

MINUTES
PLANNING COMMISSION
APRIL 24, 2012 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Pritchard, Roper, Steinfeld, Sherrard
Alternate members present: Fitzgerald, Zod, Kane (7:03)
Absent: Munn
Staff present: Davis, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:01 p.m. and sat Zod for Munn.

II. APPROVAL OF THE MINUTES OF meeting of April 10, 2012.

MOTION: To approve the minutes of April 10, 2012 as amended.

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

III. PUBLIC COMMUNICATIONS

Commissioner Roper noted that Sydney Van Zandt requested his support for the Groton Open Space Association (GOSA) request for Planning Commission Endorsement of GOSA's Open Space and Watershed Land Grant Application to the State DEEP to Acquire Certain Lands N/F of J. Crandall item on tonight's agenda.

MOTION: To move items number 3 & 4 under New Business up on tonight's agenda to immediately follow Subdivisions.

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

IV. SUBDIVISIONS

1. Colonel Ledyard Estates, Colonel Ledyard Highway

MOTION: To table Colonel Ledyard Estates, Colonel Ledyard Highway to the May 8, 2012 meeting.

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

V. NEW BUSINESS

1. Town Council referral under CGS 8-24 regarding the proposed grant of right-of-way over Godfrey (paper) Street to the owner of 8B Godfrey Street

Mike Carey, Town Attorney, addressed the Commission giving a brief history, and details of the proposal.

MOTION: The Planning Commission supports the project 2012-0124 request for an easement off Godfrey Street in Mystic under CGS Section 8-24.

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

2. Request from the Groton Open Space Association (GOSA) for Planning Commission Endorsement of GOSA's Open Space and Watershed Land Grant Application to the State DEEP to Acquire Certain Lands N/F of J. Crandall

Staff noted the information included in tonight's packet and that Staff's review was not completed. Chairman Sherrard asked the members to walk the site before the next meeting.

Joan Smith, GOSA, offered tours of the site. Chairman Sherrard asked Staff to set up a special meeting on May 8, 2012 at 5:00 p.m. for a site walk. Ms. Smith submitted a map of the area to the Commission.

MOTION: To table request from the Groton Open Space Association (GOSA) for Planning Commission Endorsement of GOSA's Open Space and Watershed Land Grant Application to the State DEEP to Acquire Certain Lands N/F of J. Crandall

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

VI. SITE PLANS - none

VII. OLD BUSINESS

1. Land Use Regulation Update Project

Staff noted that a draft of Section 1 was emailed to the Commissioners. Staff noted that Section 2 is contingent upon portions of Section 3. Commissioners Pritchard and Roper provided Staff minor modifications to the sections.

2. Plan of Conservation and Development Update

Staff noted that the Selection Committee will meet on May 4, 2012 and that the Steering Committee is still being organized.

VIII. NEW BUSINESS

1. Report of Commission

Commissioner Pritchard attended the Committee of Chairs meeting. He provided a general overview of topics discussed.

Commissioner Roper attended the Mystic Community Task Group meeting and noted the passing of Bill Haase, Town of Stonington Planner.

2. Zoning Commission referral for May 2, 2012 Public Hearing

a. SPEC326, Harp & Hound, 4 Pearl Street

Staff briefed the Commission on the site and its history. The Commission expressed concerns about the necessary parking to support the use and suggested the potential participation in the parking validation program.

b. SPEC327, 85th Day Restaurant, 11 & 13 Water Street

Staff briefly explained this site and the proposed changes. The Commission expressed concerns regarding fire safety, parking, lighting, hours of operation, noise and light pollution.

3. Town Council referral under CGS 8-24 regarding the proposed grant of right-of-way over Godfrey (paper) Street to the owner of 8B Godfrey Street

This item was covered earlier in the meeting.

4. Request from the Groton Open Space Association (GOSA) for Planning Commission Endorsement of GOSA's Open Space and Watershed Land Grant Application to the State DEEP to Acquire Certain Lands N/F of J. Crandall

This item was covered earlier in the meeting.

5. New Applications

a. Old Mystic Plaza, 3175 Gold Star Highway

IX. REPORT OF CHAIRMAN - none

X. REPORT OF STAFF - none

XI. ADJOURNMENT

Motion to adjourn at 8:06 p.m. made by Sherrard, seconded by Roper, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II