

MINUTES  
PLANNING COMMISSION  
APRIL 12, 2011 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:01 p.m. and seated Kane for Munn.

II. APPROVAL OF THE MINUTES OF meeting of March 22, 2011.

MOTION: To approve the minutes of March 22, 2011 as amended.

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

III. PUBLIC COMMUNICATIONS

Commissioner Fitzgerald asked about New London Road and Route 1 signage when the barrels are removed. Staff said Public Works had been advised, but he will check the status.

Staff reported that the day after the agenda was set he received notification from the Public Works Department that required work had been completed at the Copp Subdivision, and said the Commission may want to add the request for bond release for the Copp Subdivision to tonight's agenda.

MOTION: To add the request for bond release for Copp Subdivision as item #5 under New Business on the agenda.

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

IV. SITE PLANS

1. Long Meadow Landings, 45 South Road - Request for one-year extension for start of construction

Joe Boucher, Towne Engineering, South Windham, explained that repairs for fire damage to another building prevented them from beginning construction, but they do plan to begin construction on the new building soon.

MOTION: To grant a one year extension for start of construction to June 9, 2012 for Long Meadow Landings, 45 South Road.

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

V. OLD BUSINESS

1. Land Use Regulation Update Project

Chairman Sherrard said Commissioner Munn will be sending comments to staff. He is sick tonight and could not attend the meeting.

The Commission concurred to continue discussion of the subdivision regulations after they finished the regular business on the agenda.

VI. NEW BUSINESS

1. Report of Commission

Commissioner Steinfeld said that on April 5<sup>th</sup>, the Town Council reappointed him as a member of the Planning Commission for a five year term.

Roper said there will be a Mystic Cooperative Task Group meeting on Monday, April 18<sup>th</sup>, at 8:00 a.m.

Chairman said the next Committee of Chairs will be held next Monday, April 18<sup>th</sup> at 6:00 p.m. The agenda topics include blight, Mystic Streetscape, and updates on the FEMA regulations and the River Road design standards. The Chairman invited all Commissioners to the meeting, and asked for any comments or topics for future agendas.

2. Referral from Town of Stonington – “60 Willow Street, LLC” Text Amendment Application

Staff explained the referral for a regulation amendment to allow a height modification in this particular zone, which is to promote the re-use of old mill buildings. Staff doesn't see any particular inter-municipal impact on the Town of Groton.

MOTION: To send the following referral to the Town of Stonington:

The Town of Groton Planning Commission has no concerns to adding the provision into the IHRD zone; however any relief granted under that provision should consider the character of the area and the height of the existing structure.

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

3. Referral from Town of Ledyard – Flood Regulation Amendments

Staff explained the referral for mandated amendments, which are to FEMA standards.

The Commission had no comment.

4. New Applications

a. 85<sup>th</sup> Day Restaurant, 13 Water Street - received

5. Copp Subdivision, Heartwell Drive – Request for bond release

MOTION: To approve a bond release of \$115,615.00 for the Copp Subdivision.

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

VII. OLD BUSINESS

1. Land Use Regulations

The Commission discussed several items in Section 4 of the Subdivision regulations.

#1 - "Character of Land"

Discussion included: limiting development requiring removal of ledge creating erosion potential; calculation of unit yield, buildable area, density, cluster development, open space, providing an area free of wetlands, steep slopes, amount of yard, structure locations, driveway access to it and septic leaching fields if required. Staff will work on some language for cluster development.

#2 - "Energy efficiency"

Comments: This should be an appendix or handbook, but not in the regulations themselves. Applications should address energy efficiency, rather than stringent standards in the regulations. Discussed the level of detail required in the regulations.

#3 - "Development free area"

The Commission chose to wait to discuss especially relative to noise, until Commissioner Munn is present.

#5 - "Dead End Roads"

Staff said the Town engineer is reviewing the road width to accommodate everyone's needs, as necessary. The Commission discussed access to flag lots, access roads, no frontage on interstate highways, since it's not accessible; common or shared driveways with agreement prior to construction; cul-de-sacs.

Staff said any Commissioner can send her comments or concerns and she will take them all into consideration.

VIII. REPORT OF CHAIRMAN - None

IX. REPORT OF STAFF

Staff said the Connecticut D.E.P. will hold a workshop on low impact development for town leaders on May 4<sup>th</sup> at 1:00 p.m. at the SCCOG office.

Staff said the Town Council approved the OPDS budget, and he will be presenting the budget to the RTM next week.

X. ADJOURNMENT

Motion to adjourn at 8:12 p.m. made by Pritchard, seconded by Steinfeld, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Debra Gilot  
Office Assistant III