

MINUTES
TOWN OF GROTON
ZONING COMMISSION
JULY 6, 2016 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Sutherland called the meeting to order at 6:30 p.m.

II. PUBLIC HEARING

1. Special Permit #349, 10 Water Street, PIN 261918306539, WDD Zone. Proposal is to convert 750 square feet of retail to a standard restaurant with up to 200 square feet of seating area. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (The Mystic Group at Mystic LLC, Owner; Melody Pere, Applicant)

Chairperson Sutherland read the legal notice.

Melody Pere, owner of Rise, 10 Water Street, Mystic, presented her application for a special permit. She proposes to convert a previous retail space into a full service restaurant. She detailed the location. The seating area will be over 100 square feet and thus requires a special permit. There will also be tables outdoors which will be used seasonally. The outdoor tables will be under an existing overhang and not in the right of way. The hours of operation initially will be 7 am to 3 pm, 7 days a week, with full breakfast and lunch service at this time. Three on-site parking spaces are allocated to the restaurant in a parking area behind the building, accessed through a driveway. At the suggestion of the commission, Ms. Pere may put signs up to direct customers to the parking. Small delivery vehicles will be able to access the building from the back parking area.

Staff said this was formerly a retail use, and the 750 ft. space will be converted into a full service restaurant. Staff noted that three parking spaces meet the 50% required per the Zoning Regulations. This allows for a maximum of 200 square feet of seating area. There is no outside work to be done on the site. The Fire Marshal, Building Official and Ledge Light Health District said all their requirements have been met for the site plan. The applicant will need to meet specific code requirements. Public Works requested an automatic grease recovery system in the kitchen. The front entrance will be modified to provide handicap access. Staff said the mailings were completed. The Planning Commission recommended approval of the special permit.

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

The public hearing was closed at 6:42 pm.

III. CONSIDERATION OF PUBLIC HEARINGS

1. Special Permit #349, 10 Water Street (The Mystic Group at Mystic LLC, Owner; Melody Pere, Applicant)

MOTION: To approve Special Permit #349, RISE, 10 Water Street, for a standard restaurant with a maximum of 200 square feet of seating area with the following findings:

The Commission finds that the restaurant use complies with the objectives of Section 6.3 of the Zoning Regulations in that it will enhance the unique qualities of Mystic, will preserve and enhance the historic features of the existing building, and is in keeping with the goals of the Plan of Conservation and Development.

The Commission also 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 Mystic 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 Smith, seconded by Marquardt. Motion passed unanimously.

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES

1. May 4, 2016

MOTION: To accept the minutes of the meeting of May 4, 2016 as presented.

Motion made by Smith, seconded by Marquardt; motion passed unanimously.

2. May 23, 2016 Special Meeting

MOTION: To accept the minutes of the special meeting of May 23, 2016 as presented.

Motion made by Marquardt, seconded by Sutherland; motion passed unanimously.

3. June 1, 2016

MOTION: To accept the minutes of the meeting of June 1, 2016 as presented.

Motion made by Marquardt, seconded by Sutherland; motion passed unanimously.

VI. OLD BUSINESS

1. Zoning Regulations Update

a. WRPD Permitted Uses

Staff said they met with Horsley Witten Group and Groton Utilities. They have worked out an outline for the WRPD regulations. Staff expects to have information for the commission in August. Horsley Witten will be at that meeting, as there are no hearings scheduled for the August meeting.

b. Consolidation of Zones – no comments

c. Definitions/Table of Permitted Uses

Staff provided comments to the consultants. They will have information for the commission to review in August.

VII. NEW BUSINESS

1. Report of Commission – None

2. Receipt of New Applications – None

VIII. REPORT OF CHAIRPERSON - None

IX. REPORT OF STAFF

Staff said the Planning Commission adopted the Plan of Conservation and Development effective October 1, 2016. Some modifications were made at last week's public hearing.

The Town has hired a new civil engineer. She will be doing engineering projects and inspections for the Public Works Department.

Staff and commissioners discussed the August meeting. Due to schedules, staff will poll other commissioners for availability to move the meeting to the second week in August.

X. ADJOURNMENT

Motion to adjourn at 6:53 p.m. made by Smith, seconded by Marquardt, so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Office Assistant III