

MINUTES
TOWN OF GROTON
GROTON ZONING COMMISSION
FEBRUARY 7, 2018 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Regular members present: Hudecek, Marquardt, Smith, Sutherland
Alternate members present: Archer
Absent: Edgerton, Sayer
Staff present: Glemboski, Zandarini, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m. and seated Archer for Sayer.

Staff introduced Tom Zandarini, Code Enforcement Officer/Planner I, who joined the Office of Planning and Development Services about a year ago. Zandarini is the planner for the special permit application for 32 West Main Street.

II. PUBLIC HEARING

1. Special Permit #356, 32 West Main Street, PIN 261918410043, WDD Zone. Proposal is to add outdoor seating with alcohol service and outdoor music to an existing restaurant. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Dan Van Kruiningen, Applicant) (Mom Jerry & Jerry, LLC, Owner)

Chairperson Sutherland read the legal notice.

Staff told the commission that Mr. Van Kruiningen did not complete his abutter mailings on time, and requested that the hearing be continued to allow him time to properly complete the mailings.

MOTION: To continue the public hearing for Special Permit #356 to the next regular meeting on March 7, 2018.

Motion made by Hudecek, seconded by Archer. Motion passed unanimously.

III. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #356, 32 West Main Street

The public hearing was continued to March 7, 2018.

IV. PUBLIC COMMUNICATIONS

Jim Furlong, 57 Fishtown Lane, spoke about the new written descriptions of the green districts and offered some suggestions for the table of uses. Mr. Furlong said that Haley Farm and Bluff Point, connected by a pedestrian bridge and a trail, should both be classified as a Green Conservation District. Mr. Furlong also said that recreational vehicles such as ATV's should not be allowed on either of the green zones. Exceptions should be made for handicapped persons. He questioned why the Green Recreation District would allow outdoor amphitheaters, theater or movies and how that would qualify as outdoor recreation, rather than entertainment. He had concerns with food trucks and indoor recreation being allowed in the conservation districts. Also, the regulations have no designation for farm land.

Zell Steever, 81 Main Street, distributed a packet which included Chapter 10 of "*Suburban Nation*" by Duany, Plater-Zybeck and Speck. Mr. Steever addressed the upcoming discussion of mixed use development in Groton. He outlined eight steps that staff should take to engage other commissions, outside business partners, CONNDOT, and others to coordinate redevelopment along the Route 1 corridor, including development of a master plan of development, a one-stop regulatory process, and possible development of a Traditional Neighborhood Development (TND) ordinance.

V. APPROVAL OF MINUTES - None

VI. OLD BUSINESS

1. Commission Workshop - Zoning Regulations Rewrite Project

Staff noted they are working on the memo regarding R-12 and RS-12 analysis; they will get it out to the commissioners soon. The next meeting is a workshop on February 21st. Horsley Witten will be at the meeting to begin the discussion of mixed use, and the analysis of the RS-12 and R-12 zones. That meeting will start at 7:00 p.m.

Chairperson Sutherland said for the next workshop on February 21st, she would like staff to send a formal invitation to all groups and commissions; the meeting could be held in the larger community room.

VII. NEW BUSINESS

1. Report of Commission - None

2. Receipt of New Applications - None

VIII. REPORT OF CHAIRPERSON - None

IX. REPORT OF STAFF

Staff distributed the Connecticut Federation of Planning and Zoning Agencies newsletter and told the commission that the CFPZA annual meeting will be held on March 22, 2018 at the Aqua Turf Club in Plantsville. If a commissioner plans to attend, please let staff know by March 15, 2018.

Smith asked if staff had any information yet on the annual commissioner training they provide each year. Staff said they would let the commission know as soon as they receive that information.

X. ADJOURNMENT

Motion to adjourn at 6:51 p.m. was made by Hudecek, seconded by Marquardt; so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by:
Debra L. Gilot
Executive Assistant