

MINUTES
PLANNING COMMISSION
SEPTEMBER 14, 2010 – 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
Absent: Sherrard, Kane
Staff present: Glemboski, Doolittle, Murphy (7:04)

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

II. APPROVAL OF THE MINUTES OF meeting of August 24, 2010.

MOTION: To approve the minutes of August 24, 2010 as amended.

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

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

1. Winding Hollow Resubdivision – Reset Public Hearing date

The Commission re-set the public hearing date for October 12, 2010 at the request of the Applicant.

2. Duerr Subdivision – Acceptance of Public Improvements

Staff stated that they have been holding a \$900 public improvement bond, waiting for one tree to be planted. The tree has been planted and Staff recommended release of the full bond.

MOTION: To accept the public improvements for Duerr Subdivision and release the \$900 bond

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

V. SITE PLANS

1. Mystic Active Adult LLC, 0 Noank Ledyard Road – Request for one year extension for start of construction

Tom Londregan, representing the Applicant, addressed the Commission requesting an extension to April 13, 2012, to coincide with their Inland Wetlands Agency permit expiration.

Staff noted that this is a request for an extension for start of construction and a request for an extension of the site plan expiration date. Staff had no concerns with this date.

MOTION: To grant an extension for start of construction and site plan expiration to April 13, 2012 for Mystic Active Adult LLC

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

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff continues to work on Section IV and has been communicating with Commissioners on concerns regarding Section III.

Staff noted the November 3, 2010 Zoning Commission public hearing on the update of several sections of the Zoning Regulations.

VII. NEW BUSINESS

1. Report of Commission

2. New Applications

a. ASP10-17 Hoelck Florist, 388 Long Hill Road

VIII. REPORT OF CHAIRMAN - None

IX. REPORT OF STAFF

Staff noted the pre-construction meetings that have been held for the Mystic Streetscape project, with layout to begin in the next few weeks. Commissioner Pritchard requested a copy of the DOT response to the letter from Mr. Langdon regarding the streetscape project. Staff will include this in the next agenda packet.

Staff noted that the CIP package is going out to various town departments this week and that a draft document should go out in December. The Commission was pleased that this year's directives to departments included criteria for climate adaptation gained from the Director's work in this area.

Staff updated the Commission on the Town Council's Group II discussion of some form of a town wide property maintenance code or blight ordinance.

Murphy addressed Mr. Roper's interest about his attendance at the Resilient Cities conference in Germany. Staff explained that ICLEI invited Mr. Murphy to speak at the conference about Groton's planning activities in climate adaptation. The conference was attended by more than 500 stakeholders from 54

countries. ICLEI paid for 50% of the costs, including transportation and waiving the registration fee. The Town Manager authorized only \$1,000 for attendance at this conference due to budgetary concerns.

X. ADJOURNMENT

Motion to adjourn at 7:50 p.m. made by Roper, seconded by Munn, so voted unanimously.

Peter Roper, Acting Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II