

MINUTES
PLANNING COMMISSION
MAY 8, 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: Fitzgerald, Zod, Kane
Staff present: Murphy (7:31), Davis, Glemboski, Doolittle

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

II. APPROVAL OF THE MINUTES OF meeting of April 24, 2012.

MOTION: To approve the minutes of April 24, 2012 as written.

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

III. PUBLIC COMMUNICATIONS

Staff noted the communications in tonight's packet from the Inland Wetlands Agency and the flyer regarding National Drinking Water Week.

The Zoning Commission would like a regular member and an alternate for the POCD Steering Committee. The Commission felt that this was appropriate as long as the Zoning Commission had only one vote as to Steering Committee actions and would allow this for other groups having representation on the Committee as well.

Joan Smith, 58 Mohegan Road, President of GOSA, handed out materials and maps concerning the Crandall Property item on tonight's agenda.

IV. SUBDIVISIONS

1. Common Ground Subdivision, Pumpkin Hill Road - Acceptance of public improvements and request for bond reduction

Staff noted the email in tonight's packet from the Town Engineer regarding acceptance of the public improvements.

MOTION: To accept the public improvements for the Common Ground Subdivision on Pumpkin Hill Road and to release the \$9,100 public improvement bond.

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

2. North Woods Resubdivision, North Road – Set public hearing date

The Public Hearing was set for June 12, 2012.

3. Colonel Ledyard Estates, Colonel Ledyard Highway

Staff noted that they had consulted with the Town Attorney. Staff handed out a draft motion for the Commission to review.

The Chairman noted for the record that alternates not seated cannot participate in deliberations.

MOTION: To approve a waiver of Section 4.7, Colonel Ledyard Estates Resubdivision, to allow sidewalks along Colonel Ledyard Highway to be reduced from five (5') feet wide to four (4') feet wide beginning south of lot 15 to the southern project boundary in accordance with Inland Wetland Agency permit #11-09, for the following reasons:

1. The request is consistent with the general requirements for issuance of waivers in Section 1.10.
2. Conditions in the area of this portion of sidewalk development are unique to the property.

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

MOTION: To conditionally approve the Colonel Ledyard Estates Resubdivision, with the following modifications:

1. The plan shall be revised to include the following notes and appropriate construction details.
 - a. "This resubdivision plan has been conditionally approved. No lot shall be conveyed prior to the submission and approval of a performance surety in a form acceptable to the Town of Groton Planning Commission or its agent, and the Town has determined that the financial institution or other entity issuing the surety is acceptable to the Commission."
 - b. "This conditional approval shall be for an initial five year period and may be extended by the commission at its sole discretion upon a formal request for such extension by the applicant/owner."
 - c. "Unlawful transfers of lots prior to final approval shall subject the owner to fines and penalties permitted by law. Pursuant to Section 1.11 of the Town's Subdivision regulations, no building permit shall be issued for

construction on any lot sold in violation of this conditional approval.”

- d. “Prior to the commencement of construction, the owner shall provide an erosion control bond to the Town in an amount and form acceptable to the Town.”
 - e. “Prior to the release of the conditionally endorsed mylar for recording on the Land Records, the owner shall provide road deeds, an open space deed, easements and any other such legal documents to the Town in a form acceptable to the Town.”
 - f. “Pursuant to Section 4.9 of the regulations, a minimum 30 by 80 foot playground area shall be provided, meeting all applicable ASTM, ADA and CPSC standards. Playground equipment shall be provided by the developer, shall be designed for 2-5 year old children and located within a protective area surrounded by 8X8 inch pressure treated timbers.” The plan shall be revised accordingly and to also indicate a moveable barrier in a design to be approved by the Town, at the curbcut to the grasscrete maintenance pathway (north) of the required playground.
 - g. “All previously installed infrastructure shall be tested and verified to comply with all applicable Town and agency standards and requirements, prior to an affirmative recommendation by the Commission for acceptance.”
 - h. The plan shall be revised to show a four foot wide grass snow shelf adjacent to the sidewalk along lot 15, transitioning to no shelf immediately south of lot 15.
2. The plans shall be revised to correct the following technical deficiencies:
- a. On sheet 7, remove “will be contacted prior to project initiation” from note #2 and add to the end of note #3.
 - b. On sheet 7, add a note “All new utilities, including CATV, shall be underground.”
 - c. On sheet 7, add the following note “Vehicular access to Deerfield Ridge Road during construction shall be limited in a manner to be approved by the Town.”
 - d. Note on the plan, “The deeds for lots 8 and 9 shall include a private reciprocal maintenance obligation and agreement with regards to the private retaining wall depicted in the approved plans. The Town shall have no obligation or accept any risks associated with this private encumbrance.”

- e. Provide legible notes with respect to the proposed work on the LaFrance property driveway.
- f. Revise the note with regard to the sidewalk along Colonel Ledyard Highway to read “proposed 4 foot concrete sidewalk with integral concrete curb.”
- g. On sheet 6, clarify and revise notes at the Campagna property to clearly indicate that the right of way area will be curbed, loamed, graded and seeded and that access to/from the Campagna lot to/from the public right of way shall be via the approved driveway curb cut only.

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

V. SITE PLANS

1. Old Mystic Plaza, 3175 Gold Star Highway

Art Spinner, representing the applicant, addressed the Commission, detailing the current site and the proposed improvements.

Staff briefly described the addition of a deck and minor site improvements and noted that even with the increase in the outdoor seating area, the dining area will remain under 750 square feet and therefore the required parking will not be affected.

MOTION: To approve a site plan modification for Old Mystic Plaza, 3175 Gold Star Highway, subject to the following modifications:

1. All Building Code, Fire Code, and Ledge Light Health District (LLHD) requirements shall be met prior to the use of the deck.
2. Any new lighting shall be a full cut-off design.
3. All staff technical items shall be addressed.

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

VI. OLD BUSINESS

1. Land Use Regulation Update Project - none
2. Plan of Conservation and Development Update

The Selection Committee has interviewed five firms. Scoring and ranking are still being completed and the chosen firm should be under contract by the end of May. The Steering Committee is still being selected.

3. 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

Chairman Sherrard noted the material handed out by Staff tonight. The tentatively scheduled site walk has been cancelled; however Commissioners still have the opportunity to walk the site individually.

At the request of the Commission, Staff will look into taxes and enforcement issues involving the site.

Commissioner Kane walked the site this past weekend and briefed the Commission on his walk. Commissioner Munn has walked the site as well.

MOTION: To table this item to the May 22, 2012 meeting.

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

VII. NEW BUSINESS

1. Report of Commission

Commissioner Roper discussed the letter from the Mystic Arts Center in tonight's packet regarding parking. The Commission directed Staff to draft a letter thanking the Mystic Arts Center for their good faith efforts to resolve community concerns.

2. New Applications
 - a. Gabriele's Karate, 1028 Poquonnock Road
 - b. Cutler Middle School – Parking
 - c. Cutler Middle School – Portables
 - d. Grossman's Mobile Kitchen, Gold Star Highway

VIII. REPORT OF CHAIRMAN - none

IX. REPORT OF STAFF - none

X. ADJOURNMENT

Motion to adjourn at 8:12 p.m. made by Sherrard, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II