

MINUTES
PLANNING COMMISSION
MAY 14, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard called the meeting to order at 7:01 p.m. and sat Zod for Steinfeld.

II. APPROVAL OF THE MINUTES OF meeting of April 23, 2013.

MOTION: To approve the minutes of April 23, 2013 as amended.

Motion made by Pritchard, seconded by Zod. Motion passed 4-0-1 with Munn abstaining.

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS

1. Mystic Weigh Subdivision, Flanders Road – request for five year extension for subdivision

Attorney Harry Heller, representing the applicant, addressed the Commission discussing the history of the subdivision. He discussed the status of Ensign Drive and Mariners Drive. He requested a five year extension for the subdivision. The Commission felt that a three year extension was more appropriate.

MOTION: To grant a three year extension of the Mystic Weigh Subdivision, Flanders Road to May 24, 2016.

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

V. SITE PLANS

1. Long Meadow Landing, 45 South Road – Request for extension for start of construction

Joseph Boucher, Towne Engineering, representing the applicant, addressed the Commission requesting a one year extension for start of construction.

MOTION: To grant a one year extension for start of construction to June 9, 2014 for Long Meadow Landing, 45 South Road.

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

VI. OLD BUSINESS

1. Subdivision Regulation Amendments

Staff is working on a list for the Commission.

2. Plan of Conservation and Development Update

The community meeting is tomorrow night; all Commissioners are invited to attend.

VII. NEW BUSINESS

1. Report of Commission - none

2. Zoning Commission referrals for June 5, 2013 Public Hearing

- a. REGA13-01, Special Permit & Site Plan Requirements

Staff distributed a memo along with attachments for the Commission to review.

Clint Brown, DiCesare Bentley, asked permission to address the Commission on this topic. After being recognized by the Chair, Mr. Brown encouraged the Town to adopt regulations having clarity.

MOTION: To table REGA13-01 to the next regular meeting.

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

- b. REGA13-03, Flood Protection Regulations

Staff and the Commission discussed the application. Staff noted that no budget or staffing were available for public education, but a news article might be an option.

MOTION: The Planning Commission sends a report to the Zoning Commission that they concur with the changes to the zoning regulation changes to sections 6.6-2, 6.6-7 and 6.6-9.

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

3. New Applications

- a. Pizzetta, 7 Water Street (CAM)
- b. Groton Business Park Lot 3, 115 Poheganut Drive
- c. Mystic Industrial Park Resubdivision, 1085 Noank Ledyard Road

The Commission set the public hearing for Mystic Industrial Park for June 11, 2013.

VIII. REPORT OF CHAIRMAN

Chairman Sherrard noted that Fusconi Cleaners, Crystal Lake Road, has been demolished.

IX. REPORT OF STAFF

Commissioner Kane and the Commission discussed the Fields of Fire sign along I-95. Staff will look into the regulation.

X. ADJOURNMENT

Motion to adjourn at 8:07 p.m. made by Munn, seconded by Zod, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Trask
Office Assistant II