

MINUTES  
PLANNING COMMISSION  
JULY 8, 2014 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

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

I. ROLL CALL

Regular members present: Pritchard, Kane, Munn, Steinfeld

Alternate members present: Fitzgerald, Tarbox, Zod

Absent: Sherrard

Staff present: Jones, Glemboski, Silsby

Acting Chairperson Pritchard appointed Zod to sit for Sherrard and Steinfeld to sit as Acting Secretary.

II. APPROVAL OF THE FOLLOWING MINUTES OF JUNE 24, 2014

MOTION: To adopt the Planning Commission minutes of June 24, 2014, as amended.

Changes were noted.

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

III. PUBLIC COMMUNICATIONS

Munn and Steinfeld noted that they received communications from some Town Council members about the Noank Garden proposal.

IV. SITE PLANS

1. Luther Enterprises, LLC, 170 Leonard Drive (SIT14-07) - Modification

Jonathan Luther reviewed the map as he explained his plan to split the work into two phases. Specifics were given about Phases I and II and square footage was reviewed. He stated that he will be installing pavement and gravel parking spots, which was not noted on the plans.

Staff reviewed the map and added a note to the plan stating that the gravel parking spots will be done by the applicant with Phase I. Staff had no concerns about the phasing request. Exhibit A was modified to show the gravel parking.

An inquiry was made about how the steel building will look on the outside and the square footage.

MOTION: To approve the Luther Enterprises LLC Development Phasing Modification (SIT14-07), as modified with Exhibit A.

Motion made by Acting Chairman Pritchard, seconded by Zod, so voted 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

It was noted that the first meeting was held prior to tonight's regular Planning Commission meeting. The next meeting is scheduled for 7-22-14 at 6:00 p.m.

## VI. NEW BUSINESS

1. Report of Commission – None.
2. Town Council Referral under CGS 8-24 regarding Town-Owned Properties Acquired Through Tax Sale/Foreclosure:

PIN 261917116969E, Conrad Street – Designate as Open Space  
PIN 270017017868E, 1500 Gold Star Highway - Sell  
PIN 169806380107E, Laurelwood Road/Poquonnock Road – Sell  
PIN 169806381089E, Laurelwood Road – Sell  
PIN 168912973189E, Toll Gate Road – Designate as Open Space  
PIN 169812864158, 84 Central Avenue - Sell

Staff gave information about the two properties on Laurelwood Road. The location was reviewed. It was noted that someone is interested in the Gold Star Highway property. Specifics were given by Staff.

MOTION: The Planning Commission recommends the Town Council take the following action regarding the Town-owned properties acquired through tax sale/foreclosure described in Council Referral 2017-0781:

PIN 261917116969E, Conrad Street – Designate as Open Space  
PIN 270017017868E, 1500 Gold Star Highway - Sell  
PIN 169806380107E, Laurelwood Road/Poquonnock Road – Sell  
PIN 169806381089E, Laurelwood Road – Sell or retain as excess Right-of-Way  
PIN 168912973189E, Toll Gate Road – Designate as Open Space  
PIN 169812864158, 84 Central Avenue - Sell

Motion made by Acting Chairman Pritchard, seconded by Steinford, so voted unanimously

3. Town Council Referral under CGS 8-24 regarding the LaValley Property Acquisition, 126 Packer Road

Specifics were given by Staff. An inquiry was made about the process of the Town acquiring properties through tax sale/foreclosure. Information was given about one of the properties being “wet” and worth protecting.

MOTION: The Planning Commission recommends that the Town Council accept the property located at 126 Packer Road and designate it as open space because the property is nearly all wetlands and is bound on the north by Haley Brook, it is within the 100 year flood plane, and it is within Groton Utilities' future water supply watershed.

Motion made by Acting Chairman Pritchard, seconded by Kane, so voted unanimously

4. New Applications

Staff referred to a newly received site plan application regarding a proposed restaurant at 27-29 West Main Street.

VII. REPORT OF CHAIRMAN

Acting Chairman Pritchard noted that the next Committee of Chairperson's meeting will be held on 7-21-14 at 6:00 p.m., will include discussion of the ethics ordinance.

VIII. REPORT OF STAFF

Staff stated that Historic Mystic LLC, the owners of the property located at 18 West Main Street, have received a Notice of Insufficiency relative to their proposed dock and deck extension. The insufficiencies were explained by Staff. A signature from the Town will be required because part of the deck is located over Town property on Gravel Street.

Staff distributed copies of the previously requested ethics ordinance. Town Council minutes of the May 27, 2014 meeting were also distributed.

IX. ADJOURNMENT

Motion to adjourn at 7:44 p.m. was made by Steinfeld, seconded by Zod, so voted unanimously.

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Margil Steinfeld, Acting Secretary  
Planning Commission

Prepared by Robin Silsby  
Office Assistant II