

MINUTES
TOWN OF GROTON
ZONING COMMISSION
AUGUST 5, 2015 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Sutherland called the meeting to order at 6:31 p.m. and seated Smith for Marquardt as Acting Secretary.

II. PUBLIC HEARING

1. Special Permit #345, 531 Route 12, PIN 168907582418, CA-12 Zone. Proposal is for the expansion of a non-permitted use in the Water Resource Protection District. Review is per Section 6.12-6 of the Zoning Regulations. (531 Auto Realty LLC, Owner; DiCesare Bentley Engineers, Applicant)

Chairperson Sutherland read the legal notice.

Clint Brown, DiCesare Bentley Engineers, represented the applicants, Stan Cardinal and Kim Cardinal Piscatelli. The application is to expand a non-permitted use in the WRPD to increase their automotive display area. The original site plan was approved in the mid-70's and there have been additions and expansions since then. The applicants propose to take advantage of the 50% expansion rule in the regulations Mr. Brown reviewed the site plan and the proposed expansion along Route 12 for the display of cars. He noted the addition of a paved driveway to an existing gravel storage area on the hill. They would be adding about 22,000 s.f. of area associated with the non-permitted use, the maximum allowed under the current regulations. About 2.5 acres of site would remain in a vegetative state, about one acre is required to satisfy the 20% rule. The current site has 70% impervious coverage. With the additional land, they are now below 50%. The existing stormwater drainage system, and the proposed improvements which could include an additional stormceptor or new catch basins, were reviewed by Mr. Brown. CONNDOT cleaned the catch basins late last week; the applicants will now do analysis for a new system and provide the information for the site plan.

Mr. Brown stated that all special permit criteria and WRPD requirements were addressed. There would be no changes in traffic, access, or utilities. The application is only for the expansion of the auto display area. The facility will remain clean; there will be no oil or liquids dripping in the display lot. They do not use chemicals or sand for snow and ice control. Salt is used only on walkways. The applicants vacuum any sand and salt put on highway by state and town. Cars are washed inside facility. Some areas are suitable for revegetation; it is maintained lawn at this time. The edge of the current paved area, the unpaved area approved in 1995, the proposed expansion of paved area and the driveway limits of paving were reviewed. A new stormwater

detention system will be designed and added to the site if the state's drainage system is not sufficient to handle the stormwater from the site.

Staff said the mailings were in order, and provided summary comments. Staff reviewed section 6.12-6 and the increase of 50% of the non-permitted use allowed in the WRPD. Public Works and Groton Utilities had no comments at this time. The Planning Commission was concerned with potential negative impact on the WRPD. The employee parking area that the applicant has proposed for the gravel storage area was addressed. In the original approval and the first 18% increase approval, employee parking was counted as part of the non-permitted use. The zoning official determined that the employee parking is considered part of the non-permitted use, so they cannot use the gravel area as employee parking because it would bring them over the 50% allowed. Kim Cardinal Pisactelli addressed the commission and stated that they have 64 permanent full time employees, in addition to temporary employees. 22,367 square feet is available to reach the maximum allowed of 50%. Any vehicle parking, even on gravel, is included in the 50%. Staff said there was distinct clarity in previous approval processes.

Staff said OPDS is hiring a consultant to review the WRPD requirements, and advances in systems and technology may eventually allow increases or changes in uses or standards in the WRPD.

Robert Yust, the Community Plans and Liaison Officer for the SUBASE, spoke in favor of the application.

The public hearing was closed at 7:10 p.m.

III. APPROVAL OF THE MINUTES OF meeting of July 1, 2015

MOTION: To approve the minutes of meeting of July 1, 2015, as written.

Motion made by Bancroft, seconded by Smith. Motion passed 3-2-0, two abstentions (Hudecek, Sayer).

IV. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #345, 531 Route 12, 531 Auto Realty LLC, Owner; DiCesare Bentley Engineers, Applicant

MOTION: To approve Special Permit #345, Cardinal Honda, 531 Route 12, to allow a 22,367 sq.ft. expansion of a non-permitted use in the Water Resource Protection District for a total expansion of 50% of the original area of the non-permitted use with the following condition.

1. There shall be no parking, storage, or display of any vehicles outside of the total 105,846 square feet for the non-permitted use allowed on the site.

Findings

The Commission finds that the 22,367 sq.ft. expansion of the non-permitted use is in compliance with Section 6.12-6 of the Zoning Regulations in that the expansion does not pose more of a threat to the existing public water supply source than does the existing use and that the expansion plan is primarily for display of automobiles and includes best management practices designed to minimize and control spills of material that may pose a threat to the public water supply source and to enhance treatment of the stormwater before it exits the site.

The Commission also finds that the expansion of the non-permitted use complies with Section 8.3-8 of the Zoning Regulations in that the activity is appropriate for the site, it does not alter the essential characteristics of the area, it provides adequate and suitable vehicular circulation for the use, 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 Hudecek, seconded by Bancroft. Motion passed unanimously.

The Commission discussed best management practices, and what they might be, and asked if this could be addressed by the consultants.

V. PUBLIC COMMUNICATIONS - None

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Report of Commission

Sayer asked staff to distribute an article which recently appeared in *The Day* regarding climate change and Amtrak. Staff said they would scan and email the article to the commissioners.

2. Receipt of New Applications

Staff said a new application was submitted for a certificate of approval of location at 375 Route 12. A public hearing date was set for September 2, 2015.

VIII. REPORT OF CHAIRPERSON

Sutherland said she has spoken with Jon Reiner about recommendations, consultants, and the Zoning Commission's role with regard to zoning projects undertaken by consultants.

IX. REPORT OF STAFF

Staff distributed the CPFZA quarterly newsletter to the commissioners.

Staff said the Chairperson received from DEEP a “Declaration of Land Use Restriction and Grant of Easement” for 175 Industrial Drive

Staff distributed copies of the proposal and scope of work for the WRPD consultant, Horsley Witten. Jon Reiner has been in touch with one of the principals, Nate Kelly. A copy of the qualifications is available for the commission to review. Staff said the proposal for Phase I would be the WRPD, and Phase II would be other zoning regulations. The commission asked if the hourly rates for the consultants, which expire in January, could have an effect on the funding.

X. ADJOURNMENT

Motion to adjourn at 7:38 p.m. made by Bancroft, seconded by Smith, so voted unanimously.

Doug Smith, Acting Secretary
Zoning Commission

Prepared by Debra Gilot
Office Assistant III