areas – maybe by special permit, which would have to be noticed, so that neighbors would know.

Kelly said that currently, 15,000 s.f. is required for a duplex, but 20,000 s.f. is the more likely area to allow duplexes. The commission would like to see an analysis of duplexes in the R-20 zone. Staff said they could allow duplexes, but it doesn't have to be by-right, but maybe by special permit.

The commission had concerns with architectural standards and preferred non-binding design guidelines.

The commission discussed allowing duplexes for the R-12 zones and leaving the R-20 zones as they are. The consultant will present possibilities for combining the R-20 zones but with no duplexes; the commission does not want to create a lot of non-conforming lots.

3. Definitions: Table of Permitted Uses – The commissioners will email any concerns, comments, questions, etc. to staff. Deadline for comments on definitions: before the next meeting.

IV. ADJOURNMENT

Motion to adjourn at 8:30 p.m. made by Hudecek, seconded by Sayer, so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Office Assistant III

MINUTES
TOWN OF GROTON
ZONING COMMISSION
JUNE 1, 2016 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Sayer
Alternate members present:
Absent: Hudecek, Smith
Staff present: Glemboski, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m.

II. PUBLIC HEARING

1. Special Permit #348, 12 Water Street, PIN 261918305500, WDD Zone. Proposal is for a nano-brewery for the production and tasting of small batches of beer on premises with related retail. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Factory Square LLC, Owner; Andrew Rodgers, Applicant)

Secretary Marquardt read the legal notice.

Andrew Rodgers, 25 Clipper Drive, Mystic, presented his application for a nano-brewery in downtown Mystic. The brewery would be located in a small basement space in Factory Square, approximately 2,000 square feet, with 240 square feet available for the public area. All work to be done is on the interior except for signage.

Mr. Rodgers' lease includes four existing leased spaces for parking. Cleaning chemicals will be kept separate, away from the public area. Regular waste will go out in trash bin, spent grain will go directly to a local cattle farmer early in the morning. Odor mitigation will be provided with an odor mitigator. Initially, the hours would be Thursday – Saturday, 5 – 10 p.m. Depending on sales, he may limit or extend those hours, but growlers are not allowed to be sold after 10 pm. Initially he would be the sole staff member; he hopes to add one or two bartenders and an assistant brewer in the future.

Deliveries and unloading of ingredients were discussed. A local farmer will pick up spent grain between 6 and 10 am. There are two entry doors; one would be used as an emergency access. The main entry is three steps down. Due to the location and architecture, there is no space to put in handicap access. The front entrance would be used for deliveries. There may be limited wholesale sales to local restaurants. There would be a variety of beers available each week. There will be no outdoor seating or music.

Mr. Rodgers submitted three letters of support and a petition signed by 30 businesses and 60 individuals.

Staff detailed the location of the brewery on Water Street, across from the Mystic Museum of Art. A GIS map was provided to the commissioners. The Factory Square owner leases many parking spaces from the museum; as part of lease an appropriate number of spaces for parking (8 @ 50% = 4) would be provided to the brewery. If business warrants, Mr. Rodgers will participate in the validation program.

Staff reviewed agency comments, which primarily addressed the fire code and health district code requirements. A trash receptacle is part of the main complex and used for general trash; a local farmer will take spent grain. The Building Official called the State Building Inspector's office with regard to handicap access and determined that it would be infeasible to provide handicap access. Staff was unable to find a solution.

Staff said the mailings were in order.

The Chair asked for comments from the public.

The following spoke in favor of the application:

- Dennis Klein, 385 Brook Street
- Judy Hyland, 146 Neptune Drive
- Todd Brady, 17 Water Street, one of owners of Factory Square and a board of Mystic Museum of Art
- Bonnie Nault, 41 Pearl Street, Mystic
- Jacqueline Blais, 179 Brook Street

Charles Miller Wenderoth, 84 High Street, Mystic, had concerns with the noise, parking and deliveries which pass on High Street and employees of local businesses who park on High Street.

Michael Hoffenberger, 16 Bank Street, spoke about the noise and said he felt that was to be expected in that neighborhood.

The commission had concerns with the air handler noise, deliveries and ADA limitations.

Todd Brady said Mr. Rodgers' air exchanger will be installed inside the building and makes no noise.

The public hearing was closed at 7:08 pm.

III. CONSIDERATION OF PUBLIC HEARINGS

1. Special Permit #348, 12 Water Street (Factory Square LLC, Owner; Andrew Rodgers, Applicant)

MOTION: To approve Special Permit #348, 12 Water Street, for a nano-brewery for production, tastings, retail sales, and limited wholesaling of beer with the following findings:

The Commission finds that the nano-brewery use complies with the objectives of Section 6.3 of the Zoning Regulations in that it will enhance the unique qualities of Mystic, will preserve and enhance the historic features of the existing building, and is in keeping with the goals of the Plan of Conservation and Development.

The Commission also finds that this application complies with the special permit objectives in Section 8.3-8 of the Zoning Regulations in that it does not alter the essential characteristics of the Mystic area, does not cause traffic congestion or safety conflicts, does not conflict with the purposes of these regulations, and will reasonably minimize the potential environmental impacts on adjacent water bodies, including Long Island Sound.

Motion made by Sutherland, seconded by Marquardt. Motion passed unanimously.

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES - None

VI. OLD BUSINESS

1. Zoning Regulations Update

Staff said the comments received from commissioners will be forwarded to the consultant.

a. WRPD Permitted Uses

Sayer discussed how uses are listed in the current regulations by categories rather than by zones. She distributed a sample of another town's zoning code which showed their uses listed by zone, and an example of how uses could be explained using definitions, performance standards and codes from a code of ordinances. The commission felt their approach to the regulation update has been scattered. Staff said once the commission gets through the pieces they are working on now, it will start to come together; when they begin reviewing each section, it will be easier to determine the preferred format. Staff reassured the commission that it is his responsibility to keep the consultant and the commission on task. The commission would like to see a schedule from the consultant.

b. Consolidation of Zones – No discussion

c. Definitions/Table of Permitted Uses – No discussion

VII. NEW BUSINESS

1. Draft 2016 Plan of Conservation and Development (POCD) – Review of Key Recommendations

Sutherland said there are no greenways on the map. If no specific greenways are shown on the Future Land Use map in the POCD, there would be no state designation until the next POCD. She thought there should be a tie to the Ledyard designated greenway. There is a recommendation to establish a greenway, but it is not noted on the map.

Sutherland felt it is very node-oriented; she expected that nodes were not going to be used any more. Staff said the nodes help to identify general areas rather than specific zones.

Sutherland said she didn't see anything in the POCD about solar energy. She said she had concerns that solar energy is not available for Groton Utilities' customers. Staff said they could put it in the Plan as an aspiration, such as "...work to allow solar throughout the entire community with the cooperation of local utilities...". She also asked about Groton Utilities' potential deal they have with Nestle to set up a water bottling plant, and if there should be something mentioned in the POCD. Staff said they would look into it.

Staff provided a brief overview of the history and the recommendations of the draft POCD. A public hearing is scheduled for June 29th at 6:30 pm.

2. Report of Commission – None
3. Receipt of New Applications – None

Staff will advise the commission if the June 13th meeting will be postponed.

VIII. REPORT OF CHAIRPERSON - None

IX. REPORT OF STAFF

1. Report on May 17th Town Council Meeting

The commission previously expressed concerns as to why the Council did not make final appointments at their May 17th meeting. Staff said that the meeting had gone very late, and all of the appointments for all commissions were postponed.

X. ADJOURNMENT

Motion to adjourn at 8:03 p.m. made by Sayer, seconded by Marquardt, so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Office Assistant III