

MINUTES
PLANNING COMMISSION
OCTOBER 11, 2011 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairman Pritchard called the meeting to order at 7:00 p.m. He sat Fitzgerald for Sherrard, Zod for Munn and appointed Roper as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of September 27, 2011.

MOTION: To approve the minutes of September 27, 2011 as amended.

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

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS

1. Salem Heights Subdivision – Request for bond release

Staff handed out a location map to the Commission and noted the memo in tonight's agenda packet from Public Works stating that the public improvements have been completed.

MOTION: To release the bond for Salem Heights Subdivision

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

2. Midway Commons Subdivision – Request for five year extension of subdivision

Staff noted that this subdivision was approved in 2003. No extension was requested. The public improvements have been completed but the as-builts and other improvements are currently being reviewed. The Town is holding an \$80,000 bond. The applicant is asking for a 5 year extension from the September 9, 2008 date of subdivision approval.

MOTION: To grant a five year extension of the subdivision for the Midway Commons Subdivision to September 9, 2013

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

3. Stewart Subdivision

Staff felt that this application should be a resubdivision. The applicant's attorney disagreed. The Town Attorney has determined that this is indeed a resubdivision and not a subdivision. Staff and the applicant have agreed on a public hearing date in November, and the applicant has granted an extension for that purpose.

The Commission set the public hearing date for November 10, 2011.

V. SITE PLANS

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff noted they had received emailed comments from Commissioner Munn regarding Section 4. Commissioner Pritchard also submitted comments to Staff. The Commissioner and Staff discussed draft language regarding energy efficiency.

2. Zoning Board of Appeals Referral - Wronowski Residence (Oct. 12)

Staff briefly explained the referral. The Commission reviewed the proposed plans. The Commission had no comment.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Fitzgerald reiterated his concerns with the land use regulation update project consultant's "Assessment Report" which included many facts and interpretations with respect to cluster housing. Copies of the assessment report (which includes a new two page report "Cluster Housing" dated 10-1-11 as well as two appendixes; A. "Land Use Regulations assessment, Town of Groton - Comments" dated 9-18-08 and B. "Cluster Housing Comparison Chart" dated 10-9-08 were handed out to the Commission.

Commissioner Roper noted that the Mystic Community Task Group will meet on October 17th.

Commissioner Steinfeld stated that the Noank School Reuse Taskforce met last week and approved the recommendations that will be going to the Town Council on October 25th. He also reminded the Commission of the ZBA meeting tomorrow night regarding the Berg appeal.

Commissioner Roper requested Staff report back to the Commission on how they track expiration dates for subdivisions.

2. New Applications - none

3. 2012 Planning Commission Meeting Schedule

After discussion, the Commission decided not to include the “if needed” meetings on the schedule.

MOTION: To accept the 2012 Planning Commission Meeting Schedule as amended.

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

VIII. REPORT OF CHAIRMAN

Acting Chairman Pritchard attended the grand opening of Panera Bread. He noted that the Committee of Chairs will meet Monday, October 17, 2011. Commissioner Roper requested that discussion of the status of the Mystic Education Center be added to that meeting’s agenda.

IX. REPORT OF STAFF

Staff noted that the Oyster Club has opened and that owner Dan Meiser extended his gratitude to the Commission.

X. ADJOURNMENT

Motion to adjourn at 7:57 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

Peter Roper, Acting Secretary
Planning Commission

Prepared by Katie Doolittle
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