

MINUTES
PLANNING COMMISSION
MARCH 13, 2012 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:05 p.m.

II. APPROVAL OF THE MINUTES OF meeting of February 14, 2012.

MOTION: To approve the minutes of February 14, 2012 as amended.

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

III. PUBLIC COMMUNICATIONS

Commissioner Roper passed around a brochure from the Connecticut Land Conservation Council for a conference being held on March 24th.

Commissioner Sherrard received an email from Jim Furlong regarding the POCD update.

IV. SUBDIVISIONS

1. Sunset Ridge Resubdivision (formerly the Obrey Resubdivision), Gold Star Highway – Set public hearing date

The public hearing was set for March 27, 2012.

V. SITE PLANS

1. Four Winds at Mystic, Noank-Ledyard Road – Request for extension of 1 year start of construction

Attorney Tom Londregan, representing the applicant, addressed the Commission requesting a start of construction extension to March 26, 2015 correspond with P.A. #11-15 that extends this site plan to March 26, 2015. The Commission noted previous practices of only approving 1 year extensions.

MOTION: To grant an extension for the one year start of construction to April 13, 2013 for the Mystic Active Adult LLC (Four Winds at Mystic) site plan, Noank Ledyard Road.

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

2. Pequot Village, 11 Village Lane

Colin Kelly, Town Engineer, representing the Groton Housing Authority, addressed the Commission requesting 16 new parking spaces and related site improvements. Handicap parking, drainage, landscaping, sidewalks and grading were discussed. Landscaping for shielding vehicle lights was discussed and the Commission asked that staff consider this under technical items.

MOTION: To approve Pequot Village Parking Lot Expansion, 11 Village Lane, with the following modifications:

1. Provide detail of the retaining wall on the final plans.
2. Technical items raised by staff shall be addressed.

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

3. Groton Bible Chapel Youth Center, 66 Toll Gate Road – Request for extension or action required construction

MOTION: To grant a 30-day extension for acting on the application to April 16, 2012 for Groton Bible Chapel Youth Center, 66 Toll Gate Road and to table this item

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

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff is looking to take the three sections of the subdivision regulations that the Commission has been working on to a public hearing in the near future.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Roper passed around an email from Brian Kent, Mystic Community Bikes, who would like to improve bicycle access to the Gold Star Bridge from the Groton side.

Commissioner Pritchard attended the informational session on the potential blight ordinance.

VIII. PUBLIC HEARING

1. Colonel Ledyard Estates, Colonel Ledyard Highway

The Public Hearing was opened at 7:47pm and Commissioner Pritchard read the legal ad.

Paul Hallissey, engineer representing the applicant, addressed the Commission describing the site and the proposed subdivision. Wetlands approval has been received. Sidewalks, curbing, safety and open space were discussed.

Steve Eckhouse, applicant, presented a history of Colonel Ledyard Estates to the Commission and neighbors.

Staff noted a public act regarding bonding that took effect in October 2011 that will influence this application and its approval. Staff also noted that the most recent revisions to the plans were received Friday and the comments from other departments and agencies haven't been returned yet.

Seungil Han, 286 Deerfield Ridge Drive, addressed the Commission requesting that the road be completed first.

George Courtway, 187 Colonel Ledyard Highway, addressed the Commission concerned with his well and trees on his property.

MOTION: To continue the public hearing for Colonel Ledyard Estates to April 10, 2012.

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

IX. NEW BUSINESS

1. Report of Commission

Staff noted that Gabrielle's Karate has received the communication from the Commission and is working with their engineer to submit an application.

2. Town Council referral under CGS 8-24 regarding the Middle School Modifications

Wes Greenleaf, Board of Education, addressed the Commission and gave a history of the middle school consolidation project. The Commission and Mr. Greenleaf discussed the portable classrooms and their location as well as parking and related site details.

MOTION: The Planning Commission supports the project 2012-0078 Middle School Modifications under CGS Section 8-24.

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

X. REPORT OF STAFF

Staff noted that the RFQ for the POCD update will appear in the papers and on the Town website next week.

A list of current projects that the Office of Planning and Development Services is working on was passed out to the Commission.

XI. NEW BUSINESS

3. Zoning Board of Appeals referral for March 14, 2012 Public Hearing – 350 Long Hill Road, Applebee’s Sign (ZBA12-02)

Staff briefly explained the application for 12 new wall signs located on awnings attached to the building.

MOTION: The Planning Commission recommends against this application in the absence of any hardship.

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

4. New Applications - none

XII. REPORT OF CHAIRMAN - none

XIII. ADJOURNMENT

Motion to adjourn at 9:12 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II