

MINUTES
PLANNING COMMISSION
DECEMBER 11, 2012 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:03 p.m. and sat Fitzgerald for Munn.

II. APPROVAL OF THE MINUTES OF meeting of November 13, 2012.

MOTION: To approve the minutes of November 13, 2012 as amended.

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

III. PUBLIC COMMUNICATIONS

Commissioner Roper was visiting the Chamber of Commerce and distributed a handout to the Commission that included a map of Groton.

IV. SUBDIVISIONS

1. Holdridge Court Resubdivision – request for bond release

Staff noted the memo included in this week's packet from the Town Engineer that all items have been completed and that it is okay to release the bond.

MOTION: To release the final 10% public improvement bond for the Holdridge Court Resubdivision

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

2. Repp Subdivision – request for bond release

Staff noted the memo included in this week's packet from the Town Engineer that all items have been completed and that it is okay to release the bond.

MOTION: To release the final 10% public improvement bond for the Repp Subdivision at 10 Maxson Street.

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

3. Library Hill Subdivision – request for bond release

Staff noted the memo included in this week's packet from the Town Engineer that all items have been completed and that it is okay to release the bond.

MOTION: To release the final 10% public improvement bond for the Library Hill Subdivision at 836 Noank Road.

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

V. SITE PLANS - none

VI. OLD BUSINESS

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

A Steering Committee meeting was held this past Thursday with a presentation on Natural Resources.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Roper, a 24-year veteran of the Planning Commission, has decided to not seek reappointment. He thanked his fellow Commissioners' and Staff for their support during all these years. Chairman Sherrard extended his gratitude for Commissioner Roper's years of service.

Commissioner Steinfeld and Staff discussed the status of the Central Hall electrical easements.

2. Zoning Board of Appeals referral for December 12, 2012 public hearing - ZBA12-07, Proposed Chelsea Groton Bank, 1250 Gold Star Highway

Staff handed out a packet of information on this application so the Commission could become more familiar with the proposed application. Staff discussed with the Commission the variances requested.

The Commission and Mr. Fisher, representing the applicant, discussed landscaping, stacking spaces, access and exit locations.

MOTION: The Planning Commission makes a recommendation to concur with the requests for variances with the exception of the impervious coverage. The Planning Commission believes that steps should be taken to meet the 70% maximum requirement.

Motion made by Pritchard, seconded by Steinfeld. Motion passed 4-1-0 with Roper opposing.

3. New Applications - none

VIII. REPORT OF CHAIRMAN

Chairman Sherrard wished the Commission a Happy Holiday.

IX. REPORT OF STAFF - none

X. ADJOURNMENT

Motion to adjourn at 7:54 p.m. made by Pritchard, seconded by Roper,
so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Trask
Office Assistant II