

MINUTES
PLANNING COMMISSION
APRIL 25, 2017 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Munn, Steinfeld, Zod
Alternate members present: Fitzgerald, Tarbox
Staff present: Glemboski, Allen, Silsby

II. APPROVAL OF MINUTES

1. April 11, 2017

MOTION: To adopt the minutes of April 11, 2017, as written

Motion made by Kane, seconded by Steinfeld, so voted unanimously

III. PUBLIC COMMUNICATIONS – None

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Ju Sushi Restaurant (SIT17-05), 1043-1045 Poquonnock Road

Due to the applicant's absence, the Planning Commission postponed this item until May 9, 2017.

2. Sift Bake Shop (SIT17-06), 5 Water Street

Adam Young, 5 Water Street, reviewed his application to add additional seating around the bakery, convert an upstairs apartment to a preparation area and offer limited alcoholic beverages. Approval from the State Fire Marshal has been granted. Information was given about the sidewalks between nearby buildings and parking.

Staff stated that a Special Permit from the Zoning Commission was granted relative to seating outside and limited alcohol service. Hours of operation will not go past 9 p.m. An Administrative Site Plan application was previously approved for a retractable awning, which the Historic District Commission also approved. Parking calculations have been met, with the 50% allotment for the downtown area. Propane tanks were previously approved. Staff stated that seating will not encroach on the walkways more than they are already encroached upon.

Young explained that additional bar stool seating and countertops that are currently inside will move outside. Tarbox inquired about the narrow space on the south side of the building where people will be sitting.

MOTION: To approve Site Plan Modification SIT17-06 for Sift Bake Shop, 5 Water Street with the following modifications:

1. Technical items as raised by staff shall be addressed.

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

3. Central Hall (SIT17-04), 18-22 West Main Street - Agreement for Extension

Applicant agreed to a 65 day extension.

4. Walker Hill Road Tank Replacement (SIT17-02) Agreement for Extension

Applicant agreed to a 65 day extension.

VI. OLD BUSINESS

1. Zoning Commission Referral for a Public Hearing on May 3, 2017

REGA17-01 – Water Resource Protection District (WRPD) Zoning Regulation Text Amendment

Discussion followed about the proposed document. Staff noted items that were brought up at the last meeting and stated that installing underground tanks would require a building permit. The definition of “wild animals” will be reviewed at a later date. Staff noted that low impact development standards will be reviewed when the regulations are reviewed in its entirety. She stated that the Public Works Department raised an issue about impervious versus pervious surfaces.

Kane reviewed his comments and concerns that he submitted earlier. He noted that his concern is mostly in regards to big developers and not small business. Staff recommended that Kane attend the public hearing next week to bring up any of his other concerns as a private citizen. Staff stated that the Planning Commission may provide comments to the Zoning Commission.

The Commission discussed Kane’s concerns of adding Low Impact Development Standards, underground storage tanks, water quality treatment and use of the term “to maximum extent practicable”.

MOTION: The Town of Groton Planning Commission recommends approval of the proposed Zoning Text Amendment (REGA17-01) amending Section 6.12 – Water Resource Protection District (WRPD) - based on consistency with the 2016 Plan of Conservation and Development, with the following modification:
New fuel dispensing stations should be prohibited to minimize the potential for contamination of drinking water from spills or leakage of fuel.

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

VII. NEW BUSINESS

1. Referral from the Town of Stonington for a Public Hearing on May 2, 2017 for PZ1707RA Martin Olson Irrevocable Trust – Regulation Text Amendment within the Tourist Commercial (TC-80) Zoning District

Staff reviewed the details and felt that there would be no impact to Groton.

The Planning Commission had no comment.

1. Report of Commission

Steinford inquired about the status of the project at the corner of Routes 117 and 184, where buses used to be parked.

Zod attended a meeting about the possible renovation of the Nautilus Museum.

Fitzgerald attended an event at the Mystic Noank Library about WWII which he felt was very well done.

Munn inquired about the existing vacancy on this Commission, for which staff will look into.

2. New Applications - None

VIII. REPORT OF CHAIRMAN

Pritchard attended a Committee of Chairpersons meeting and a regional Council of Governments meeting where concerns were raised about housing in Ledyard. He attended a kick-off meeting regarding TIF (Tax Increment Financing). A brief discussion followed about how the TIF process would work and what projects could potentially be considered.

IX. REPORT OF STAFF - None

X. ADJOURNMENT

Motion to adjourn at 8:35 pm was made by Steinford, seconded by Zod, so voted unanimously.

Hal Zod, Vice Chair/Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II