

MINUTES  
PLANNING COMMISSION  
FEBRUARY 23, 2010 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:00 p.m.

II. APPROVAL OF THE MINUTES

MOTION: To approve the minutes of January 26, 2010 as written.

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

MOTION: To approve the minutes of January 27, 2010 as amended.

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

III. PUBLIC COMMUNICATIONS

Commissioner Roper received a flyer in the mail regarding the 3<sup>rd</sup> Annual Smart Growth Conference being held on March 18, 2010.

The Commissioners noted that they had received an invitation to the opening of the new Senior Center on March 27, 2010.

Staff noted that they had received communications regarding the Commission's letters to DEP and GOSA. Copies were provided to the members.

IV. SUBDIVISIONS

1. Morgan's Run Subdivision and Morgan's Run Subdivision Modification – request for extension for recording of mylars

Staff noted that this was the second request for the recording of mylars, the first request being approved in November 2009. Morgan's Run Subdivision (09-02) was approved August 11, 2009 and then a modification (09-05) was approved on September 8, 2009. Staff noted that this is their last extension.

MOTION: To extend the recording of mylars to June 2, 2010 for Morgan's Run Subdivision (09-02) and June 29, 2010 for Morgan's Run Subdivision Modification (09-05)

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

2. Great Brook Subdivision, Phase II – request for reduction of bond

Staff noted that the bond reduction to \$150,000 was approved by Greg Hanover, Town Engineer.

MOTION: To reduce the bond to \$150,000 for Great Brook Subdivision, Phase II

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

3. Cooper Subdivision – request for reduction of bond

Staff noted that this is a bond release of the final \$4,076.

MOTION: To release the bond of \$4,076, for Cooper Subdivision

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

#### V. SITE PLANS

1. Hannah Enterprises, 530 New London Road - Request for one year extension for start of construction

Staff noted that the applicant has requested a one year extension for start of construction and discussed with the Commission the time frame for receiving the mylars. The applicant has been waiting for the economy to improve.

MOTION: To grant a one year extension for start of construction to February 24, 2011 for Hannah Enterprises, 530 New London Road

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

#### VI. OLD BUSINESS

MOTION: To move “Staff reply to Joellen Anderson” to item number one under Old Business

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

1. Staff reply to Joellen Anderson correspondence of 1/26/2010 regarding Hummingbird Hollow

Joellen Anderson, 215 Plant Street, thanked the Commission and Staff for their work in replying so quickly and adequately to her correspondence. Ms. Anderson addressed some additional questions that she had with the Commission, who in turn directed Staff to follow up.

2. Land Use Regulation Update Project

Staff has been working diligently on the Subdivision Regulations and noted that tonight’s handout was primarily related to Section 2 changes. Staff received and handed out comments from Commissioner Pritchard.

The Commission and Staff discussed suggestions regarding the Section 2 draft.

The Commission and Staff discussed adding traffic, noise and lighting items to Section K as potential reports.

Staff discussed options relating to incomplete submittals and required application timeframes.

The Commission also discussed Commissioner Pritchard's handout.

## VII. NEW BUSINESS

### 1. Report of Commission

Commissioner Roper attended the Mystic Cooperative Task Group meeting yesterday and stated that the Mystic Streetscape Project should start in May. He also commented that the Mystic Mobility Study is beginning and some community workshops will be taking place.

In response to a question regarding the Mystic River Drawbridge, Commissioner Roper stated that many questions came up with the contractors that were bidding on the project and that the State has suspended the bidding process to address some of these issues.

Commissioner Pritchard attended the Climate Change Workshop on January 27, 2010 and has copies of the handouts for any interested Commissioners. The next workshop is March 31, 2010.

### 2. New Applications

- a. Four Paws Veterinary Clinic, 151 & 159 Cow Hill Road - Receipt noted.

## VIII. REPORT OF CHAIRMAN

Chairman Sherrard welcomed back Commissioner Kane and wished Commissioner Fitzgerald a happy vacation.

## IX. REPORT OF STAFF

Staff handed out a memorandum concerning training in ethics offered by CCM.

Staff handed out a flyer for the Connecticut Federation of Planning and Zoning Agencies annual conference being held March 18, 2010 and invited all of the Commissioners to attend.

Commissioner Roper indicated that as a consequence of the difficult budget the overtime line might be cut, which would reduce clerical coverage for night meetings.

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X. ADJOURNMENT

Motion to adjourn at 8:14 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Katie Doolittle  
Office Assistant II