

MINUTES
PLANNING COMMISSION
MAY 11, 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: Zod, Fitzgerald (7:12)
Absent: Kane
Staff present: Davis, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:01 p.m.

II. APPROVAL OF THE MINUTES OF meeting of April 27, 2010.

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

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

III. PUBLIC COMMUNICATIONS

Commissioner Roper commented that tonight at 8:30pm, on Comcast and Thames Valley Cable, he will be discussing trees with Glen Dryer from the Connecticut College arboretum.

Sydney Van Zandt, 3 Front Street, handed out and read a letter offering her opinions as to various aspects of land use policy and regulations.

Bill Johnson, 295 South Road, a member of the Town Council, addressed the Commission advising them of his discussions with the Economic Development Commission and his intent to try and find ways to grow the grand list. The Commission made note of the 2006 Strategic Economic Development Plan (“SEDP”), asked if he was requesting some participation in his efforts by the Planning Commission, possible meeting dates and times and other information. Chairman Sherrard suggested that Commissioner Munn could act as a liaison on behalf of the Planning Commission, based on his involvement in the SEDP.

IV. SUBDIVISIONS - none

V. SITE PLANS

1. Groton Village Condominiums, 10 Fort Hill Road – request for one year extension for start of construction

Mike Difano, requested a one year extension due to the economic climate.

MOTION: To grant a one year extension for start of construction to May 22, 2011 for Groton Village Condominiums, 10 Fort Hill Road

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

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff handed out a clean version of the draft subdivision regulations Section II and discussed the previously handed out updates. The Commission gave Staff suggestions for minor edits. Staff also handed out copies of Commissioner Munn's and Commissioner Pritchard's suggestions.

Staff provided the Commission with a brief overview of the discussion at the last Zoning Commission meeting and work product that would be developed and provided to both Commissions as a result of that discussion.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Pritchard noted that he will be absent from the May 25, 2010 meeting.

Commissioner Fitzgerald and Staff discussed the Assessment Report done by Kendig Keast. Staff clarified the purpose of this document and described how it relates to other elements of the overall communication program, including comments provided by the members regarding its content.

Commissioner Roper noted that Mystic Community Bikes meets May 14, 2010 and that they are looking for bike donations.

2. New Applications

a. Repp Subdivision, 10 Maxson Street, Mystic

Staff noted that this is a second application in light of the fact that the owners failed to record the approved mylars or to complete other required tasks following approval of the first application. The Commission set the public hearing for June 8, 2010.

VIII. REPORT OF CHAIRMAN

Chairman Sherrard noted that he had received a letter from Brae Rafferty, Chairman of the Conservation Commission. He handed out copies to the Commission. It was the consensus that this item be added to the May 25, 2010 agenda under new business. Staff explained that in advance of that meeting staff will review its records and report back to the Commission.

Chairman Sherrard and Staff discussed the re-opening of Route 184 and River Road. Staff suggested that members contact the Director of Public Works, or that staff could look into the matter and report back at the next meeting.

IX. REPORT OF STAFF

Staff noted that the owner of Gabrielle's Karate would like to add a second floor as a means of correcting leaks in the existing flat roof system. Rather than putting on a new membrane, he would prefer to build a gable roof and add a second floor. Staff advised him that they would need to consult with the Commission and suggested that with limitations on the level of interior improvement to this new space and with respect to its approved use, a site plan modification may not be required and that a simple zoning permit process could suffice. The Commission has concerns about the potential future use of this space, but agreed in concept with staff's suggestions, subject to the owner signing a declaration that would be placed in the relevant files, acknowledging and agreeing to the limitations on the use and improvement of this space.

Commissioner Roper mentioned development and/or lot sales in the area of Starr Street. Staff will speak to the Zoning Officer and report back to the Commission.

X. ADJOURNMENT

Motion to adjourn at 8:06 p.m. made by Sherrard, seconded by Roper, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II