

**SPECIAL MEETING
MINUTES
PLANNING COMMISSION
POCD WORKSHOP
MEETING #8**

**GROTON PLAN OF CONSERVATION AND DEVELOPMENT (POCD) AND
MUNICIPAL COASTAL PROGRAM UPDATES**

DECEMBER 9, 2014 - 5:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD, GROTON, CT
COMMUNITY ROOM 2

Acting Chairman Pritchard called the meeting to order at 5:33 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Steinfeld
Alternate members present: Fitzgerald (5:37 pm), Tarbox (5:45 pm), Zod (5:36 pm)
Absent: Sherrard
Staff present: Reiner, Jones, Glemboski, Silsby

II. APPROVAL OF THE MINUTES OF NOVEMBER 19, 2014

MOTION: To approve the minutes of November 19, 2014, as written.

Motion made by Kane, seconded by Steinfeld, so voted in favor unanimously

III. NEW BUSINESS

1. Review Draft POCD – Future Land Use Map and Theme Outlines

Staff continued with Use Changes.

North side of Welles Road residential to commercial:

There was a consensus by Planning Commission members to change this to commercial use and to expand the area along the entire length of the north side of Welles Road.

Route 1 Design District to Commercial:

Staff reviewed the map showing the existing Downtown Design District (DDD). The Commission noted that this is still a neighborhood in transition. Discussion followed about residential use, on-going traffic concerns, and the possibility of extending the DDD North up to Kings Highway and South to Buddington Road. Discussed expanding DDD versus creating another focus area to study what should be done with parcels along Route 1 to North and South of current DDD. They may need to look at various levels of intensity throughout the focus area.

WF Design District to Commercial in Willow Point:

Staff noted that the map changes the use from a design district to commercial. The Commission noted the development constraints. They would like to leave the area as a design district.

Industrial land along Route 117:

Staff reviewed the land characteristics of the area, noting that most of it drains toward the reservoir. Staff reviewed how previous Future Land Use Maps depicted the area. She noted that there is water and sewer up to Poheganut Drive. Discussion ensued about developable land and open space.

The Planning Commission decided to leave the area industrial.

Waterfront Design District in Mystic:

Staff reviewed the purpose of this district. She felt it was important for the Planning Commission to look at whether the WDD standards and requirements in Mystic are still appropriate. Allowed uses and parking requirements were discussed. The Commission felt that the regulations should encourage development that supports both residents and tourists. Walkable developments should be encouraged as should the re-use of existing buildings. The Commission discussed expanding the district and encouraging low intensity uses if it extends into the residential neighborhoods.

Pritchard distributed his comments, which were discussed as follows:

Add zone identification labels in margins – Planning Commission members agreed.

Change Oral School Property to a use other than Government – Recommended to add to the narrative to see what uses would be viable.

Staff will look at agricultural uses for the gravel pit on Yetter Road.

Develop a future use plan for the Flanders Road.

Land adjacent to and south of I-95 between Noank Ledyard and Flanders Road – Change to low level residential density.

Paint Ball facility at Noank Ledyard Road – It is not realistic to consider this agricultural use. Keep as an industrial use.

Staff noted that they will clarify the boundary lines for the City, Noank and GLP.

Additional Economic Development recommendations were distributed and will be added to the Economic Development section of the POCD.

Staff will get all comments and recommendations to the consultant. The Planning Commission will begin review of the Municipal Coastal Plan in February 2015.

IV. ADJOURNMENT

Motion to adjourn at 7:02 p.m. was made by Steinfeld, seconded by Zed, so voted unanimously.

Margil Steinfeld, Acting Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II