

MINUTES  
PLANNING COMMISSION  
APRIL 22, 2008 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Sherrard, Steinford  
Alternate members present: Fitzgerald, Kane (7:46 p.m.)  
Staff present: Cullen, Davis, Glemboski, Murphy, Gilot

Chairman Sherrard opened the meeting with roll call at 7:01 p.m.

II. APPROVAL OF THE MINUTES OF meeting of April 8, 2008

MOTION: To approve the minutes of April 8, 2008 as amended.

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

III. PUBLIC COMMUNICATIONS

Roper wished everyone a happy Earth Day.

Pritchard said he received a letter from the Groton Open Space Association (GOSA) soliciting funds for their purchase of the Merritt property.

Roper noted that his wife was invited to tape a GOSA fundraiser for television.

IV. SITE PLANS

1. Marine Science Magnet High School, 155 Thomas Road (CAM) – Request for extension for start of construction.

Greg Smolley, JCJ Architecture, requested a one year extension for the start of construction of the school while the applicant continues to work with various state agencies for approvals.

MOTION: To grant a one year extension for start of construction of the Marine Science Magnet School, to May 8, 2009.

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

The members spoke in favor of the project and hoped that the project moved forward.

2. Fitch High School Modifications, 101 Groton Long Point Road

Gary Schneider, Director of Public Works, explained that the modifications are being requested because of the impact on available funding due to the change of windows required for the high school.

Jeff Beatrice, JCJ Architecture, distributed a packet of the proposed modifications to the Commission members. Mr. Beatrice detailed the layout of the high school property and the various requested modifications to the sidewalks, parking area and plantings.

The Commission reviewed each of the proposed modification options, which included bituminous sidewalks and curbing in lieu of concrete in certain areas, the reconfiguration of the parking loop/parent drop-off area, the reduction of the number and size of courtyard and interior island plantings, and sidewalks and curbing materials along the main entry.

**MOTION:** To approve a Site Plan Modification (SIT08-10) for Fitch High School, 101 Groton Long Point Road with the following modifications:

1. Bituminous sidewalks and curbing will be utilized in the alternate 2 parking lot. (Option 1)
2. Bituminous in lieu of concrete curbing to be utilized in the north parking lot with existing bituminous sidewalk to remain. (Option 2)
3. Two internal plantings will be removed from the internal islands in alternate 2 parking lot. (Option 6)
4. The plantings in the courtyard will be reduced in number and size as shown. (Option 7)
5. Five plantings within the interior islands in the North parking lot will be reduced; however, this does not change the perimeter plantings. The interior reductions are marked in green. Credit may be given for the existing tall oaks. (Partial Option 8)
6. Existing bituminous asphalt sidewalks and curbing will remain in lieu of the concrete ones previously shown on the main incoming boulevard. Appropriate marking to show the edge of the curbing for safety purposes. (Option 9)
7. All staff technical items shall be addressed.

The Planning Commission tabled Option 3 and denied Option 5 until additional information is provided by the applicant.

Motion made by Sherrard, seconded by Roper.

Mr. Schneider clarified that they had inadvertently omitted that section of sidewalk as shown in Option 1 will be bituminous in lieu of concrete.

Motion passed unanimously.

V. OLD BUSINESS

1. Review of Planning Commission By-laws

The Chairman asked staff to compile the comments that have been received from Commission members regarding the by-laws, and add this discussion to the next agenda.

NEW BUSINESS

1. Report of Commission

Kane said he attended a Phase II School Design Committee meeting. The Committee discussed the Town having one middle school.

Roper said that he could not attend the Mystic Cooperative Task Force meeting on Monday.

Sherrard, Munn, Fitzgerald and Pritchard attended the Committee of Chairs meeting last night. The next meeting is scheduled for July.

VI. REPORT OF CHAIRMAN

The Chairman stated that the final date for a decision on the Konover Wal-Mart application is June 21, 2008, and detailed the procedures for public input for each of the three meetings remaining.

VII. REPORT OF STAFF

Staff suggested the Commission cancel their May 13<sup>th</sup> regular meeting and add a special meeting on May 15<sup>th</sup> in CR-1 to accommodate the public for the Wal-Mart site plan application. Sherrard said the developer will present that night, and comments will be from staff and the Commission only. The May 27<sup>th</sup> meeting would be a regular meeting. CR-1 is not available on that night, so staff suggested changing the location of that meeting to the Senior Center. Sherrard said that meeting will be for the intervenors and public comment. Munn said he may not be able to attend the meeting on the 15<sup>th</sup> due to a work commitment.

Staff said June 5<sup>th</sup> may be a possible additional date that CR-1 would be available, rather than June 10<sup>th</sup>.

Staff said he will initiate the paperwork necessary to change the meeting dates and locations based on the Wal-Mart application.

Staff said the kickoff meeting for the regulation update project will be held on May 7<sup>th</sup> at 6:00 p.m. in CR-1, as a joint meeting sponsored by the Planning and Zoning Commissions.

Staff updated the Commission on the Central Hall project, and said a new application has not yet been submitted by the applicant.

Mr. Murphy spoke at a regional construction forecasting meeting. Groton's mixed use zone regulation and related projects were discussed and were complimented.

Mr. Murphy said one of the topics at the Mystic Cooperative Task Force meeting on Monday was an update on the Streetscape project and necessary modifications, and the Seaport's progress on the Congressional earmark for a traffic study.

Staff said the Committee of Chairpersons meeting was a good discussion overall and thanked members for attending.

Staff said that the department heads met to review the Charter Revision Committee recommendations.

The Chairman asked staff to provide copies of the Economic Development handout from the Committee of Chairpersons meeting to the Planning Commission members.

VIII. ADJOURNMENT

Motion to adjourn at 8:54 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Debra Gilot, Office Assistant II