

MINUTES  
PLANNING COMMISSION  
SEPTEMBER 11, 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, Kane  
Absent: Fitzgerald  
Staff present: Davis, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:01 p.m.

II. APPROVAL OF THE MINUTES OF meeting of August 14, 2012, August 12, 2012 Special Meeting, August 16, 2012 Special Meeting.

MOTION: To approve the minutes of August 14, 2012 as presented.

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

MOTION: To approve the minutes of August 14, 2012 Special Meeting as presented.

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

MOTION: To approve the minutes of August 16, 2012 Special Meeting.

Motion made by Sherrard, seconded by Pritchard.

After discussion, Sherrard withdrew his motion and it was decided that the Steering Committee should approve these minutes. No further action required.

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS

1. Colonel Ledyard Estates, Colonel Ledyard Highway – request for extension for recording of mylars

Staff noted that the mylars have been received and other post approval items are still under review. Staff noted that this is the final 90-day extension available.

MOTION: To extend the recording of mylars to December 25, 2012 for Colonel Ledyard Estates, Colonel Ledyard Highway

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

V. SITE PLANS

Staff requested that “Mystic River Residential Care - request for an extension for start of construction” be moved up to Item #1 under Site Plans on tonight’s agenda.

1. Mystic River Residential Care, 12 Godfrey Street – Request for extension for start of construction

Elaine Cole addressed the Commission and requested an extension to October 15, 2013. She believes that they will commence construction in the very near future.

MOTION: To grant a one year extension for start of construction to October 15, 2013 for Mystic River Residential Care, 12 Godfrey Street

Motion made by Sherrard, seconded by Steinford. Motion passed 4-1-0 with Roper opposed, as he was with the original site plan application.

2. Fairview Estates, Phase I, 231 Lestertown Road (CAM)

Clint Brown, DiCesare Bentley, addressed the Commission bringing them up to date on the proposed project. He noted and discussed some of the contents of a letter received from the DEEP regarding the stormwater runoff. He discussed the various types of materials used in the process of stormwater renovations including conventional pavement, pervious pavement and permeable concrete.

Mr. Brown noted the changes that have been made on the plans in regards to the driveway, tree placement and landscaping and the conservation easement.

Jim Malloy discussed the slope and the pervious surface as well as the suggested pavers and permeable concrete.

Staff handed out materials related to stormwater regulations and discussed the Special Permit conditions that were established by the Zoning Commission for this application.

The Commission and Mr. Brown discussed parking, pathways and the various surfaces suggested, infiltration and the new driveway. A lengthy discussion regarding permeable concrete ensued. A bike rack will be added to the plans.

MOTION: To grant an extension and to table Fairview Estates, Phase I, 231 Lestertown Road (CAM) to September 25, 2012.

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

3. Central Hall, 18-22 West Main Street, 36 West Main Street, 2 Gravel Street (CAM)

Staff discussed the handouts given at tonight’s meeting: a memo from Building Official, Kevin Quinn, correspondence from Rick Nendze at CL&P, correspondence from Fire Marshal, Fritz Hilbert, a correspondence from CT

DEEP OLISP, and a correspondence from Groton resident Michael Noel. The plan revision summary dated 9/1/2012 created by Clint Brown based on staff comments was distributed to the Commission. Staff briefly discussed the location of the propane tank and parking. New floor plans and elevation plans have recently been received and they are still not consistent with the site plan.

Clint Brown, DiCesare Bentley, addressed the Commission discussing the various locations they investigated for locating the propane tank and the applicant's current status.

Rod Desmarais addressed questions about fuel alternatives and locations. Mr. Desmarais stated that he received much of the information (correspondence from various outside agencies) at the last minute and needed more time to review these comments. Staff noted a list of Staff comments given to the applicant several months ago which listed the items that needed to be addressed, but remained.

Staff discussed the sidewalk on Gravel Street and the bollards protecting the tank. Staff noted that recent HDC approvals are not shown on the current plans. Staff discussed the numerous adjustments that need to be met and that the plans need to be complete, so the Commission can review and take action.

The Commission discussed the distance of the propane tank from the parking spaces and Gravel Street and the recent HDC approvals that do not appear on current plans. The Commission suggested that the applicant submit updated plans.

**MOTION:** To grant an extension and to table Central Hall, 18-22 West Main Street, 36 West Main Street, 2 Gravel Street (CAM) to the September 25, 2012 meeting.

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

4. Falk Building, 258 Route 12

**MOTION:** To table Falk Building, 258 Route 12 to the September 25, 2012 meeting.

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

5. Mystic River Residential Care, 12 Godfrey Street – request for extension for start of construction

(This item was covered earlier in the meeting.)

## VI. OLD BUSINESS

1. Plan of Conservation and Development Update

Staff noted that the Steering Committee will meet on September 27, 2012. Chairman Sherrard noted that he will not be able to attend this meeting. The Commission asked Staff to look into an alternative date, one that

corresponded with the schedule the Steering Committee agreed to at their first meeting (3<sup>rd</sup> Thursday of the month).

VII. NEW BUSINESS

1. Report of Commission

Chairman Sherrard discussed the mailing of the agenda packets.

Commissioner Kane was asked by the Mayor of the City of Groton to partake in the City's POCD Implementation Committee.

Commissioner Roper was not able to attend the most recent meeting of the Mystic Community Task Group.

Commissioner Steinford questioned Staff on a potential illegal business located at 420 Long Hill Road.

2. New Applications – none

VIII. REPORT OF CHAIRMAN

Chairman Sherrard will not be able to attend the September 25, 2012 meeting, he appointed Commissioner Pritchard as Acting Chairman and Commissioner Zod to sit as his replacement.

IX. REPORT OF STAFF

Staff noted the Administrative Site Plan application for minor changes to Fields of Fire that was approved on September 5, 2012.

Staff is working on comments for the State's update of their C&D plan.

Staff noted that there is a pending ZBA application for the Valero facility on the corner of New London Road and Noank Ledyard Road. This referral will be before the Planning Commission soon, but may also be withdrawn.

X. ADJOURNMENT

Motion to adjourn at 9:30 p.m. made by Roper, seconded by Steinford, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Katie Doolittle  
Office Assistant II