

MINUTES  
SPECIAL MEETING  
TOWN OF GROTON  
GROTON ZONING COMMISSION  
MAY 16, 2018 – 6:30 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Acting Chairperson Hudecek called the meeting to order at 6:30 p.m. and seated Archer as a voting member.

II. PUBLIC HEARING

Special Permit #357, 0 Welles Road, PIN 271013241498, RU-80 Zone. Proposal is to use as an earth products processing facility. Review is per Sections 8.3 and 7.1-10 of the Zoning Regulations (Elm Grove Cemetery Association, applicant/owner)

Acting Chairperson Hudecek read the legal notice.

Jim Davis, Superintendent, Elm Grove Cemetery, explained that they missed the deadline for renewal of their special permit by two weeks, so they were required to reapply. Mr. Davis explained that this special permit is for the same use as the expired permit. The cemetery has been processing earth products for ten years. The products are used for the care and maintenance of the cemetery. The processing is done at the center of the property between the hours of 7:30 am and 4:00 p.m. The existing stockpiles will be used for the current operations. The brush is composted, there is no rock crushing on site, and there are no commercial trucks going to or from the site. Mr. Davis reviewed the site plan. The process will continue in the same manner as they have done in the last ten years. All material is used for the cemetery; none is sold.

Staff said that he inspected the site and concurs with the applicant. There has not been any expansion of the operations beyond the clearing limits as shown on the site plan. Everything appeared to be in compliance with the most recent special permit that was in effect until a couple of months ago.

Jim LaPointe, 206 Pumpkin Hill Road, was initially concerned this would become a commercial operation with products taken offsite but now understood that it is not a commercial operation. He hoped there would be no issues with ATV's or the shooting of guns.

The public hearing was closed at 6:42 p.m.

III. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #357, 0 Welles Road

MOTION: To approve Special Permit #357, Elm Grove Cemetery Association, 0 Welles Road for an earth products processing facility with the following conditions and findings:

Conditions:

1. Use shall be exclusive to Elm Grove Cemetery Association and activities in support of cemetery operations at Elm Grove Cemetery, Lower Mystic Cemetery, and Whitehall Burial Ground.
2. No more than 150,000 cubic yards shall be processed and all activities and disturbance shall be concentrated to the center of the property as depicted on the site plan.
3. Hours of Operation shall be confined to 7:30 a.m. to 4:00 p.m., Monday to Friday.
4. No rock crushing shall occur on site.
5. This permit shall expire after five years. The Zoning Commission may renew the permit at its discretion.

Findings:

The project complies with Sections 8.3-8 and Section 7.1-10 of the Zoning Regulations in that it meets all zoning requirements and conforms to the Plan of Conservation and Development.

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

IV. PUBLIC COMMUNICATIONS - None

V. REPORT OF CHAIRPERSON - None

VI. REPORT OF STAFF

Staff said another new application for pond excavation was received for Dick Ceravolo's property off Baldwin Hill Road. He also missed the renewal deadline. A public hearing was scheduled for June 20, 2018.

VII. ADJOURNMENT

Motion to adjourn at 6:46 p.m. was made by Archer, seconded by Marquardt; so voted unanimously.

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Susan Marquardt, Secretary  
Zoning Commission

Prepared by:  
Debra L. Gilot  
Executive Assistant