

MINUTES
PLANNING COMMISSION
NOVEMBER 13, 2012 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:02 p.m. and sat Kane for Roper.

II. APPROVAL OF THE MINUTES OF meeting of October 23, 2012

MOTION: To approve the minutes of October 23, 2012 as amended.

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

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Central Hall Site Plan Modification, 18-22 West Main Street, 36 West Main Street, 2 Gravel Street

Staff stated that the applicant has requested a change to the date for submitting the electrical easements because the required maps have not been completed.

MOTION: To approve the site plan modification request for Historic Mystic LLC, 18-22 West Main Street and 36 West Main Street, subject to the following modification:

1. The applicant shall record the electrical easements and any necessary subordination of any mortgages or other prior encumbrances required by Connecticut Light and Power (CL & P) for 18 and 36 West Main Street, respectively, in the Land Records as soon as possible but no later than December 11, 2012.

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

Discussion followed about concerns with the propane tank storage and installation. Commissioner Fitzgerald asked staff to provide the Town Engineer and/or other appropriate Town staff with a copy of his written concerns, which were erosion on the strapping due to the resistance erosion effect on the point on contact of bi-metallic metals. This causes erosion and periodic inspection should be performed.

VI. OLD BUSINESS

1. Subdivision Regulation Amendments - None
2. Plan of Conservation and Development Update

Staff stated that the next POCD Steering Committee meeting is scheduled for December 6, 2012. The agenda will focus on natural resources and possibly parks and recreation open space.

VII. NEW BUSINESS

1. Report of Commission - None
2. Zoning Commission Referral for December 5, 2012 Public Hearing – Special Permit #329, Lambtown Development, 0 Lambtown Road

Staff distributed and reviewed a sketch provided by Environmental Planner Deb Jones, indicating the location of the wetland fill removed to date and the fill that is requested to remain on the site. Staff noted that while there may be other concerns regarding the site, the scope of this review is to identify and communicate any planning policy issues the members might have. Staff reviewed the events leading up to the present and noted that the Wetlands remediation order has been resolved. Specifics were given about the zoning violation.

The approach OPDS and zoning enforcement staff are taking is to allow Crandall to submit an after the fact special permit to allow the “zoning” fill to remain on site. Staff noted his concern for the unknown origin and composition of the fill in light of the WRPD and potential impacts on the water resources. The Chair also noted his concern for impacts on abutting lands due to changes in grading, drainage, etc.

Commissioners expressed concern with adverse impacts from grading to adjacent properties and from materials used from the fill that might impact water quality in the WRPD zone. The commission directed staff to include these issues in the Commission’s report to the Zoning Commission.

3. New Applications
 - a. Proposed Chelsea Groton Bank, 1250 Gold Star Highway

A site plan application has been received. The ZBA Public Hearing is scheduled for December 12, 2012. The Planning Commission will see this application in January 2013, if the variances application is approved.

VIII. REPORT OF CHAIRMAN

The Chairman wished everyone a nice Thanksgiving holiday. Discussion followed about the Christmas party. It was decided that either December 17 or 18 was preferred.

Chair Sherrard noted that any members interested in attending Economic Development Specialist Barbara Strothers' retirement party should contact Robin Silsby.

IX. REPORT OF STAFF

Staff stated that he will add Mr. Steinford's request to discuss potential adjustments to the 2013 regular meeting schedule to the next agenda.

Staff noted that Michael Hoelck, Hoelck's Florist, has been issued a certificate of site plan compliance. He explained that the town engineer has reconsidered the driveway apron. All drainage work will be done. Staff will check to see if the mylar has been signed.

X. ADJOURNMENT

Motion to adjourn at 7:39 p.m. made by Munn, seconded by Steinford, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II