

MINUTES
PLANNING COMMISSION
SEPTEMBER 25, 2007 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Pritchard, Roper, Sherrard, Steinfeld
Alternate members present: Fitzgerald, Kane
Staff present: Davis, Glemboski, Murphy, Gilot

Chairman Sherrard opened the meeting with roll call at 7:05 p.m. and seated Fitzgerald for Munn.

II. APPROVAL OF THE MINUTES of September 11, 2007

MOTION: To approve the minutes of September 11, 2007 as amended.

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

III. PUBLIC COMMUNICATIONS

Roper received an Affordable Housing Fact Sheet, written by Jane Dauphinais, from the Regional Planning Commission. Roper said Ms. Dauphinais is available to speak to any commissions or groups about the issue.

Fitzgerald said the Flanders Road Utility Extension Committee will be meeting next Monday.

Sherrard thanked the Commission members for their attendance at Citizenship Day.

Staff received the Avalonia Land Trust newsletter.

IV. OLD BUSINESS

1. ZBA referral for September 26, 2007 public hearing

ZBA07-13 Mystic River Residential Care, applicant. Staff explained that the application has been withdrawn.

2. 2008 Planning Commission Meeting Schedule

It was the consensus of the Commission to add an additional regular meeting on July 22, 2008, although it can be cancelled if not necessary. The Commission also agreed to change the November 11th meeting to November 13th, as Veteran's Day is observed on November 11th. Also, a meeting on December 15th was added, if necessary, for CIP discussions.

MOTION: To adopt the 2008 Planning Commission Meeting Schedule as modified.

Motion made by Pritchard, seconded by Steinfeld. Motion passes 4 - 1, 1 opposed (Roper). Roper opposed because he said there are already too many meetings, and any additional meetings will be filled if they are added to the meeting schedule.

V. NEW BUSINESS

1. Report of Commission

Kane said that he attended a meeting of the Phase II School Design Committee. The Committee visited Fitch Middle School.

Steinfeld said that he attended the Zoning Commission's public hearing on Mystic Woods. The public hearing was continued to October 15th.

Roper attended a Regional Planning Commission meeting on Monday, September 17th. Roper updated the Commission on the Route 11 greenway and the Norwich Hospital projects, and said that a public hearing on the Regional POCD will be held on October 15th at the SCCOG office in Norwich.

2. ZBA referral for October 10, 2007 public hearing

ZBA07-15 - 340 Noank Road, Bruce McDermott/Owner

Staff explained the referral. The Commission had no comment.

3. City of Groton referral for public hearing on October 16, 2007 (Forestland Subdivision).

Staff explained the referral. The Commission expressed concern that the runoff from the lawns could affect Baker Cove. Staff will do additional review of this issue.

MOTION: To table discussion of the City of Groton referral until the next regular meeting on October 9, 2007.

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

VI. PUBLIC HEARING

1. Mill Pond Estates Subdivision, 0 Gold Star Highway

The Chairman read the public hearing procedures and the Secretary read the legal ad.

Peter Gardner, Land Surveyor, represented the applicant. Mr. Gardner briefly explained the proposal for a ten lot subdivision. A wetland permit was granted on September 12, 2007, and Mr. Gardner has not yet submitted the revised plans with the changes required by the wetlands permit.

Staff distributed a copy of the wetlands permit to the Commission members. A waiver is requested to not require a sidewalk along both sides of the proposed road. Staff explained the existing sidewalks. A request was also submitted to not require the new road to extend to the property line.

Mr. Gardner detailed the requirements of the wetlands permit to shift the stormwater basin and outlet, and to construct a retaining wall in the vicinity of the wetlands. Mr. Gardner explained the current location of the basin and where it is to be moved to.

Staff explained that revised plans will have to be sent to the other agencies for their review. Staff said the applicant proposes a rain garden on each individually graded lot. The initial clearing limit and maximum clearing limits on individual lots are still being worked out with the applicant.

The lighting at Great Brook golf course was discussed. The Commission would like to know the distance from the lights to the proposed subdivision. Staff said a maximum clearing limit that goes to the rear setback line will be discussed at the next meeting. The potential for a connection to the Great Brook subdivision was discussed. Staff said they will verify the location of the Great Brook Subdivision open space for the next meeting. The applicant proposes 1.8 acres of open space. Mr. Gardner said there are no trails in the proposed open space. Access issues and the possibility of conveyance of a portion of the property to the Town or the City were briefly discussed.

Nick Palmerone, a principal of the Great Brook golf course, discussed the lighting at the Great Brook golf course and the 50 ft. netting used to catch the golf balls.

Peter Lampasona, 31 Peach Tree Hill, Ledyard, asked the Planning Commission about methods the Commission could use to ward off a potential lawsuit against Mr. Lampasona due to the lighting from the golf course.

MOTION: To continue the public hearing for the Mill Pond Estates Subdivision to the next regular meeting on October 9, 2007.

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

VII. SUBDIVISIONS

1. Mill Pond Estates Subdivision 0 Gold Star Highway

The public hearing was continued to October 9, 2007.

VIII. NEW BUSINESS

1. Town of Stonington referral for public hearing on October 16, 2007 (KAC Realty)

Staff explained the referral. The Commission had no comment.

2. Town of Stonington referral for public hearing on October 16, 2007 (Torraca)

Staff explained the referral. The Commission had no comment.

VIII. REPORT OF CHAIRMAN

The Chairman and staff discussed the procedures for C.G.S. 8-24 referrals received from other Town agencies and the Town Council.

IX. REPORT OF STAFF

Staff discussed the new OPDS monthly report.

Staff distributed an article from the *Hartford Courant* regarding zoning and mixed use zones.

Staff said they are still working on the RFQ for the regional drinking water management plan.

Staff said that a patio has been added to The Fisherman restaurant that overlooks the cove. It is a nice amenity.

Staff is waiting to hear from the Town Manager to confirm a date for the Committee of Chairpersons' meeting.

Staff said the Flanders Road Utility Extension Committee hopes to have a finished report for the Town Council by the end of this year.

The Marine Science Magnet High School, its location in the 500 year flood plain, and the State position on funding were discussed. Staff said this would have no impact on the Thomas Road bike path.

Roper asked about any economic potential with the cruise ships that are coming to New London. Staff said they would talk to the Economic Development Specialist about this and report back to the Commission.

XI. ADJOURNMENT

Motion to adjourn at 8:40 p.m. made by Roper, seconded by Pritchard, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

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Prepared by Debra Gilot, Office Assistant II