

MINUTES  
PLANNING COMMISSION  
DECEMBER 14, 2010 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:03 p.m. He sat Fitzgerald for Steinford.

II. APPROVAL OF THE MINUTES OF meeting of November 9, 2010.

MOTION: To approve the minutes of November 9, 2010 as amended.

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

III. PUBLIC COMMUNICATIONS

Commissioner Fitzgerald expressed concerns over the curbing at the intersection of West Main Street and New London Road. He suggested adding a white line on the curbing to make it more visible to drivers and also suggested that proper signage be in place or accidents will occur. Staff will look into this matter and alert the traffic authority.

Staff noted the referrals received from the Town of Stonington.

IV. SITE PLANS

1. Lighthouse Point, Route 12 & Pleasant Valley Road North – Request for five year extension of site plan and one year extension for start of construction

Staff spoke with Attorney Salvatore, representing the applicant, today. They discussed the idea of a short extension (three months) in order to give the applicant time to address the outstanding items that need to be addressed.

The Commission expressed their displeasure with the applicant's failure to complete necessary post approval tasks after being requested to do so by the Commission the last time an extension was granted. The Commission and Staff discussed, at length, various options, including denying the request.

MOTION: To table the request for a five year extension of site plan approval for Lighthouse Point

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

MOTION: To grant an extension for start of construction to January 25, 2011 for Lighthouse Point

Motion made by Sherrard, seconded by Pritchard. Motion passed unanimously. Staff indicated that they would convey the Commission's concerns to the applicant and have a report on status at the 1/11/11 meeting.

2. Bowl New England, 27 Kings Highway – Request for extension or action required

Ellen Bartlett, CLA Engineers, representing the applicant, addressed the Commission describing the site and the proposed addition in the rear of the building. She discussed landscaping, sidewalks, parking and other project elements.

Ms. Bartlett, Staff and Tim Corley, President of Bowl New England, further discussed the waivers that the applicant is requesting.

The Commission, Staff and the Applicant discussed the sidewalk extension, wheel stops, parking, and landscaping islands, in particular the request to waive required landscaping along the southeast side of the building. A majority of the members did not support that specific waiver request, but did not object to the other waivers requested.

**MOTION:** To approve a waiver to Section 7.5-4 of the Zoning Regulations and to not require an internal sidewalk connection between the frontage sidewalk and building based on Section 7.5-5.C. of the Zoning Regulations and the following findings:

1. The proposed construction represents a minor addition for ancillary uses to the bowling alley and this addition will not increase the pedestrian movement to the site.
2. This is a pre-existing non-conforming site with a large parking area which prohibits the reasonable installation of an internal walkway network without major reconfiguration of the parking area.

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

**MOTION:** To approve a site plan for Bowl New England, 27 Kings Highway, with the following modifications:

1. Relocate the wheel stops to each parking space adjacent to the building.
2. Provide one additional street tree in the middle landscaped area and change the street tree species for new trees to be consistent with the Town of Groton Road and Drainage Standards.
3. Provide a note on the final plans stating: "All broken curbing on the site shall be fixed, the parking lot restriped, and the pavement fixed near the new addition and trash enclosure area prior to the issuance of a certificate of occupancy for the new addition."

4. Provide a 5-ft wide landscape area with shrubs along southeast side of the building.
5. All staff technical items shall be addressed.

The Planning Commission notes that the existing landscape conditions on the site do not provide for shade trees around the perimeter of the parking lot, and landscape islands separating the ends of parking spaces from the travel aisles. The proposed design does not increase this non-conforming situation but does provide several new landscape islands at critical locations to decrease the non-conformity and to meet the intent of Section 7.4-5 of the Zoning Regulations.

The Planning Commission notes that the pre-existing condition of the site does not provide for a sidewalk between the parking spaces and the building as per Section 7.2-9 of the Zoning Regulations and the existing condition prohibits the reasonable installation of this sidewalk without major reconfiguration of the parking area.

The Planning Commission notes that a portion of the western perimeter of the parking lot is not curbed allowing the drainage to sheet flow across an established lawn area and that not providing a curb in this area meets the intent of Section 7.2-13 of the Zoning Regulations.

The Planning Commission notes that an A-2 survey is not required for this site due the existence of a previous A-2 survey and the proposed limited addition to the existing building.

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

V. OLD BUSINESS

1. Land Use Regulation Update Project

Staff requested that this item be taken up at the 1/11/11 meeting and reported that the Zoning Commission hearing has been continued to January 5, 2011.

VI. NEW BUSINESS

1. Report of Commission

Commissioner Roper attended the Mystic Cooperative Task Group meeting on December 13, 2010. He also noted that Mystic Community Bikes is still looking for bike donations.

Commissioner Kane noted that the Phase II School Committee has selected the Claude Chester site as the location of the new Middle School, and that they are hoping for a May referendum.

2. New Applications - none
3. Zoning Board of Appeals referral for January 12, 2011 – Bowman Residence (ZBA10-08), Brand Residence (ZBA10-09)

The commission had no comment.

VII. REPORT OF CHAIRMAN

Chairman Sherrard received an email from CCM regarding the 2010 census.

VIII. REPORT OF STAFF

Staff updated the Commission on the progress of the Mystic Streetscape project.

Staff noted that the ICLEI Climate Adaptation final report will be handed out soon.

Staff has been working on a blight code with the Town Council Group 2.

IX. ADJOURNMENT

Motion to adjourn at 8:36 p.m. made by Roper, seconded by Pritchard, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Katie Doolittle  
Office Assistant II