

MINUTES
PLANNING COMMISSION
MAY 12, 2009 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard opened the meeting with roll call at 7:01 p.m. and seated Fitzgerald for Munn.

II. APPROVAL OF THE MINUTES OF meeting of April 28, 2009.

MOTION: To approve the minutes of April 28, 2009 as amended.

Motion made by Roper, seconded by Pritchard. Motion passed 4-0-1, 1 abstention (Steinfeld).

III. PUBLIC COMMUNICATIONS

Roper received notice of a regional planning meeting on Monday, May 18th at SCCOG.

Roper gave a magazine article titled “Growing Up Green”, from *Eco-Structure.com*, regarding green roof projects to staff for the regulation update file.

IV. SITE PLANS

1. Central Hall, 18-22 West Main Street (CAM) – Request for extension for start of construction

Rod Desmarais, a principal of the Central Hall project, explained the request, based on the depressed economy. Discussion ensued on the streetscape project, and Mr. Desmarais assured staff that all easements that the Town still needs will be provided. The Commission asked Mr. Desmarais to please make sure the fence at the property is maintained.

MOTION: To grant a one year extension for start of construction to Central Hall, 18 – 22 West Main Street, to July 9, 2010.

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

2. S. B. Butler Elementary School Parking Lot, 155 Ocean View Avenue

Greg Hanover, Town of Groton Department of Public Works, briefly outlined the project to renovate the school parking lot and detailed the proposed improvement to traffic circulation. He stated that the Public Works staff met with interested parents and local residents on the draft plan to include their comments.

Wes Greenleaf, Town of Groton Board of Education Manager of Facilities, detailed the need to change the parking to accommodate more buses coming to the school, a parent drop-off area, and to keep parking off the street. Mr. Greenleaf believes the school will be used as a Town school for the long term, and more parking needs to be developed for the safety of the students. The parking spaces have been doubled.

Debbie Marshall-Baker, an engineer with the Town Department of Public Works, detailed the movements at the school entrances and exits, lighting, signage, and site drainage. Ms. Marshall-Baker said a reduction of the required buffer has been requested by the Public Works Department, and Ms. Marshall-Baker detailed the landscaping proposed for the buffer. The landscaping was detailed. The Commission discussed the circulation and location of staff parking areas, drainage, a walkway for students, crosswalks and bus drop-off lanes.

MOTION: To approve the S. B. Butler Parking Lot Improvements, 155 Ocean View Avenue with the following modifications;

1. A bicycle rack shall be installed.
2. Technical items as raised by staff shall be addressed

The Commission notes that under Section 7.4-4(A) of the Zoning Regulations, the buffer width has been reduced in light of the applicant's incorporation of a landscape berm into the design of the buffer area.

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

3. Mystic Drawbridge Ice Cream Shop Expansion, 2 – 6 West Main Street (CAM)

Rod Desmarais and staff briefly explained the application for the additional 126 square feet of service area for a total of 590 square feet.

MOTION: To approve the Mystic Drawbridge Ice Cream site plan, 2-4 West Main Street.

The Commission notes that under Section 6.3-4H of the Zoning Regulations, the parking requirements are being waived in light of the applicant's agreement to continually participate in the Mystic Arts Center's sponsored parking validation program.

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

MOTION: To approve the Coastal Site Plan for the Mystic Drawbridge Ice Cream because, as conditioned, it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

1. All outdoor mechanical equipment or storage shall be designed to have adequate spillage containment for any

associated hazardous materials and shall be placed on pads if equipment or storage is located on the deck.

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

V. OLD BUSINESS

1. Land Use Regulation Update Project

Staff said the Inland Wetland Agency will be holding their first public hearing for amendments to their regulations. Those amendments proposed are changes that are required by state statute.

2. Review of Planning Commission By-laws

Staff spoke with the Town attorney today; he is still reviewing the proposed by-laws.

VI. NEW BUSINESS

1. Report of Commission

Kane said the Phase II School Design Committee will be meeting on Thursday. The new superintendent has some new ideas on the makeup of the schools and possible different plans.

Fitzgerald spoke in favor of staff's letter of April 1st to Mr. Trinkhaus.

Steinford asked staff for a report of how many Planning Commission meetings have been cancelled in the last two years.

Roper updated the Commission on the Mystic bike share program, which will be adding new pick-up and drop-off points; they are also interested in having Stonington borough join in the program. Roper asked staff for input and suggestions on signage they are proposing for the program, with 18 x 20 signs, mounted on the bike racks themselves. Staff said he would speak with Kevin Quinn of Inspection Services and the Director of OPDS about the signs and report back to Roper.

3. Town Council referral under CGS 8-24 regarding YMCA lease of Town property at 36 Central Avenue

Prior special permits have been granted to the YMCA and to TVCCA.

MOTION: To send an affirmative referral to the Town Council regarding the lease to TVCCA of the area previously used by the YMCA with the understanding that the YMCA daycare special permit conditions (maximum number of children) will continue.

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

4. Inland Wetlands Agency referral for June 10, 2009 public hearing

MOTION: To table the referral for the Inland Wetlands Agency to the next regular meeting on May 26, 2009.

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

The Chairman asked the commissioners to contact staff with any questions prior to the next meeting so they may provide answers at the next meeting.

5. Zoning Board of Appeals referral for May 13, 2009 public hearing

ZBA09-05, 591 Route 12, Submarine Car Wash

Staff explained the referral. The Commission had no comment.

VII. REPORT OF CHAIRMAN - None

VIII. REPORT OF STAFF

Staff distributed to Commissioners an invitation from the Parks & Recreation Department regarding two community meetings, May 27th at the Senior Center to review the draft system-wide master plan, and May 28th at William Seely School to review the draft plan for Sutton Park.

IX. ADJOURNMENT

Motion to adjourn at 8:53 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Debra L. Gilot
Office Assistant III