

MINUTES
PLANNING COMMISSION
MAY 12, 2015 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

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

I. ROLL CALL

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

Chairman Sherrard appointed Tarbox to sit for Steinfeld and Fitzgerald to sit for Munn.

II. APPROVAL OF THE FOLLOWING MINUTES OF April 28, 2015

MOTION: To adopt the Planning Commission minutes of April 28, 2015

Motion made by Tarbox, seconded by Pritchard, so voted unanimously, as annotated.

III. PUBLIC COMMUNICATIONS – None.

IV. SUBDIVISIONS

1. Re-subdivision of Joan C. Oat, MacDonald Court Subdivision, 0 MacDonald Court, Noank (SUB15-04) – Set Public Hearing Date

Fitzgerald recused himself on this item.

The Planning Commission set the public hearing date for June 9, 2015.

V. SITE PLANS

1. Kentucky Fried Chicken (KFC), 230 Route 12 (SIT15-02)

Attorney David Sherwood of Glastonbury, representing the applicant, explained the changes that are being proposed to the building, parking, and landscaping. The storm water drainage system will be upgraded. A small sunroom will be removed and a small addition built. The 15 proposed parking spaces, instead of the current 18 parking spaces, are sufficient under the current zoning regulations. Impervious coverage will be decreased. Background information was given about the restaurant, noting that the building was built more than 40 years ago and has had numerous upgrades throughout the years. The property is located in two different zones and in the WRPD zone. Other specifics were given about lighting, signage, storm water drainage, drive-thru changes, and eliminating a current encroachment issue.

Sherrard explained site plan procedures. Sherwood noted that he had received staff comments and a draft motion.

Staff reviewed maps and gave some history about this site. The specific changes referred to by Attorney Sherwood were reviewed. Details were given about the drive-thru

renovations, reconfiguring the entire building, new elevations, sidewalks, and parking space requirements. She stated that the application is consistent with the WRPD standards. The plan meets the regulations and staff has no concerns. The plan has been reviewed and approved by Groton Utilities, the Building and Zoning Official, and the Ledge Light Health District.

The draft motion was distributed.

Discussion ensued about the existing underground drainage infrastructure and what will be changed.

Huseyin Sevincgil, PE, of MHF Design Consultants, Inc. of New Hampshire, reviewed the proposed drainage system. He gave specifics about removal of the trench drain at the existing site. New catch basins will be installed as well as a hydro dynamic separator. Details about the treatment chamber were noted. A new grease trap is shown on the utility plan.

In regards to an inquiry about the reduction in parking spaces, Staff stated that the number of approved parking spaces is based on the seating area according to the Town's zoning regulations. Attorney Sherwood noted that more than 50% of customer orders are take-out. In regards to an additional inquiry about there not being designated take-out parking spaces, Staff stated that the proposal meets the Town's zoning regulations.

Attorney Sherwood noted that it should take about 80 days to complete the renovations once construction begins.

MOTION: To approve a site plan modification (SIT15-02) for Kentucky Fried Chicken Restaurant Renovation, 230 Route 12, subject to the following:

1. Technical items as raised by staff shall be addressed.

The Planning Commission finds that the site plan modification meets the intent of Zoning Regulations, including Section 6.12 for the Water Resource Protection District.

Motion made by Sherrard, seconded by Pritchard.

An inquiry was made about the technical items to which Staff replied that at this point in time, there are none.

The Motion passed unanimously.

VI. OLD BUSINESS

1. Community Market Analysis/Land Use Regulatory Audit – Focus Group

Sherrard stated that Zod has volunteered to represent the Planning Commission but cannot make the first meeting. Munn has agreed to attend in Zod's absence for the first meeting, as an alternate member. All other members are encouraged to attend.

MOTION: To elect Zod as the Planning Commission Representative on the Community Market Analysis/Land Use Regulatory Audit – Focus Group, with Munn being the Alternate member.

Motion made by Sherrard, seconded by Kane, so voted unanimously

The first meeting has been scheduled for May 27, 2015 at 6:00 p.m. in Community Room 1. Zod will update the Planning Commission, as necessary.

VII. NEW BUSINESS

1. Town Council Referral for Refurbishment of Water Pollution Control Facility (WPCF) Effluent Pump Station and Fishtown Road Pump Station under CGS Section 8-24

Greg Hanover, Town Engineer, reviewed maps for the Fishtown Road pump station. He gave details about the area this station serves. The station was built in 1978 and the structural components were reviewed in 2010. Specifics were given about the size, the location, the narrow spiral stairs, and the pumps. The structural investigation indicated that the building code egress does not meet regulations. Costs were outlined. There will be 2 pumps instead of 3 and some equipment will be removed. A new external enclosed generator will be placed outside and the fuel tank will stay as is. A new 3000 gallon chemical tank will be installed and the old tank will be removed. A new fence around the entire site will be installed. Wetlands permits have been granted.

An inquiry was made about the impact, if any, to the proposed new school. Hanover explained what will be visible from the ground and spoke about the pipes and fence. Costs and maintenance were reviewed.

Hanover spoke about the WPCF effluent pump at the treatment plant as he reviewed the location on the map. This station was built in 1980 and currently has 6 pumps of various sizes. Numerous problems with the station were explained. This project has been on hold for nearly 5 years. The specifics of the proposal were explained. He spoke about valves, the heating system, electrical upgrades, and new heaters and ventilation equipment.

An inquiry was made about impacts to sea level rise.

MOTION: The Planning Commission supports the Refurbishment of the WPCF Effluent Pump Station and the Refurbishment of the Fishtown Road Pump Station projects for bond referendum and recommend in favor of the two projects.

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

2. Noank Zoning Commission referral for Public Hearing on May 26, 2015
 - a. Zoning Ordinance Text Amendment, Section 2.3: Required Fire Protection Measures

Staff referred to the proposed removal of the specific section of the Noank's Zoning Regulations. The Town's Zoning Official agreed that this item should be removed from the Noank Zoning Regulations.

The Planning Commission had no comment.

3. SCCOG Regional Planning Commission

An update was given by Pritchard at the last meeting. It was noted that regional planning meetings may be held quarterly going forward instead of monthly.

An inquiry was made about the Regional Planning Commission at the state level. The future of the Regional Planning Commission was discussed.

4. Report of Commission

Discussion followed about an article written in the Connecticut Federation of Planning News about zoning regulations and its impact on the decisions that the Planning Commission can make. Staff explained that this item will be discussed with the Town Attorney before any changes are made.

5. New Applications

Staff stated that a site plan and coastal site plan has been received for the Groton Utilities Water Filtration Plant. Numerous administration site plans have also been submitted.

VIII. REPORT OF CHAIRMAN

A determination will be made at a later date whether to cancel the next regularly scheduled Planning Commission meeting on May 26, 2015.

IX. REPORT OF STAFF

Staff distributed updated zoning regulations.

Staff gave an update about the upcoming process of amending the WRPD regulations. A Request For Qualifications has already been advertised.

Staff noted that the Plan of Conservation and Development summary update has been given to the consultants for review. Staff will report back to the Planning Commission within the next couple of weeks.

Staff stated that Staff comments for the municipal coastal plan are being compiled along with comments and recommendations made by the Planning Commission. These comments will be sent out to the consultants soon.

X. ADJOURNMENT

Motion to adjourn at 7:58 was made by Sherrard, seconded by Tarbox, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II