

MINUTES
PLANNING COMMISSION
MARCH 10, 2009 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld
Alternate members present: Zod, Kane (7:03)
Staff present: Davis, Glemboski, Gilot

Acting Chairman Pritchard opened the meeting with roll call at 7:02 p.m., seated Zod for Sherrard and appointed Steinfeld as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of February 24, 2009.

MOTION: To approve the minutes of February 24, 2009 as written.

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

III. PUBLIC COMMUNICATIONS

Roper returned a phone call to Pat Granatoski, who requested information regarding the process for the regulation amendment update. Roper informed her that all changes would require Commission approvals, and advised her to contact staff for more specific information.

Roper distributed a flyer he received from Connecticut College for a “Water Scarcity & Conflict” conference on April 4th and 5th.

IV. SITE PLANS

1. Lighthouse Point, Pleasant Valley Road North – Request for extension for start of construction

Attorney Genevieve Salvatore was present for the owners, and explained the project’s status. Staff had no objections to the extension.

MOTION: To grant a nine month extension to Lighthouse Point to December 26, 2009.

Motion made by Roper, seconded by Steinfeld, so voted unanimously.

2. Drawbridge Ice Cream, 2 – 4 West Main Street (CAM)

The Commission continued the application to the next meeting while staff continues to work with the owner on the details of the project.

V. OLD BUSINESS

1. Land Use Regulation Update Project

Staff gave an overview of the draft proposed changes to Section I of the Subdivision Regulations, handed out at their February 24th meeting. The

Commission members suggested some small changes. The discussion will be continued at the next meeting.

2. Review of Planning Commission By-laws

The Town Attorney is still reviewing the by-laws.

3. Town Council referral of proposed lease of Colonel Ledyard School to the City of Groton under CGS 8-24

Mark Oefinger, Town Manager, gave a detailed explanation of the referral to the Commissioners in response to their questions at the previous Planning Commission meeting. Mr. Oefinger explained that the City is interested in leasing the property to be used as a municipal building for their utilities operation or their police department. There will be a public hearing on April 7, 2009, and if passed, the lease will need RTM approval. There is currently no Town use for the building. If the parcel is sold, a new CGS 8-24 referral would be made to the Planning Commission.

MOTION: To issue an affirmative CGS 8-24 report to the Town Council regarding the lease of Colonel Ledyard School as proposed, but to also note that the Commission would also endorse a sale of the property.

Motion made by Roper, seconded by Steinford, so voted unanimously.

The Commission clarified that any proposed sale would require an additional CGS 8-24 review.

VI. NEW BUSINESS

1. Report of Commission – None

Roper left at 8:10 p.m.

2. Zoning Board of Appeals referrals for March 11, 2009 and March 25, 2009 public hearings

ZBA09-01, 15 New London Road, Lisa Rawding, Owner

Staff explained the referral. The Commission had no comment.

ZBA09-02, 767 River Road, Katherine Flanagan & Anish Shah, Owners

Staff explained the referral. The Commission had no comment.

ZBA09-03, 707 River Road, Thomas & Dawn Harris, Owners

Staff explained the referral. The Commission had no comment.

VII. REPORT OF CHAIRMAN - None

VIII. REPORT OF STAFF

Staff said they received an email schedule from the University of Connecticut of upcoming training for their "Land Use Academy" and asked Commissioners to contact staff for dates and times if interested in attending.

IX. ADJOURNMENT

Motion to adjourn at 8:21 p.m. made by Steinfeld, seconded by Munn, so voted unanimously.

Margil Steinfeld, Acting Secretary
Planning Commission

Prepared by Debra L. Gilot
Office Assistant II