

MINUTES
PLANNING COMMISSION
AUGUST 8, 2017 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Pritchard, Steinfeld, Zod
Alternate members present: Tarbox
Members absent: Kane, Munn
Staff present: Jones, Glemboski, Allen, Silsby

Chairman Pritchard appointed Tarbox to sit for Munn.

II. APPROVAL OF MINUTES

1. July 11, 2017

MOTION: To adopt the minutes of July 11, 2017, as amended

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

III. PUBLIC COMMUNICATIONS

Pritchard received formal notification that Dick Fitzgerald has resigned from the Planning Commission as of July 13, 2017.

Dick Fitzgerald, 8 Benjamin Road, Mystic, referred to his resignation letter dated July 13, 2017 and explained his reasons for resigning. He thanked the Commission and Town Staff for the opportunity to serve on such a dedicated Commission throughout his 15 years as a member of the Planning Commission.

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Luxury Cat Condos (SIT17-10), 1352 North Road

Staff reviewed the plans for luxury cat condos. He explained that the Planning Department has waived the requirement of an A2 survey because no site work is being done. Staff stated that the applicant was granted a variance and special permit. The applicant is seeking to eliminate the frontage sidewalk requirement.

Renee Ceil and Paul Campbell, 702 Cow Hill Road, Mystic were present to answer questions. Ms. Ceil stated that appointments will be set up in advance and that no pedestrian traffic is anticipated.

Staff noted that the site map shows the existing gravel space for the three (3) required parking spaces.

Discussion followed about the average stay, the amount of condo enclosures, and zoning.

Pritchard stated that there is no need to take action on the sidewalk and Staff concurred. Staff stated that the issue of the elimination of the sidewalk requirement is addressed in the Findings portion of the Motion.

MOTION: To approve Site Plan SIT17-10 for Luxury Cat Condos, 1352 North Road, subject to the following modifications and findings:

Modifications:

1. All technical items as raised by staff shall be addressed.

Findings:

1. The Commission finds that there will be no significant pedestrian movement to the site and/or between the site and those adjacent to it and therefore eliminates the requirement for frontage sidewalks.

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

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Zoning Board of Appeals Referral for a Public Hearing on August 9, 2017
 - a. ZBA#17-08 – Fort Hill Citgo – Pump Island & Canopy, 182 Fort Hill Road

Staff reviewed the plans showing the location of the canopy. The applicant is asking for an increase in lot coverage for a larger canopy. This would equate to 32% lot coverage on this non-conforming lot. The pump island will be changed so all 3 pumps can be used at the same time. Staff noted that a previous variance application was withdrawn without prejudice to resubmit at a later date with changes. She noted that this variance is only for the increase in lot coverage. There will be no change to impervious surfaces.

Staff is not concerned about the size of the canopy and noted the new canopy will have more efficient lighting. It was noted that abutters within the 150 foot buffer zone will be notified for the variance.

The Planning Commission had no comment.

2. Zoning Commission Referral for Public Hearings on September 6, 2017
 - a. ZCH#17-02 – Zoning Map Amendment, 1 Bank Street, Mystic

Staff reviewed the plans and presented photos. Staff explained that this property is isolated from the residential area because of existing ledge between properties. The request is to change this property to the WDD zone. Staff has no concerns based on the ledge separation.

The Planning Commission had no comment.

- b. SPEC#354 – Ancient Mariner, 21 West Main Street

Staff reviewed the plans which include adding outdoor seating along West Main Street. The State has granted permission as the seating is in a State right-of-way. The wider width of the sidewalk will be a benefit. A planter or other type of separation will be required. Staff asked the Planning Commission if this item can be handled as an

Administrative Site Plan (ASP). The Planning Commission was okay with an ASP being submitted in lieu of a Site Plan.

The Planning Commission had no comment.

3. Report of Commission

Steinford is still concerned about Electric Boat employees parking their cars on Bridge Street, which he believes is a safety concern. He reminded the Commission that Electric Boat had said they would shuttle employees into the lot if parking became an issue. Staff will look into this situation.

Tarbox inquired about cars being parked on the street and sidewalk at the corner of High Street and Academy Lane. Staff is not aware of any complaints but will inquire with the Traffic Authority.

4. New Applications - None

VIII. REPORT OF CHAIRMAN

Chairman Pritchard signed drawings for Groton Multi-family apartments. Staff gave an update on the construction timeline.

IX. REPORT OF STAFF

Staff stated that Robin Silsby is retiring on August 16, 2017 and the Town is currently looking to fill the position. Staff noted that the Town Council is considering a hiring freeze so they are not sure when this position will be filled.

Tarbox noted that she will not be in town for the September 12th meeting.

X. ADJOURNMENT

Motion to adjourn at 7:49 pm was made by Zod, seconded by Steinford, so voted unanimously.

Hal Zod, Vice Chair/Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II