

MINUTES
PLANNING COMMISSION
SEPTEMBER 13, 2011 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairman Pritchard called the meeting to order at 7:00 p.m. He sat Kane for Sherrard and appointed Roper as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of August 9, 2011.

MOTION: To approve the minutes of August 9, 2011 as amended.

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

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS

1. Maple Glen Resubdivision, 0 Pleasant Valley Road North – Set Public Hearing

The Commission set the Public Hearing date for September 27, 2011 at 7:45pm.

V. SITE PLANS

1. Benchmark Assisted Living LLC, 90 Poheganut Drive – Request for one year extension for start of construction

Attorney John Casey, Robinson & Cole, 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 October 14, 2012 for Benchmark Assisted Living LLC, 90 Poheganut Drive

Motion made by Steinfeld, seconded by Roper. Motion passed unanimously.

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff handed out and reviewed an updated version of a previous Staff memo concerning section 4 of the subdivision regulations.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Steinfeld complimented Staff as well as the Zoning Officer regarding a landscaping issue at Berg's facility on Azalea Drive. He noted that the Noank School Reuse Committee will meet October 6th to finalize recommendations to the Town Council.

Commissioner Zod and Staff discussed the southeast corner of Subase property (Crystal Lake Road & Route 12) that will be developed sometime in the near future. Staff stated that Town regulations in regards to zoning and signage will not apply.

2. Zoning Commission Referral for September 7, 2011 Public Hearing
a. Special Permit #321, 0 Yetter Road, Whittles Earth Products

Staff noted that the Zoning Commission opened and continued this application to the October 5, 2011 meeting. The Commission requested a copy of the stipulated agreement which Staff will provide at the next meeting.

MOTION: To table the referral of Special Permit #321, 0 Yetter Road, Whittles Earth to the next regular meeting

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

3. Inland Wetlands Agency Referral for September 14, 2011 Public Hearing
a. Colonel Ledyard Estates

Staff discussed the sidewalks associated with this site and has encouraged the applicant to seek wetlands approval. The unanimous consensus of the Commission was that the sidewalk should be required.

4. ZBA Referral for September 14, 2011 Public Hearing
a. ZBA#11-04 Forde Residence, 152 Daniel Brown Drive

Staff briefly explained this application. The Commission had no comment.

b. ZBA#11-05 Bronk Residence, 245 High Street

Staff briefly explained this application. HDC approval has been obtained. The Commission had no comment.

5. New Applications - none

VIII. REPORT OF CHAIRMAN - none

IX. REPORT OF STAFF - none

X. ADJOURNMENT

Motion to adjourn at 8:19 p.m. made by Munn, seconded by Roper, so voted unanimously.

Peter Roper, Acting Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II