

MINUTES
PLANNING COMMISSION
JUNE 24, 2014 – 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, Munn, Steinfeld
Alternate members present: Tarbox, Zod
Absent: Fitzgerald
Staff present: Glemboski, Silsby

II. APPROVAL OF THE FOLLOWING MINUTES May 22, 2014 POCD SC, May 27, 2014 and June 10, 2014

MOTION: To adopt the POCD Steering Committee minutes of May 22, 2014, as amended.

Motion made by Pritchard, seconded by Sherrard, so voted 3 in favor, 2 abstained (Steinfeld, Munn)

MOTION: To adopt the Planning Commission minutes of May 27, 2014, as amended.

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

MOTION: To adopt the Planning Commission minutes of June 10, 2014, as amended.

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

III. PUBLIC COMMUNICATIONS

Staff stated that the Connecticut Siting Council adopted new wind regulations on May 1, 2014. Copies are available in the Planning Department or online at the Connecticut Siting Council's website. Staff will speak to the Town Attorney about whether any changes to Town regulations are appropriate.

IV. SITE PLANS

1. Woody's Service Center, 901 Route 12 (SIT14-06) – Submittal of Extension or Action Required

Staff explained why the applicant requested a 65 day extension, for the continued review of the applicaiton.

MOTION: To grant a 65 day Extension from June 26, 2014

Motion made by Munn, seconded by Steinfeld.

Discussion ensued about whether a vote is required for this item. Staff referred to state statutes and explained that the applicant has to consent for the application to exceed 65 days. The Planning Commission decided that they would continue to vote on these types of requests.

The motion carried unanimously.

V. OLD BUSINESS

1. Subdivision Regulation Amendments – No update.
2. Plan of Conservation and Development Update – Discussion of Planning Commission Review Process and Meeting Schedule

The draft POCD was distributed tonight. The tentative POCD workshop meeting schedule was distributed and discussed.

MOTION: To adopt the POCD Workshop Meeting Schedule

Motion made by Pritchard, seconded by Munn, so voted unanimously, as written.

Sherrard stated that he will be out of town on July 8th.

Discussion followed about the draft document and whether it includes all the input given thus far. Staff will confirm this and report back. The process of reviewing this draft document was discussed. There was a consensus to encourage the public to submit written comments at the end of each workshop but no verbal public comments will be accepted during the workshops. Draft copies of the POCD will be available at the Office of Planning and Development Services, the Groton Town Library and possibly via the Town's website. Staff added that a public hearing will be held at a later date.

VI. NEW BUSINESS

1. Report of Commission

Steinford gave an update on the Crystal Lake Road public information session he attended on 6/18/2014. It appears that the work will not be completed for quite some time, due to phasing.

Pritchard referred to a notice of permit application published in The Day paper regarding authorization from the state to transfer water between various towns regionally, in emergency situations.

2. Zoning Board of Appeals Referral for June 25, 2014 Public Hearing
 - a. ZBA14-04 – Michael & Kristin Glasfeld/Owners, 42 Clift Street, Mystic

Staff reviewed the variance request and reviewed maps.

The Planning Commission had a concern about the deficiency of the side yard setback being exacerbated by the extension of the structure.

- b. ZBA14-05 – Angus McDonald Gary Sharpe & Associates/Engineer, Toll Gate Plaza LLC/Owner, 516-528 gold Star Highway

Staff reviewed the variance request and plans. The Planning Commission reviewed the proposal and expressed numerous concerns about the drive thru, the canopy, the curb cut, drywells, gas pumps, and increasing the non-conformity. It was noted that Groton Utilities reviewed the plan and recommended that they install oil water separators on site. It was also noted that current regulations in the Water Resource Protection District (WRPD) do not allow drywells.

MOTION: The Planning Commission recommends against these variances based on the following concerns:

- 1) Internal and external traffic flow due to the addition of a drive through, curb cut, and extra pumps.
- 2) Increasing the non-conformity in the Water Resource Protection District (WRPD).
- 3) Lack of runoff pre-treatment, as part of the drainage system.

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

3. New Applications – None.

VII. REPORT OF CHAIRMAN

Sherrard referred to the draft Ethics Ordinance. He stated that a formal recommendation had been sent to the Town Manager/Town Council three years ago but no response has yet been given to the Planning Commission.

MOTION: To request a copy of the draft Ethics Ordinance from the Town Manager, that had been given to the Town Council for review.

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

VIII. REPORT OF STAFF – None.

IX. ADJOURNMENT

Motion to adjourn at 8:20 p.m. was made by Sherrard, seconded by Pritchard, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II