

MINUTES
PLANNING COMMISSION SPECIAL MEETING
DECEMBER 18, 2007 – 6:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

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

Chairman Sherrard opened the meeting with roll call at 6:01 p.m. and seated Fitzgerald for Munn.

II. APPROVAL OF THE MINUTES OF November 13, 2007

MOTION: To approve the minutes of November 13, 2007 as amended.

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

II. PUBLIC COMMUNICATIONS

Fitzgerald updated the Commission on the Flanders Road Utilities Extension Committee, and said the final draft review will be on January 17th.

Staff distributed a copy of a memo from the code enforcement inspector to the Director of Planning regarding land use code enforcement.

IV. SITE PLANS

1. Luther Fence Modification (CAM), 145 Leonard Drive

Jon Luther, principal of Luther Fence, explained the proposed changes. An outside pad is being added for a gas tank, a loading dock at the back of the building was eliminated, a stone retaining wall was built along the back, approximately two feet high, and three parking spaces have been added.

MOTION: To approve the Luther Fence Site Plan Modification, 145 Leonard Drive, subject to the following modifications:

1. Technical items as raised by staff shall be addressed.

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

MOTION: To approve the Coastal Area Management application for the Luther Fence Site Plan Modification, 145 Leonard Drive as it is consistent with all applicable coastal policies contained in CGS 22a-92, and includes all reasonable measures to mitigate adverse impacts and creates no unacceptable adverse impacts

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

V. NEW BUSINESS

1. Report of Commission

Roper said the new planner for the Town of Stonington and the Stonington First Selectman, Ed Haberek, attended the Mystic Cooperative Task Group meeting.

Roper said that he is a director of the newly formed "Mystic Community Bikes", a bike sharing program in Mystic, and their next meeting is on January 11th.

Pritchard told the Commission members about the Committee of Chairpersons meeting he attended on November 29th. Roper asked about the discussion of the proposal for the Town Council to have the ability to override Planning and Zoning Commission decisions. Staff noted that the issue of Town Council override of Commission decisions will be a specific item on the next Committee of Chairpersons' meeting agenda.

Kane said the meeting of the Phase II School Design Committee meeting was cancelled.

2. Appointment of Planning Commission Representative for Thames Street Rehabilitation Study Committee

Staff explained the project and the purpose of the Committee.

MOTION: To appoint Kane as the Planning Commission representative on the Thames Street Rehabilitation Study Committee.

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

3. Town Council referral under CGS 8-24 regarding conveyance of North Road, Buddington Road and Old Buddington Road parcels to City of Groton Utilities

Staff explained the referral and the location of the parcels. The Commission discussed the benefits of ownership of these parcels by the City as opposed to ownership by the Town.

MOTION: To issue an affirmative 8-24 Report regarding conveyance of two parcels of Town property to the City of Groton/Groton Utilities based on Resolution 2007-0285.

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

4. Town of Ledyard Zoning Commission referral for January 10, 2008 public hearing

Staff explained the referral.

MOTION: To table the Ledyard Zoning Commission referral to the next regular meeting on January 8, 2008.

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

The Commission asked staff to include their own comments and concerns in the next agenda packet.

VI. REPORT OF CHAIRMAN

The Chairman explained to the Commission that Munn had a previous social engagement and could not attend tonight, but he extended his wishes for happy holidays to the Commission members.

VII. REPORT OF STAFF

The CONNDOT's State long range transportation plan public information meeting was attended by staff.

Staff said the Bill Haase, the planner in Stonington, attended the Mystic Cooperative Task Group meeting. Staff will be meeting with Mr. Haase regarding the funds available for the traffic study with Mystic Seaport.

Staff said that Mr. Fitzgerald has been very helpful on the Flanders Road Utilities Extension Committee. The Committee will be meeting on the 17th; their last meeting will be on February 4th.

Staff said they appreciate Mr. Pritchard's comments at the Committee of Chairpersons meeting regarding the purpose and intent of the Committee.

Staff said they are refining the CIP projects and the Commission should receive the draft CIP in January.

Staff said they will copy for the Commission an article printed in Sunday's *Hartford Courant* regarding smart growth and Connecticut's DOT.

Roper asked if staff was in contact with David Holdridge of Ledyard regarding an article in *The Day* on December 8th about a proposed bike path from Preston to Bluff Point. Staff said they had been in contact with him.

Fitzgerald asked about the possible effect the Zoning Commission's approval of the Mystic Woods special permit would have on the Planning Commission. Staff explained the Zoning Commission's decision and Groton's long range plans for future utilities on Flanders Road. Staff said the applicant will probably submit a site plan application in the next couple of months.

VIII. ADJOURNMENT

Motion to adjourn at 7:04 p.m. made by Steinford, seconded by Roper, so voted unanimously.

Planning Commission
December 18, 2007
Page 4

Prepared by Debra Gilot, Office Assistant II