

MINUTES
PLANNING COMMISSION
FEBRUARY 14, 2017 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:02 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Zod
Alternate members present: Tarbox
Excused Absence: Fitzgerald, Munn, Steinfeld
Staff present: Jones, Glemboski, Allen, Silsby

Chairman Pritchard appointed Tarbox to sit for Steinfeld and Zod as Acting Secretary.

II. APPROVAL OF MINUTES

1. January 24, 2017

MOTION: To adopt the minutes of January 24, 2017

Motion made by Kane, seconded by Zod, so voted unanimously, as amended

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

1. Colonel Ledyard Estates Subdivision (SUB12-02), Colonel Ledyard Highway – Request for Extension

Staff noted that this 15-lot subdivision was approved in May 2012. The applicant is asking for a 5-year extension, until May 8, 2022. The Wetland permit is still valid. The owner, Steven Eckhouse, is present tonight to answer any questions.

MOTION: To approve a five-year extension to the time period in which to complete the public improvements for the Colonel Ledyard Estates Subdivision to May 8, 2022.

Motion made by Pritchard, seconded by Zod, so voted unanimously

2. Roger Watrous Building & Remodeling LLC (SUB17-01), Grove Avenue – Setting a Public Hearing Date

Staff summarized a new 4-lot subdivision application on Grove Avenue, near the West Pleasant Valley area. Staff referred to public hearing requirements and requested that the Planning Commission set the date for the public hearing.

The Planning Commission set the public hearing date for Tuesday, March 28, 2017.

V. SITE PLANS

1. Wal-Mart (SIT11-02), 150 Gold Star Highway – Request for Start of Construction Extension

Staff explained that the applicant has requested a two-year extension. Background information was given. She stated that the site plan is valid until June 2020.

MOTION: To grant a Start of Construction Extension to May 24, 2019 for the Wal-Mart site plan, 150 Gold Star Highway

Motion made by Pritchard, seconded by Kane, so voted unanimously

2. Grasso Tech Entry Drive Improvements (SIT16-14), 185 Fort Hill Road – Request for Approval or Extension Required

Gary Guimond, Landscape Architect for Richter & Cegan Inc. of Avon, CT, reviewed maps showing the road entrance to the school as well as the location of the existing and proposed school. Specifics were given about a proposed wall and the proposed sign. He referred to the existing easement located on town property (Sutton Park), which is where the proposed sign will be located. Information was given about utilities, catch basins, pavement, sidewalk, landscaping, trees and lighting. A new electrical service will be installed. Existing gates will be replaced with new ornamental metal gates. He noted that a condition of the approved Wetland permit is to not enter the brook or impact the wetlands. It was noted that the Zoning Board of Appeals granted a variance for 1 sign though 2 signs were proposed.

Staff stated that approvals from the Wetlands and Zoning Board of Appeals have been granted.

Inquiries were made about the size of the proposed LED sign, lighting, and trees. The potential of buses hitting the island was raised. Mr. Guimond stated that the new island will be in the exact location as the existing island, with the same curb cut. Guimond stated that the State of Connecticut controls the operation of the gate. Discussion followed about the location of the proposed sign and gate.

Zod expressed concerns about the size of the LED sign in consideration with other nearby signs.

MOTION: To approve the Grasso Tech Entry Site Plan subject to the following modifications:

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

Motion made by Pritchard, seconded by Kane, so voted unanimously

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Election of Officers

Nominations are now in order for the office of Chairman of the Planning Commission.

Kane nominated Jeffrey Pritchard as Chairman. As there are no further nominations, nominations were closed, and Pritchard was elected Chairman of the Planning Commission.

Nominations are now in order for the office of Vice Chairman/Secretary of the Planning Commission.

Pritchard nominated Hal Zod as Vice Chairman/Secretary of the Planning Commission. As there are no further nominations, nominations were closed, and Zod was elected Vice Chairman/Secretary of the Planning Commission.

2. Report of Commission - None

3. New Applications

Staff noted a new site plan application regarding a lighting project at 140 South Road, Calvin Burrows field.

VIII. REPORT OF CHAIRMAN

Staff reviewed the upcoming events that the Planning Commission has been invited to, which were included with the agenda packet. It was noted that the Regional Plan of Conservation and Development meeting will be held next Tuesday, February 21st at 6:30 p.m. at the Groton Public Library.

IX. REPORT OF STAFF

Staff stated that Thomas Zonarini has filled the position of Code Enforcement/Planner I in the Planning Department. His first day of employment was January 31st. Discussion ensued about sign violations and lighting throughout the Town. Concerns were raised about lighting regulations and sign standards.

X. ADJOURNMENT

Motion to adjourn at 7:48 pm was made by Tarbox, seconded by Zod, so voted unanimously.

Hal Zod, Acting Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II