

MINUTES  
PLANNING COMMISSION  
MARCH 25, 2014 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairman Pritchard called the meeting to order at 7:03 p.m. He appointed Zod to sit for Sherrard and Munn to sit as Acting Secretary.

II. APPROVAL OF THE FOLLOWING MINUTES – March 11, 2014

MOTION: To approve the minutes of March 11, 2014, as amended.

Motion made by Kane, seconded by Munn, so voted 3 in favor, 1 abstention (Pritchard)

III. PUBLIC COMMUNICATIONS – None.

IV. SUBDIVISIONS – None.

V. SITE PLANS

1. Laursen Deck Extension, #39 Steamboat Wharf (CAM)

Edward Wenke of the Winthrop Group, representing the applicant, explained the proposal to add 32 square feet to an existing deck. He noted the deck will not encroach onto the existing public dock area. Compliance with coastal policies was addressed. He explained how involved this project has been and noted the permits that have been granted thus far. Photos were distributed.

An inquiry was made about the height of the deck, elevation, and setbacks.

MOTION: To approve the Coastal Site Plan for the Laursen Deck at 39 Steamboat Wharf because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

Motion made by Pritchard, seconded by Munn, so voted unanimously.

2. Wal-Mart Expansion, 150 Gold Star Hwy, (SIT11-02) – Request for 1 year Start of Construction Extension

Attorney John Knuff, 147 Broad Street, Milford, CT. gave background information about the previous appeal, as he explained the reason for the extension request. Specifics were given about when the job will go out to bid and when construction may begin.

MOTION: To Grant an Extension for the one year Start of Construction to May 24, 2015 for the Wal-Mart Real Estate Business Trust site plan, 150 Gold Star Highway

Motion made by Pritchard, seconded by Zod, so voted unanimously

3. Four Winds at Mystic, Noank Ledyard Road – Request for 1 year Start of Construction Extension

Attorney Thomas Londregan and his client Ron Bonvie of Mashpee, MA were present for this item. Background information was given about the project being held up in court. Londregan stated that the Army Corps of Engineers recently approved a five-year extension. He noted that University of Connecticut Professor Kevin McBride will be doing additional archaeological work on the site. The hope is that construction will begin next Spring.

Staff gave information about the extension date and recommended the date for a one-year start of construction extension be consistent with the five-year site plan permit validation date of March 26, 2015.

MOTION: To Grant an Extension for the one year Start of Construction to March 26, 2015 for the Mystic Active Adult LLC (Four Winds at Mystic) site plan, Noank Ledyard Road.

Motion made by Pritchard, seconded by Zod, so voted unanimously.

## VI. OLD BUSINESS

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

The next meeting will be held on 4/24/2014. Staff will be meeting with the consultants in the near future to discuss the next step.

## VII. NEW BUSINESS

1. Report of Commission

Kane inquired about the status of the School Steering Committee.

Zod stated that the State is looking into installing a water taxi between the proposed Coast Guard Museum in New London and the Groton Nautilus Museum. Zod added that he has spoken to Robert Yost, the Community Liaison to the Navy, about the possibility of adding an additional route to the Mystic Seaport. Kane noted the previous interest in having the water taxi also stop in the City of Groton for easier access to the landing of Fort Griswold. Planning Commission members discussed the overall idea.

2. Referral for Zoning Commission Public Hearing on April 2, 2014 – Special Permit #339, Emporium, 15 Water Street

Staff reviewed the map and explained that the applicant has requested to change the use of the previously approved basement area, from retail space to a restaurant/wine bar. Parking spaces were reviewed. An inquiry was made about signage for the parking spaces. A site plan will need to be reviewed by the Planning Commission.

The Planning Commission had no comment.

3. New Applications – None.

VIII. REPORT OF CHAIRMAN

Pritchard referred to and read a newspaper notice about a dock being proposed at the Historic Mystic, LLC site.

IX. REPORT OF STAFF

Staff noted that she sent Historic Mystic LLC an email informing them that the plans have been recorded in Groton Land Records and noted that a preconstruction meeting will be required.

An inquiry was made about the construction of the sidewalk near the Ice House Subdivision on Route 1. Staff noted that the Public Works Director stated that this item would be going out to bid soon. Construction may begin this summer.

The loss of a multi-use path along Route 1 for the Mystic Estates Subdivision was brought up. Pritchard noted that he spoke to a member of the GOSA, the current owners of the property, about possibly working with the Town in the future to get the path developed. Staff noted that a multi-use path had been previously permitted by the Inland Wetlands Agency.

Staff stated that an interim Planning Director has not yet been announced.

X. ADJOURNMENT

Motion to adjourn at 7:44 p.m. was made by Zod, seconded by Munn, so voted unanimously.

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Raymond Munn, Acting Secretary  
Planning Commission

Prepared by Robin Silsby  
Office Assistant II