

MINUTES  
PLANNING COMMISSION  
MARCH 12, 2013 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

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

II. APPROVAL OF THE MINUTES OF meeting of January 29 & February 12, 2013.

MOTION: To approve the minutes of January 29, 2013 as amended.

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

MOTION: To approve the minutes of February 12, 2013 as amended.

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

III. PUBLIC COMMUNICATIONS

Staff received a referral from the Noank Zoning Commission and would like the Commission to add this to tonight's agenda.

MOTION: To add the Noank Zoning Commission Referral (Spicer Special Permit) to tonight's agenda under New Business.

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

IV. SUBDIVISIONS - none

V. SITE PLANS - none

VI. OLD BUSINESS

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

The Steering Committee will be meeting on March 21, 2013. The meeting will include a discussion on transportation and housing. Staff noted that the recent snow storm has affected a few deadlines.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Steinfeld spoke with the Town Manager's office regarding the Town's new mail system.

Commissioner Kane noted that he is on the City of Groton's Economic Development Traffic & Parking Committee and will keep the Commission informed of activities.

2. Zoning Commission referral for April 3, 2013 Public Hearing – Special Permit #332, 23-25 West Main Street (CAM)

Staff noted that this item is going to be withdrawn.

MOTION: To table this item to the next regular meeting.

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

3. Zoning Board of Appeals referral for

- a. March 13, 2013 Public Hearing – ZBA13-01, Canzellarini Residence, 340 Noank Road

Staff briefly discussed the proposed roofed front porch. The Commission had no comment.

- b. March 27, 2013 Public Hearing – ZBA13-02, McGee/Cahill Residence, 368 Noank Road

Staff briefly discussed the proposed addition and front yard setback. The Commission had no comment.

- c. Noank Zoning Commission Referral for March 19, 2013 Public Hearing

Staff discussed the application with the Commission, including grading and fill. The drainage and right-of-way issues have been addressed to the satisfaction of Public Works.

MOTION: The Planning Commission would like the Noank Zoning Commission to consider the need for a CAM review.

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

4. New Applications - none

#### VIII. REPORT OF CHAIRMAN

Chairman Sherrard and the Commission discussed the information in tonight's packet regarding Aquarion Water Company and DEEP.

#### IX. REPORT OF STAFF

Staff noted and discussed an email from the Environmental Planner regarding the Cirigano Subdivision on Flanders Road. Staff noted that the

subdivision approved has expired and no extension has been requested or granted. The Town is holding a bond for the required sidewalk. The Commission indicated a re-approval application is required.

X. ADJOURNMENT

Motion to adjourn at 7:45 p.m. made by Steinfeld, seconded by Pritchard, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Katie Trask  
Office Assistant II