

MINUTES  
GROTON ZONING COMMISSION  
APRIL 2, 2008 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Brandt, Cady, French, Haviland, Hudecek, Marquardt, Sutherland  
Excused: O'Neill  
Staff: Cullen, Davis, Murphy, Moulding

Chairman Hudecek opened the meeting and appointed Cady to sit for O'Neill.

II. PUBLIC HEARINGS

1. Special Permit #301, 475 High Street, RS-20 zone. Proposal is to modify an existing use by increasing the size of the rooms. Review is per Sections 8.3 and 7.1-1 of the Zoning Regulations. (A-L Consulting LLC, Applicant)

The Chairman opened the public hearing at 7:00 p.m. Al Wolfgram, A- L Consulting LLC, the applicant's agent stated that Mystic Manor was constructed around 1968 and was expanded in the 70's to what it is now. The proposal is to enhance the main door with a covered entrance, and bump out two wings to increase room space. There will be increased parking in the front and along the right of way. This proposal will not increase the number of units. It will enhance the units that are presently there.

Mark Petrin, Architect stated that the buyer is trying to make this look more residential. The owner would like to bring the building up to current ADA standards which requires a covered drop off area. It will stay a one story brick building. The population will not be increasing. There are 18 single bedrooms.

Al Wolfgram stated that the driveway circulation pattern is a one way. They will be changing some of the parking spaces from straight to angled parking. The proposal shows three truck spaces. The site is in the RS-20 zone and has a pre-existing non-conforming side yard.

Mr. Wolfgram stated that this facility has been part of the neighborhood since 1965. They are not adding any beds just making it more attractive. They are enhancing the one way circulation around the building and the number of parking spaces. Sixty-four parking spaces are required and they are providing 96 spaces with the addition. As far as the impact on the environment, he stated that they are changing grass to pavement for some of the new parking and they are proposing infiltrators so the runoff will not increase. They will be staying out of wetland buffer areas. They will have both impervious and pervious parking. The impervious parking is better for older people to navigate on.

Staff stated that any expansion in a residential life care community unit needs a special permit. At its meeting on March 25, 2008, the Planning Commission reviewed this referral and had no comment. The mailings were done on time and correctly. Staff has checked on the easements and they are all in place. Staff has suggested changing the straight parking to angled in some areas. At the site plan stage drainage and

landscaping will be reviewed. They do have more parking than needed as well as reserved parking. The portico was sized in height and width to allow ambulances or fire apparatus.

The Chairman asked for public comments and there were none.

The public hearing was closed at 7:21 p.m.

2. Special Permit #302, 0 Sandy Hollow Road, PIN 261909261582, RS-20 Zone. Proposal is for development of a new Child Daycare Center for 120 children. Review is per Sections 7.1-18 of the Zoning Regulations. (Precious Memories Preschool of Mystic, Applicant) (CAM)

The Chairman opened the hearing. Attorney Cody was present on behalf of the applicant. Staff stated that Attorney Cody submitted a letter asking for a continuance to May 21, 2008 and granting an extension for that purpose.

Peter Lootsma, 502 Pequot Avenue stated that this is a historic road. He feels that there should be no more children in the area and the extra traffic will be too much for the area.

Staff stated that the third party traffic review will be done sometime next week and it will be available for the public to review.

Patrick White, 94 Sandy Hollow Road asked for clarification that the public would be able to speak at the May 21<sup>st</sup> meeting. The Commission stated that was true.

MOTION: To continue the public hearing for Special Permit #302, 0 Sandy Hollow Road to a special meeting on May 21, 2008.

Motion made by Haviland, seconded by Brandt, so voted unanimously.

### III. APPROVAL OF THE MINUTES OF March 5, 2008

MOTION: To approve the minutes of March 5, 2008 as amended.

Motion made by Hudecek, seconded by Brandt, (5 in favor, 0 opposed, 1 abstention, Haviland). Motion passed.

### IV. PUBLIC COMMUNICATIONS - None

### V. CONSIDERATION OF PUBLIC HEARINGS

1. Special Permit #301, 475 High Street, RS-20 zone. Proposal is to modify an existing use by increasing the size of the rooms. Review is per Sections 8.3 and 7.1-1 of the Zoning Regulations. (A-L Consulting LLC, Applicant)

The Commission is encouraged by applications such as these to improve sites in Town. They felt this would be a nice addition and is compatible with the Fairview decision.

MOTION: To approve Special Permit #301, 475 High Street, Mystic Manor, for additional square footage to the existing nursing home facility based on the following:

Findings and Reasons for Approval

The addition complies with Sections 8.3 (Special Permit) and 7.1-1 (Residential Life Care Communities) of the Zoning Regulations in that, as conditioned, it meets all zoning requirements with regard to Nursing Home Facilities including adequate lot width and minimum lot area, conforms to the Plan of Conservation and Development, is in general harmony with the character of the area, provides adequate utility and drainage systems, creates no serious parking or traffic circulation problems, and will not impair adjacent property values.

Motion made by Haviland, seconded by French, (5 in favor, 0 opposed). Motion passed.

VI. OLD BUSINESS

French stated she had read an article about sign regulation enforcement in Norwalk, CT and that Groton can be proud of what we have done with regard to enforcing compliance with our regulations.

Hudecek asked about the sign for Timbuck2 on Route 1. Staff stated that this is a State sign program for agricultural sites and the State locates the signs in terms of site lines and safety and the business pays a fee for the location.

VII. NEW BUSINESS

1. Receipt of New Applications

Staff stated that the Leonard Drive special permit public hearing will be held on June 4<sup>th</sup> and the public hearing for 7 Gravel Street will be held on May 21<sup>st</sup>.

VIII. REPORT OF CHAIRMAN - None

IX. REPORT OF STAFF

Staff distributed an article about "aging in place" as well as the February OPDS monthly report featuring a picture of the new Hilton Garden hotel which will be holding an open house on Friday, April 4<sup>th</sup> at 4:00 p.m.

Staff stated the quarterly Committee of Chairpersons meeting will be held on April 21, 2008.

Staff gave an update on a meeting of the Drinking Water Quality Management Plan on March 31, 2008 which was televised and will be played on local TV. Staff stated that the CFPZA dinner was well attended.

The Green Valley Institute has asked staff to do a presentation on the Zoning Commission's regulation amendment regarding the mixed use zone regulations. Lee Treadway was asked to speak about the Town's sign enforcement program at a CAZEO meeting.

There will be a kick off meeting with Kendig Keast Collaborative on May 7<sup>th</sup>. The public meeting will lay out the schedule and work program. This will be a joint meeting of the Planning and Zoning Commissions.

X. ADJOURNMENT

Motion to adjourn at 7:56 p.m. by Haviland, seconded by Hudecek, so voted unanimously.

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Richard Haviland, Secretary  
Zoning Commission

Prepared by: Robin Moulding  
Office Assistant III