

MINUTES
PLANNING COMMISSION
MAY 10, 2011 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:00 p.m. All were present and seated.

II. APPROVAL OF THE MINUTES OF meeting of April 12, 2011

MOTION: To approve the minutes of April 12, 2011, as amended

Motion made by Fitzgerald, seconded by Roper, so voted unanimously.

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISION PLANS

1. Winding Hollow Resubdivision, 0 Winding Hollow Road – Request for Extension of Statutory Time to Record Subdivision Plan

Staff explained why an extension was being requested. It was determined that this is the last extension and would expire on August 31, 2011.

MOTION: To extend the recording date for Winding Hollow Resubdivision until August 31, 2011.

Motion made by Fitzgerald, seconded by Steinford, so voted unanimously.

2. Crawford Way Subdivision, Crawford Lane – Request for 3 year extension

Staff explained that the application was approved in 2004 with five years to complete the work (2009). A 2 year extension was granted with a new termination date of 5/2011. A new developer has now requested an additional 3 year new extension until 5/2014 to complete public improvements.

MOTION: To approve an extension for completing the public improvements for the Crawford Way Subdivision until 5/25/2014

Motion made by Pritchard, seconded by Roper.

It was noted that this extension will complete the full 10 year allowance. Discussion ensued relative to what might take place if the project is not completed by 5/25/2014. Staff explained the Planning Department's process and noted that the bond money would be used to complete the improvements, if necessary. Staff will discuss this with the Town Engineer and report back to the Planning Commission.

Realtor Joan Clark spoke in favor of the new developer's plans to complete this subdivision. She presented a picture of the type of homes that would be built.

The Motion passed unanimously.

3. Halsey Subdivision, Haley Road – Release of Bond

Staff referred to the Town Engineer's email dated 5/3/11.

MOTION: To Release the \$300.00 Bond for the Halsey Subdivision.

Motion made by Roper, seconded by Sherrard, so voted unanimously.

4. Drozdyk Drive – Release of Bond

Staff explained that the work has been completed. Discussion followed about releasing the \$4000 bond.

MOTION: To Release the \$4,000.00 Bond for Drozdyk Drive

Motion made by Pritchard, seconded by Roper, so voted unanimously.

5. Pequot Woods Subdivision, Sandy Hollow Road – Release of Bond

Staff noted that this work was related to driveway aprons and dates back to 2006.

MOTION: To Release the \$425.00 Bond for Pequot Woods Subdivision

Motion made by Roper, seconded by Pritchard, so voted unanimously

IV. SITE PLANS

1. Boulder Run Condominiums, Colver Avenue – Release of Bond

Staff noted that this was a combination of subdivision and site plans. A portion of the bond money was used to complete the improvements in 1995. The \$13,378.00 is the remainder of the bond.

MOTION: To Release the \$13,378.00 Bond for Boulder Run Condominiums

Motion made by Roper, seconded by Sherrard, so voted unanimously

2. Wal-Mart Expansion Project, 150 Gold Star Highway

Attorney John Knuff of Hurwitz, Sagarin, Slossberg, and Knuff, LLC of Milford, CT. spoke on behalf of Wal-Mart Real Estate Business Trust. He reviewed the plans to expand the existing retail store along with updates and modifications to existing utilities, stormwater system, landscaping and parking areas to accommodate site redevelopment. The proposal includes an addition of approximately 40,000 square feet for a grocery store. Details were given about landscaping, Water Resource Protection District (WRPD), and the sediment control plan. The main focus is to bring the site into compliance with WRPD requirements. He reviewed the proposed upgrades to the

stormwater treatment system and referred to other documentation submitted for this project. He stated that Groton Utilities and the Department of Health are in support of this project and that a wetlands permit has been approved. He noted how the project complies with the POCD.

Larry Rusiecki of Doucet & Associates, Inc. reviewed the plans relative to site improvements. Details were given about the stormwater management system. Focus will be on water quality and peak flow mitigation. A 500 gallon oil water separator will be on site. He spoke about an emergency shut off valve, drainage, roof runoff, and WRPD compliance. Parking spaces will be reduced and improved. New pedestrian access ways will be available. Other items discussed included erosion control, sediment control, asphalt pavement, curbing, and lighting.

Sunday Bougher of Scott&Goble Architects spoke in detail about the architecture of the building. She reviewed the plans noting that there will be an additional entrance to the building. The front entrance will be lower in stature, light fixtures will be added, and planters will be installed. Discussion followed about hazardous material containment and a spill containment area.

Traffic Engineer Shaun Kelly of Vanasse & Associates gave specifics about the traffic study. He reviewed the plans, noting that their proposal is in compliance with DOT guidelines. Details were given about the analysis used. He spoke about trip generation and level of service. He reviewed the traffic plans, parking fields, and ADA compliant ramps. Changes will be implemented to stop sign locations. Based on the traffic report, he stated that off site impacts are very minimal.

Attorney Knuff reviewed the WRPD relative to stormwater systems and the Town's water resource district.

Staff stated that due to new items presented tonight, they will make a more formal recommendation at the next meeting. Staff spoke about parcels being combined and total building square footage. The garden center will be covered and staff noted that drainage will flow into landscaped areas. Total impervious areas will increase to 62%. The STC permit will need to be amended. Public Works had no comment. The Fire Marshal submitted comments about the circulation on site. Staff stated that the formal extension request was previously approved and the last date to act on this item is June 4, 2011.

Commission members discussed pedestrian walkway locations, trees, light fixtures, stop signs, runoff, trash and recycling, landscaping, parking requirements, public transportation, traffic enforcement, and scheduled maintenance of the storm water system. Hazardous clean-up kits will be available on site if spillage occurs in the store. Concerns were raised about improving crosswalks on Route 184, the current design of the road-way connectors to the abutting commercial properties, the storing of tractor trailers on site, the design of the on-site sidewalks within the parking lot, and the need for shade trees within the parking lot.

Staff stated that the Town's Traffic Authority may choose to review this proposal. A Memo of Understanding between the developer and Groton Utilities is in the works. Staff stated that a project narrative and documentation of hazardous materials spill standards and WRPD requirements are available for viewing.

A question was raised pertaining to the issue of the existing residential area behind the building and the existing buffer and change in elevation was explained. It was noted that this is a phased construction plan.

The Chairman stated that 5 regular members are present tonight, noting that Zod will be seated before Kane at the next meeting, if necessary.

MOTION: To Table this item until the next meeting scheduled for 5/24/11

Motion made by Sherrard, seconded by Roper, so voted unanimously

V. OLD BUSINESS

1. Land Use Regulation Update Project

Staff had nothing to report. This item was carried over until the next meeting scheduled for 5/24/11.

VI. NEW BUSINESS

1. Report of Commission

Pritchard attended the 4/18/11 Committee of Chairpersons (COC) meeting and gave an update about the Mystic Streetscape, FEMA flood maps, and Code of Ethics. He noted what topics are slated to be discussed at the next COC meeting scheduled for 7/18/11.

Roper attended the 4/18/11 Mystic Cooperative Task Group. He noted that the bridge project went well. Discussion followed about whether the Streetscape project is on schedule. Roper asked for a report at the next meeting.

Munn retracted his changes to the last meeting minutes of 4/12/11. He raised the issue of a Weiss delivery truck potentially being used as advertising. Staff will advise the zoning enforcement officer.

2. Referral from Town of Stonington – FEMA/Flood Regulations Amendment Application

It was noted that the due date on this referral was 5/3/11. A concern was raised about standards regarding recreational vehicles. Staff explained that the DEP reviews these applications, but he would be happy to contact the Stonington Planning Director.

No action was taken.

3. Referral to the Planning Commission – Zoning Regulation Amendment Applications (Town of Groton FEMA/Flood Regulations).

Staff explained that support has been provided by the DEP.

Members suggested various minor edits to address grammar and typographical errors.

4. Referral to the Planning Commission – Inland Wetlands Regulation Amendments

The Planning Commission had no comment.

5. New Applications

a. Tilcon Exhaust Chimney, 185 South Road (CAM)

b. WPCF Pump Station Building Renovations, 170 Gary Court.

VIII. REPORT OF CHAIRMAN – None

IX. REPORT OF STAFF

The recent school phase II vote was brought up. Staff noted that the RTM cut \$50,000 out of the OPDS budget, which may complicate the department's ability to implement tasks like a blight ordinance.

Staff referred to the lighting project at The Fitch High School baseball field and requested a special Planning Commission meeting on either May 17th or May 19th in order to review and act on technical changes to the design. After some discussion, it was decided that either date would be suitable for the Commission to meet at 6:00 p.m.

X. ADJOURNMENT

Motion to adjourn at 9:32 p.m. made by Roper, seconded by Steinford, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II