

MINUTES
PLANNING COMMISSION
JANUARY 25, 2011 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld, Sherrard
Alternate members present: Fitzgerald, Zed,
Absent: Kane
Staff present: Murphy, Davis, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:03 p.m.

II. APPROVAL OF THE MINUTES OF meeting of December 14, 2010.

MOTION: To approve the minutes of December 14, 2010 as amended.

Motion made by Pritchard. (Vote to approve was 4-0-1, with Steinfeld abstaining, however no record of a second could be determined, so motion/vote to be completed at 2/8/11 meeting).

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS

1. Obrey Resubdivision – Request for extension for subdivision

Staff noted that on November 9, 2010, the Commission gave the applicant a 45 day extension with conditions. Due to the extreme weather events we've had this year, site stabilization work is incomplete. Staff would like to grant a 120 day extension along with an erosion control bond.

Mark Block, representing the applicant, briefly addressed the Commission. Attorney Block had no objections to the proposed motion and conditions.

MOTION: To approve a 120 day extension of the Obrey Resubdivision approval, Gold Star Highway (Route 184) with the following conditions:

1. The stabilization work shall be completed in accordance with Schematic Site Stabilization Plan – Obrey Resubdivision (Dated 11/23/10 - Last Revision 1/10/11).
2. An \$ 8,000 erosion control bond shall be submitted to the Office of Planning and Development.
3. All work shall be completed and a bond posted prior to May 27, 2011.

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

2. Repp Subdivision – Request for 90 day extension for recording of mylars

Staff noted that this subdivision was approved on July 23, 2010, and that this is the last request for a 90 day extension for recording of mylars. Staff is waiting for the bond, an easement document and the fee in lieu of open space.

Michael Scanlon, DiCesare Bentley Engineers, addressed the Commission on behalf of the applicant. He stated that the applicant's intention is to sell the house currently on the property and then build a house on the new lot. Mr. Scanlon stated that the current economic climate is a major factor in postponing the filing of the mylars.

MOTION: To grant a 90 day extension for the recording of mylars to May 4, 2011 for Repp Subdivision

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

V. SITE PLANS

1. Lighthouse Point – Request for five year extension of the site plan approval and one year extension for start of construction

Staff briefed the Commission on the progress that the applicant has made since the last meeting. All items have been received and the mylars are ready to be filed. The check for the recording fee was delivered with the mylars.

Attorney Genevieve Salvatore, representing the applicant, addressed the Commission, stating for the record that the check has been delivered. Attorney Salvatore requested a five year extension for site plan expiration because the project cannot be completed by the September expiration date. Attorney Salvatore stated that her client is very dedicated to this project.

MOTION: To grant a one year extension for start of construction to January 25, 2012 for Lighthouse Point

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

MOTION: To grant a five year extension of the site plan to September 26, 2016 for Lighthouse Point

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

2. Fitch High School Baseball Field Improvements, 101 Groton Long Point Road

MOTION: To table Fitch High School Baseball Field Improvements

Motion made by Munn, seconded by Roper. Motion passed unanimously.

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff noted that the Section 4 guidance memo is in progress. Staff noted that the Zoning Commission has completed hearings on certain environmental regulations and will continue their deliberations at their next meeting. Staff noted that certain members were adverse to the proposal in that it was not in their opinion rigorous enough. Staff also reported on the status of inland wetland regulation amendments concerning expansion of certain upland review areas.

VII. NEW BUSINESS

1. Election of Officers

MOTION: To nominate James Sherrard as Chairman of the Planning Commission

Motion made by Pritchard, seconded by Munn. Motion passed unanimously.

MOTION: To nominate Jeff Pritchard as Vice Chairman/Secretary of the Planning Commission

Motion made by Sherrard, seconded by Munn. Motion passed unanimously.

2. Report of Commission

Commissioner Roper noted that the Regional Planning Commission cancelled their one annual meeting this past week due to the weather.

Commissioner Munn questioned Staff on the process of updating the POCD. Staff responded that OPDS has allocated money for this purpose and that we intend to develop an RFQ/RFP in the coming months, with a focus on updating data, and perhaps elements of the municipal coastal plan.

Commissioner Roper stated that his wife, Terri, filmed the Zoning Commission public hearing on January 5th, and that it is now running on channel 12.

Commissioner Steinfeld noted that the Noank School Reuse Committee has voted to take the building down and is now facing pressure from the public to rescind that vote.

Commissioner Pritchard attended the Committee of Chairs meeting and gave the Commission a brief synopsis of the items discussed, including the Mystic Streetscape Project and the Mystic Bridge Project. He also wants staff to look into changes that have been made to the intersection of Route 1 and New London Road.

Commissioner Pritchard will not be at the February 8, 2011 meeting.

3. New Applications

- a. Fitch HS Baseball Field Improvements, 101 Groton Long Point Road
- b. Walmart Site Plan (addition to existing retail store)

VIII. REPORT OF CHAIRMAN

Chairman Sherrard noted that the special meeting for the CIP is Monday, January 31, 2011.

IX. REPORT OF STAFF

Staff noted that the referral from the Town Council, regarding Thames Street and the School Facilities Program has been sent with relevant minutes.

Staff has received a referral from the Noank Zoning Commission regarding a proposal to require a special exception in the R-20 zone for certain public facilities/uses. Staff will have this on the 2/8/11 agenda for review.

X. ADJOURNMENT

Motion to adjourn at 8:00 p.m. made by Sherrard, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II