

MINUTES
PLANNING COMMISSION
JULY 10, 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
Absent: Kane
Staff present: Davis, Glemboski, Doolittle

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

II. APPROVAL OF THE MINUTES OF meeting of June 26, 2012.

MOTION: To approve the minutes of June 26, 2012 as amended.

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

III. PUBLIC COMMUNICATIONS - none

IV. NEW BUSINESS

1. Town Council referral under CGS 8-24 regarding the Road Maintenance and Rehabilitation Project

The Commission briefly discussed the timeline, safety and bonding of this project.

MOTION: The Planning Commission of the Town of Groton approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Maintenance and rehabilitation of the Town's accepted network of roads anticipated to be accomplished during calendar years ending December 31, 2013 through December 31, 2017. The project is contemplated to include the roads described in the document entitled "Town of Groton, CT, Calendar Years 2013 through 2017 Road Maintenance and Rehabilitation Program," as presented to the Town Council on June 26, 2012, a copy of which has been placed on file in the office of the Town Clerk, and improvements to such other roads as may be determined from time-to-time by the Town Council following consultation as applicable with the Mayor of the City of Groton and the President of the Groton Long Point Association.

Motion made by Sherrard, seconded by Steinfeld. Motion passed 4-1-0 with Munn opposing because he believes it is against the Charter of Groton Long Point.

V. SUBDIVISIONS - none

VI. SITE PLANS

1. Fairview Estates Phase I, 231 Lestertown Road – request for extension or action required

MOTION: To grant an extension to Aug 14, 2012 for Fairview Estates Phase I, 231 Lestertown Road

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

2. Groton Multicultural Montessori, 200 Hazelnut Hill Road

Chairman Sherrard stepped out of the room to present the CGS 8-24 vote to the Town Council. He appointed Jeff Pritchard as Acting Chairman and had Fitzgerald sit for Pritchard.

Eleanor Leon and Lavanya Shubhakar, applicants, addressed the Commission describing their proposed daycare for a maximum of 20 children.

Joe Wren, Indigo Land Design, detailed the site location, wetlands and proposed improvements to the site including the play area and walkway path. He discussed parking and building access, zoning and landscaping. The applicant noted that this site is located in the WRPD zone but there are no major site changes and therefore there will be no changes to the stormwater system.

Mr. Wren discussed the requested waivers for the A2 survey and the frontage sidewalk.

Staff commented on the requested frontage sidewalk waiver, landscaping buffer modifications and shared parking modification.

MOTION: To approve a waiver to Section 7.5-2 of the Zoning Regulations and to not require a frontage sidewalk along Hazelnut Hill Road and a connecting internal sidewalk based on the following findings:

1. The church received a waiver for the frontage sidewalk requirement under the previous site plan approval (X95#16) and the proposal for the daycare use will not significantly introduce any new pedestrian movement to or from the site.
2. The Bicycle, Pedestrian and Trails Master Plan does not show any proposed sidewalks along this portion of Hazelnut Hill Road.

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

MOTION: To approve a waiver to Section 8.4-4.C. and not require a new Class A-2 survey to be submitted as part of the application. The proposed daycare is using an existing building and the proposed minor improvements are not adjacent to any property line.

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

MOTION: To approve Site Plan Application #SIT12-12, for Groton Multicultural Montessori at 200 Hazelnut Hill Road, subject to the following modifications:

1. Provide a note on the final plan: "All Building and Fire Code requirements shall be met and site plan improvements shall be installed prior to the issuance of a Certificate of Occupancy for the use."
2. All staff technical items shall be addressed.

The Planning Commission notes that this is an existing developed site and there are sufficient shade and evergreen trees currently on site to meet the landscape and buffering intent of Section 7.4 of the Zoning Regulations.

The Planning Commission finds that the site meets the requirements for Shared Parking under Section 7.2-6 of the Zoning Regulations as provided for on the site plan. The site will have a mix of land uses (church and daycare) with different operating hours and peak demands for parking thereby allowing utilization of the same parking spaces.

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

Sherrard returned and assumed the Chairman role.

VII. OLD BUSINESS

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

Staff noted that they are trying to wrap up the Steering Committee member appointments and will be planning a joint meeting soon.

VIII. NEW BUSINESS

1. Report of Commission

Commissioner Steinfeld noted that he has spoken with the Zoning Enforcement Officer regarding the Northern Lights Smoke Shop, 771 Long Hill

Road and their illegal use of the parking lot on weekends. He also voiced his disagreement with the Planning Commission's decision with respect to Gabriele's Karate.

2. Connecticut Siting Council Proposed Wind Turbine Facilities Regulations

Staff handed out a 9-point memo and will work with the Chairman to formalize recommendations to the State.

The Commission made suggestions for Staff to include in the letter.

3. Referrals for the Town of Stonington

1. Noank Shipyard

Staff and the Commission viewed and discussed the site and architectural plans.

The commission was concerned with the hours of operation and noise from evening use of the exterior areas. Staff will relay these concerns to the Town of Stonington.

2. Mystic Seaport Museum

Staff briefly described this proposal. The Commission recommended in favor of this proposal.

4. New Applications

IX. REPORT OF CHAIRMAN

Chairman Sherrard asked and was given permission to draft a letter from the Planning Commission to the RTM regarding the use of open space funds to purchase the Spicer property.

Chairman Sherrard noted the Committee of Chairs meeting on July 16th.

X. REPORT OF STAFF - none

XI. ADJOURNMENT

Motion to adjourn at 8:34 p.m. made by Steinfeld, seconded by Roper, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II