

MINUTES  
SPECIAL MEETING  
TOWN OF GROTON  
GROTON ZONING COMMISSION  
JUNE 19, 2017 – 6:30 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

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

Acting Chairman Hudecek called the meeting to order at 6:30 p.m. and seated Archer for Sutherland and Edgerton for Smith.

II. PUBLIC HEARING

1. Special Permit #353, 1352 North Road, PIN 179016737633, RU-40 Zone. Proposal is to convert 504 square feet of an existing barn to a cat kennel business. (Renee Ceil, Applicant) (David Arnold, Owner)- Continued

Staff explained that the Zoning Board of Appeals granted the applicant's variance as requested.

The Acting Chairman asked for comments from the public and there were none.

The public hearing was closed at 6:31 pm.

III. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #353, 1352 North Road

MOTION: To approve Special Permit #353, 1352 North Rd., Luxury Cat Condos to convert an existing barn to a cat kennel with the following conditions and findings:

Conditions:

1. This special permit is for a cat kennel business only. The housing of any other type of animals is not approved.

Findings:

The Commission finds that this application complies with the special permit objectives in Section 8.3-8 of the Zoning Regulations in that it does not alter the essential characteristics of the surrounding area, does not cause traffic congestion or safety conflicts, does not conflict with the purposes of these regulations, and will reasonably minimize the potential environmental impacts on adjacent water bodies, including Long Island Sound.

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

IV. PUBLIC COMMUNICATIONS - None

V. NEW BUSINESS - None

VI. REPORT OF CHAIRPERSON - None

VII. REPORT OF STAFF

Staff said the commissioners were emailed a copy of Jeff Pritchard's letter to the Town Council regarding combining the Planning and Zoning Commissions. The Town Council meeting is tomorrow night at 7:30 p.m. in CR-1. There is no vote on the Council's agenda.

Staff is developing an application for a zone change for the Seely School property on Walker Hill Road, from R-12 to CA, which would allow multi-family use. Interested potential buyers of the Seely property have expressed concern with the existing zone. Staff hopes a public hearing can be scheduled for August. The Commission concurred to cancel the July meeting.

VIII. ADJOURNMENT

Motion to adjourn at 6:37 p.m. was made by Archer, seconded by Sayer; so voted unanimously.

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Susan Marquardt, Secretary  
Zoning Commission

Prepared by:

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