

MINUTES
PLANNING COMMISSION
JULY 9, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairman Pritchard called the meeting to order at 7:07 p.m. He seated Fitzgerald for Sherrard, Zod for Kane, and appointed Steinfeld as Acting Secretary.

II. APPROVAL OF THE MINUTES of June 25, 2013

MOTION: To approve the minutes June 25, 2013, as amended

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

III. PUBLIC COMMUNICATIONS

Munn requested that a Referral from Groton Long Point regarding zoning regulation amendments be added to tonight's agenda.

MOTION: To add a Referral from Groton Long Point regarding zoning regulation amendments.

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

IV. SITE PLANS

1. Groton Business Park, Lot 3, 115 Poheganut Drive

Clint Brown of DiCesare-Bentley Engineers, Inc. reviewed maps and explained the proposal to build a 6,261 SF building addition and associated site improvements within the IP-80A/WRPD Zones. Specifics were given relative to parking changes, sidewalk extension, and upgrading the stormwater system.

Staff stated that all Town comments have been addressed by the applicant. She noted that the Fire Marshal's concern relative to the width of the proposed driveway has been met. All other agencies are okay with the proposal.

Members inquired about signage, parking spaces, sidewalks, entrances and lights.

MOTION: To approve Site Plan Application # SIT13-04, for Groton Business Park Lot 3 at 115 Poheganut Drive, subject to the following modifications:

1. A note shall be placed on the final plans stating: "Any required parking lot or street shade trees that are removed from the site shall be replaced with a size and species approved from the Office of Planning and Development Services."

2. One-way traffic signs and pavement markings shall be shown on the final site plan.
3. The one-way area shall be marked for “no parking” as required by the Fire Marshal.
4. All staff technical items shall be addressed.

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

V. OLD BUSINESS

1. Subdivision Regulation Amendments

Per the members’ request, this item was postponed until the next meeting.

2. Plan of Conservation and Development Update

Staff stated that the July Steering Committee meeting has been cancelled. The next Community meeting will be held in October. Staff will be meeting with the consultants next week.

VI. NEW BUSINESS

1. Town Council referral under CGS 8-24 regarding proposed Police Station improvements

The Commission had no concerns.

MOTION: To Endorse the Proposed Improvements to the Police Facility.

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

2. Town Council referral under CGS 8-24 regarding the proposed Flanders Road Water and Sewer Expansion

MOTION: To Endorse the Extension of Utilities, as proposed.

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

3. Referral from Town of Stonington – Regulation Amendment

Staff stated there are no municipal issues and explained the new movement for home-based agricultural businesses. He noted similar issues have arisen in Groton.

The Commission had no comments. Staff will inform Stonington.

4. Referral from Noank – Flood Protection Zoning Regulation Amendment

The Commission had no comments. Staff will inform Noank.

5. Referral from Groton Long Point – Regulation Amendment

Correspondence from John Tuohy, President of the Groton Long Point Association, Inc. dated July 9, 2013 was distributed. Staff clarified that the proposed regulation amendments are still pending; no formal vote has been taken.

The Planning Commission had no comments about the proposed regulation changes. They did, however, feel that Staff should verbally inform the Groton Long Point Zoning Officer that statutory requirements for notification of adjacent municipalities should be followed.

6. Report of Commission

Fitzgerald inquired about the Pfizer building that is being demolished and the recently held Mystic Blues Festival.

VII. REPORT OF CHAIRMAN

Pritchard stated that the Committee of Chairpersons July 15, 2013 meeting has been cancelled.

VIII. REPORT OF STAFF – None.

IX. ADJOURNMENT

Motion to adjourn at 8:00 p.m. was made by Steinfeld, seconded by Zod, so voted unanimously.

Margil Steinfeld, Acting Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II