

MINUTES
PLANNING COMMISSION
FEBRUARY 8, 2011 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairman Steinfeld called the meeting to order at 7:04 p.m. He sat Zod for Sherrard, Fitzgerald for Pritchard, and Kane for Roper. He appointed Munn as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of December 14, 2010, January 20, 2011 & January 25, 2011.

MOTION: To table approval of the minutes of December 14, 2010

The Commission agreed to table approval of the minutes of December 14, 2010 to the next regular meeting when more members will be present.

MOTION: To approve the minutes of January 20, 2011 as written.

Motion made by Steinfeld, seconded by Fitzgerald. Motion passed unanimously.

MOTION: To approve the minutes of January 25, 2011 as written.

Motion made by Steinfeld, seconded by Zod. Motion passed 4-0-1, with Kane abstaining.

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS

1. Windward Passage - request for bond release

Staff noted the memo and email included in tonight's package indicating that Public Works has inspected the site and recommends release of the bond.

MOTION: To release the bond for Windward Passage Subdivision

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

2. Winding Hollow Resubdivision - request for 90 day extension for recording mylars

Staff noted the applicant received approval in November 2010, and has now requested a 90-day extension for the recording of mylars to June 2, 2011. Staff expects to receive check prints within the next week.

MOTION: To extend the recording of mylars to June 2, 2011 for Winding Hollow Resubdivision

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

3. Common Ground Subdivision – request for extension of subdivision approval

Staff noted that this 3-lot subdivision on the northern section of Pumpkin Hill Road was approved on July 12, 2005. The applicant is requesting a 5 year extension. The commission and staff discussed the duration of the requested extension and potential considerations.

MOTION: To approve a 5 year extension for the approval of the Common Ground Subdivision, Pumpkin Hill Road (Holloway) to July 12, 2015

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

4. Mystic Ice House Subdivision – request for bond release

Staff noted the memo included in tonight's package indicating that Public Works has recommended that \$3,000 be retained out of the \$29,000 remaining bond, due to the inability to properly inspect all of the public improvements as a result of the excessive snow cover. Members noted concern with the condition of one of the lots and Staff informed them that the subject lot has been transferred.

MOTION: To release \$26,000 of the remaining bond for the Mystic Ice House Subdivision

Motion made by Steinfeld, seconded by Zod. Motion passed unanimously.

V. SITE PLANS

1. Fitch High School Baseball Field Improvements, 101 Groton Long Point Road (CAM)

Clint Brown, DiCesare Bentley, detailed the plans to upgrade the existing baseball field to accommodate a collegiate baseball league including the proposed improvements to the field and new buildings. Mr. Brown discussed concerns that the FAA has with the height of some of the lights. After the FAA advises the applicant, any modifications to the height of the light poles will be addressed.

Mr. Dyjak, Musco Sports Lighting, presented to the Commission, a detailed powerpoint on lighting. The Commission questioned Mr. Brown and Mr. Dyjak on the bleachers, the concession stand, along with lighting issues such as glare and spill. Mr. Perizotti, Groton Public Schools, and the Commission discussed time and length of games, light usage, admission, fence

height and material, electricity, ground maintenance and a timeline for completion.

MOTION: To approve a Site Plan for Fitch High School Baseball Field, 101 Groton Long Point Road with the following modifications:

1. A note shall be placed on the plans stating: “Any modifications required by any State or Federal permitting process, shall be reviewed by Town staff. Any required modifications to the site plan shall be approved by the appropriate agencies, as necessary”.
2. The new ball field lighting shall meet the following requirements and a final photometric plan shall be submitted to and approved by the Office of Planning and Development Services prior to obtaining a building permit for the poles and lighting:
 - a. The luminaire type shall be Musco Green Generation Lighting, or equivalent, as shown on Exhibit A dated 12/30/10.
 - b. The individual luminaire wattage shall not exceed 1500 watts.
 - c. The maintained average horizontal illumination at the property line shall not be greater than shown on Exhibit B dated 2/7/11.
 - d. The height of the light poles B1 and C1 shall be lowered in accordance with the “Notice of Presumed Hazard” from the Federal Aviation Administration (Issue Date: 02/02/11).
3. The tops of all poles may be lit, if necessary, with “Aviation Red Obstruction Lighting” or “Dual Lighting (red night/white day)” in accordance with FAA Advisory Circular AC 70/7460-1K. Any other type of lighting or marking system for the poles shall require additional review and approval by the Planning Commission.
4. All staff technical items shall be addressed.

The Planning Commission notes that a shared parking arrangement for the site has been approved in accordance with Section 7.2-6 of the Zoning Regulations.

The Planning Commission notes that the proposed site plan is consistent with the intent of the buffer requirements of Section 7.4-4 of the Zoning Regulations. The existing improvements for the Fitch baseball field are currently within the 25-foot buffer area. The site also has an existing natural area of mature deciduous trees along the residentially zoned property to the east and the residential structure is approximately 300 ft from the field and lighting is designed to prevent significant spillage onto the adjacent properties.

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 improvements to the site.

Motion made by Kane, seconded by Zod. Motion passed unanimously.

MOTION: To approve the Coastal Site Plan for Fitch High School Baseball Field Improvements because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

Motion made by Kane, seconded by Zod. Motion passed unanimously.

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff is still working on Section 4. Staff noted that the recent zoning regulation amendment public hearing has closed and the Zoning Commission will hopefully approve the proposed changes at their 2/24/11 special meeting.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Kane noted that a pair of bald eagles has been seen at the reservoir.

2. Referral from Noank Zoning - "Prospect Hill Conservancy" Text Amendment Application

Staff and the Commission discussed the background of this referral. Staff noted that Noank does not have a Planning Commission and that the Town planning commission acts in that capacity.

Commissioner Steinfeld noted that he is on the Noank School Reuse Committee.

MOTION: The Town of Groton Planning Commission finds the proposed zoning regulation text amendment application of the "Prospect Hill Conservancy" (dated 11/22/10, Peter Crawford petitioner,

Attorney William R. Sweeney, agent) to amend sections 5.1 and 5.2 of the Noank Fire District Zoning Ordinance to be inconsistent with the Town's 2002 Plan of Conservation and Development, and recommends denial. In making this recommendation, the Planning Commission has considered and concurs with the report of the Town's Manager of Planning Services, dated 1/24/11, a copy of which is attached to this recommendation.

Motion made by Steinfeld, seconded by Kane. Motion passed unanimously.

3. New Applications
 - a. LBI Commercial Park – Building II, 973 North Road
 - b. New England Cycle Works, 661 Goldstar Highway
 - c. Common Ground Subdivision Modification

VIII. REPORT OF CHAIRMAN - none

IX. REPORT OF STAFF

Staff noted the CFPZA Annual Meeting at the Aqua Turf in Southington is March 24, 2011. He invited all Commissioners to attend.

Staff has received a grant to fund an intern from Three Rivers Community College for further climate adaptation study.

Staff handed out and discussed a table from the POCD requested by Commissioner Roper at the last meeting, and indicating the status of various POCD tasks. Staff provided the Commission with a status report and general overview of the timing and process for updating the 2002 POCD, with particular regard to recent changes in budget accounting requirements.

X. ADJOURNMENT

Motion to adjourn at 9:23 p.m. made by Kane, seconded by Zod, so voted unanimously.

Ray Munn, Acting Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II