

PLANNING COMMISSION  
MAY 10, 2005 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Pritchard, Roper, Munn, Sherrard, Steinfeld and Kane (7:10 p.m.)

Staff: Discordia, Glemboski, Goodrich, and Murphy

Chairman Sherrard opened with roll call at 7:05 p.m.

Chairman Sherrard appointed Munn to sit for vacancy.

Chairman Sherrard opened the public hearings at 7:45 p.m.

II. PUBLIC HEARINGS

Chairman Sherrard read an opening statement describing the public hearing procedures and guidelines.

1. Woods Walk Subdivision Modification, 1101 & 1078 Pleasant Valley Road (17 lots)

Steinfeld read the legal ad for the public hearing.

Michael Scanlon, DiCesare-Bentley Engineers, 100 Fort Hill Road represented the applicant, Dorothy Grobb. Mr. Scanlon noted that the plans presented by staff did not appear to be the latest plans. Chairman Sherrard stated that they would have to keep the hearing open until staff can locate and review the most current plans.

Mr. Scanlon stated that the project was originally approved as a 19-lot subdivision. Seven of the original 19 lots were capable of supporting duplexes. A waiver of a sidewalk along the new cul de sac between lots 12 and 14 was granted at that time. Another waiver was granted not to install frontage sidewalks along Pleasant Valley Road south of the intersection.

Mr. Scanlon stated that the re-designed plan calls for 17 lots developed for duplexes. There is no change to the original layout of the road or land reserved for public use. This is a modification to the existing subdivision. This new plan is still consistent with the IWA approval. The new application includes sidewalks on all sides of the cul-de-sac, therefore the applicant is not asking for a waiver. The fire hydrant will be relocated per the Fire Marshal. Lots 7, 8, 9, and 12 will be provided with sprinkler systems as an extra safety measure. The paved portion of the cul-de-sac will be increased to 30-feet to accommodate the additional density of housing.

Staff stated that this was a previously approved subdivision, and this is a modification due to the increase the density.

Munn asked if this proposal falls within our regulations and staff stated yes.

Kane asked if Ledge Light Health District has any issues and staff stated no. Kane asked if they were going to be rentals and the developer said no they would be condominiums.

Steinfeld asked for clarification of how many additional units were proposed with this modification. Mr. Scanlon stated that in the previously approved subdivision plan, 7 lots were capable of supporting duplex units for a possible unit total of 26. This proposal is for 34 units, an increase of 8 units. Steinfeld asked what is the nature of the housing around this area now. Mr. Scanlon stated that there is a lot of Navy housing, he is unsure how much is duplex or single unit. Steinfeld confirmed that they would be sold as condos and Mr. Scanlon stated yes.

Roper asked for a review of the potential right-of-way to the adjacent property. Mr. Scanlon stated that the road layout is exactly the same as the preapproved subdivision plan. Roper asked if they were now providing sidewalks on both sides of the new road all the way around and Mr. Scanlon stated that is correct. Roper asked if this was going to be sold by the owner, Dr. Grobb. Mr. Scanlon stated this probably would be sold to a developer for development of houses or duplexes.

Pritchard asked if there was enough room on the lots to make room for two parking spaces per unit. Staff stated that there was room on the lots to move the units back and make room for parking. Staff stated that the building permits wouldn't get through zoning without having enough room for parking. Pritchard asked if the turns on some of the driveways would allow fire trucks and moving vans. Mr. Scanlon stated that the Town Engineer and the Fire Marshal reviewed this plan and felt there was sufficient room.

Roper asked if there was any active open recreation approved with the original plan. Staff stated there wasn't. Mr. Scanlon reviewed the open space area.

Sherrard stated that the increase in number of housing units may require an active, recreation area set aside. He asked if sewer issues have been resolved. Staff stated they had.

Kane asked if the Fire Marshal would look at driveway placement again if they were moved during development. Mr. Scanlon stated that 7, 8, 9, and 12 were the only concerns and they requested sprinkler systems in those units. Mr. Scanlon said that the driveway for 7 and 8 may change, but 9 and 12 probably would not change that much.

Munn asked where the first free split was and Mr. Scanlon pointed it out on the plan.

Chairman Sherrard asked if there were any public comments and there were none.

Staff stated they would ask the Parks and Recreation department for their comments on active recreation space for this subdivision. Staff stated that the actual density only increases by 8 units from the potential density of the previously approved plan.

**MOTION:** To continue the public hearing for Woods Walk Subdivision Modification, 1101 & 1078 Pleasant Valley Road (17 lots) until the next regularly schedule meeting on May 24, 2005

Motion made by Munn, seconded by Roper, so voted unanimously.

APPROVAL OF MINUTES of April 26, 2005

MOTION: To approve the minutes of the April 26, 2005, Planning Commission meeting with the following modifications:

1. Page 2, under PUBLIC HEARINGS, 4<sup>th</sup> paragraph, 2<sup>nd</sup> sentence, insert "these areas are" between "if" and "part".
2. Page 4, under PUBLIC HEARINGS, 2<sup>nd</sup> paragraph, last sentence, insert "that without a waiver" between "stated" and "they".
3. Page 4, 8<sup>th</sup> paragraph, replace "Town and Road Standards" to "Town's Road and Drainage Standards".
4. Page 6, under PUBLIC COMMUNICATIONS, 2<sup>nd</sup> paragraph, replace "Sherrard" with "Steinford".
5. Page 7, under SITE PLANS, change "March" to "Mark".
6. Page 8, under NEW BUSINESS, under 1., 2<sup>nd</sup> sentence, replace "studying" with "the improvements".

Motion made by Steinford, seconded by Pritchard, so voted unanimously.

IV. PUBLIC COMMUNICATIONS

Chairman Sherrard asked if the public had any public communications and there were none.

V. SUBDIVISIONS

1. Great Brook Resubdivision, Gales Ferry and Daboll Road (51 lots).

Chairman Sherrard noted that he would not be voting on this project, as he did not attend all of the public hearings.

MOTION: To approve a waiver of Section 4.7(1) a) and to not require a sidewalk on one side of Charleton Lane cul-de-sac for the following reasons.

1. The cul-de-sac would be subject to a low volume of vehicular and pedestrian traffic.
2. The granting of the waiver would not be detrimental to public safety, health, or welfare or have significant adverse effect on adjacent property.
3. The waiver will not conflict with the provisions of the Zoning Regulations, or the Plan of Conservation and Development.

Motion made by Pritchard, seconded by Roper, 5 in favor.

MOTION: To approve a waiver of Section 4.7(1) a) and to not require a sidewalk on one side of Great Brook Road cul-de-sac.

Motion made by Pritchard, seconded by Roper, 2 in favor, 3 against, (Roper, Steinford, and Kane), waiver denied.

MOTION: To approve a waiver of Section 4.5 (1) of the Subdivision Regulations and to not require public water on Lot 54 of the Great Brook Resubdivision for the following reasons:

1. Lot 54 is not directly connected to the other lots within this resubdivision.
2. To service this lot with public water would require a water supply line crossing a regulated wetland area.
3. The granting of the waiver would not be detrimental to public safety, health, or welfare or have a significant adverse effect on adjacent property.
4. The waiver will not conflict with the provisions of the Zoning Regulations, or the Plan of Conservation and Development.

Motion made by Munn, seconded by Roper, 5 voted in favor.

**MOTION:** To approve a waiver of Section 4.5(1) of the Subdivision Regulations and to not require public water on Lot 53 of the Great Brook Resubdivision.

Motion made by Pritchard, seconded by Steinford, 0 in favor, 5 against, waiver denied.

**MOTION:** To approve a resubdivision plan for Great Brook Resubdivision, Daboll Road and Gales Ferry Road with the following modifications:

1. The Erosion Control Plan shall be modified as follows:
  - a) The number of lots within a phase in which soil is directly exposed at any one time without stabilization shall be limited to 4, excluding those lots used for erosion and sedimentation control implementation and approved staging areas. As one of these lots becomes stabilized, grubbing, excavation, and soil exposure may occur on another lot within the phase.
  - b) The erosion control and grading for road construction shall be done in 3 Phases. Clearing and grading for Phase II shall not commence until a minimum of 50% of the Certificate of Occupancy's have been issued for Phase I. Clearing and grading for Phase III shall not commence until a minimum of 50% of the Certificate of Occupancy's have been issued for the combined Phases I and II.
  - c) The final plan shall be certified by an erosion control specialist prior to recording the plan in land records.
  - d) The Phase II construction entrance shall be moved from the proposed location off of Gales Ferry Road south to the proposed Open Space "B" area if adequate sight distance can be achieved with the approval of the Town Engineer. The Phase III construction access shall remain as shown with secondary construction access being available off of Gales Ferry Road to the new Great Brook Road.
2. The active recreation area shall be installed prior to the 27<sup>th</sup> Certificate of Occupancy.
3. All small remainder pieces of land designated on the plans as "Area to be Conveyed to Adjoining Property Owners or to Become Open Space (...or to be part of Lot 52)" shall be dedicated to the Home Owner's Association for ownership and maintenance if the adjacent property owner does not want them.

4. Mountable curbing as detailed in the Town's Road and Drainage Standards (RDS-202), may be used on Road C (Charleton Lane)
5. A plan to conduct archaeological survey(s) on the site shall be incorporated into the final subdivision plan and approved by the Director of Planning and Development. The plan shall be in accordance with the requirements of the State Historic Preservation Office (SHPO) and the Environmental Review Primer for Connecticut's Archaeological Resources. The plan shall entail conducting archaeological survey(s) and following the Primer's sequence of investigations and mitigation impacts to significant sites and resources. Review and approval of the archaeological reports and work by SHPO and the Office of State Archaeology (OSA) shall be required. Any significant modifications to the subdivision plan based on these investigations shall require additional review and approval by land use agencies of the Town of Groton, as necessary.
6. The 5-foot concrete sidewalk along Gales Ferry Road shall extend to the southern property line of the subdivision as shown on revised Sheet 25 submitted by the applicant.
7. The "Environmental Stewardship Program" shall be formalized and approved by the Office of Planning and Development prior to the recording of the subdivision plan in land records.
8. As agreed to by the applicant, a "Best Management Guide for Construction" shall be submitted to the Office of Planning and Development for review prior to the start of construction. The guide shall include such relevant management practices as parking and cleaning of equipment, checking onsite toilets, hazardous waste procedures and clean-up, dust control and street sweeping, etc.
9. The Town of Groton Conservation Easement shall be recorded with the resubdivision plan.
10. All existing references and notes shall be removed from the subdivision plan for any proposed private Agreements and/or Declaration of Conservation Easement and Covenant, Declaration of Non-Clearing Easement, and the Declaration of the Front Yard Limited Clearing Area Easement. A note may be placed on the plan stating that these lots may be subject to private agreements and/or easements and covenants for additional restrictions on development, clearing, grading, use of chemicals, etc., that are not enforced by the Town of Groton. The note may reference recording information for these documents.
11. The land exchange with the Seaport Community Church shall be recorded in land records prior to the recording of the resubdivision plan.
12. The two new 20-foot wide access easements shown between lots 31 and 32 shall each be limited to serving a future single family home unless additional approvals are obtained from the Town.

13. Prior to the acceptance of Roads A or B by the Town, the subdivision shall be reviewed by the Traffic Authority to see if a 3-way stop is warranted for the intersection of Roads A and B. If warranted, the signage shall be installed by the developer prior to road acceptance.
14. Prior to the start of construction on Daboll Road or on Great Brook Road off of Gales Ferry Road the developer shall provide written notification to adjacent existing property owners of the construction.
15. Removable bollards shall be placed at the entrances to all open space access driveways.
16. The City of Groton shall have the first option on the approximately 31 acres of open space adjacent to Great Brook as outlined on a map recommending this option by the Office of Planning and Development dated 3/3/05. If not accepted by the City of Groton for watershed protection purposes, this open space shall be dedicated to the Town of Groton.
17. The plan shall be modified to include sidewalk on both sides of the Great Brook Road cul-de-sac and to provide public water to lot 53.
18. All technical items by staff shall be addressed.

The Planning Commission notes that this approval constitutes an exception of the requirements of Sections 4.3(1) f) i) & ii) for block width and length as they relate to road layout of this subdivision and is based on conditions placed on this subdivision related to the inland wetland permit and the need for a non-conventional block design.

Motion made by Roper, seconded by Munn, 5 voted in favor.

Findings with Respect (A) to the Provisions of Section 22a-19(b) of the Connecticut General Statutes Regarding Alleged Unreasonable Pollution, Impairment, or Destruction of the Public Trust in the Air, Water, or other Natural Resources of the State and (B) Conformance with Subdivision Regulations:

(A) CGS. Section 22a-19(b) Findings

1. The Commission finds that after review and consideration of the record, including testimony and other evidence from the applicant, the intervenors pursuant to CGS 22a-19, the public, and the staff, as well as consideration of all relevant circumstances and factors, the proposed Great Brook Resubdivision Plan, as modified, does not have, or is not reasonably likely to have, the effect of unreasonably polluting, impairing, or destroying the public trust in the air, water, or other natural resources of the State, including but not limited to such resources as trees, wildlife, and historic resources, and based on this finding there is no need to consider whether a feasible and prudent alternative exists which is consistent with “reasonable requirements of the public health, safety, and welfare.” In making this finding the Commission notes:
  - A. The Planning Commission has given due regard of the report of the decision of the Groton Inland Wetlands Agency, which has issued a permit for the development activities and environmental protection measures including, but not limited to, requirements for a non-activity area within 150-feet of significant

natural wetland areas, an environmental bond, a conservation easement, enhancement of the erosion control plan, a stormwater quality management plan, and an environmental stewardship program.

- B. The Town of Groton Subdivision Regulations include provisions to assure protection of relevant environmental resources and consideration of environmental matters which impact the jurisdiction of the Planning Commission, including but not limited to, the ability to review the plan for general conformance with the Town Plan of Conservation and Development, the ability to apply conservation easement and development free areas to protect aquifers and wetlands, the requirement for open space and undeveloped area dedications, the development of a phased clearing, grading and site stabilization plan for lots and infrastructure development to control erosion and sedimentation, preserve soil, and limit nutrient loss, the planning for downstream drainage needs, and the preservation of natural features and amenities. All provisions of these sections of the Subdivision Regulations are met by this plan as modified herein.

(B) Town of Groton Subdivision Findings

2. The Commission finds that the plan is consistent with the Plan of Conservation and Development by being consistent with the Transportation Plan in providing the connection between Gales Ferry Road and Route 184, the Residential Density Plan by providing a density of less than one dwelling unit per acre, and being consistent with the Future Open Space Plan by preserving significant open space surrounding Great Brook, utilizing conservation easements and open space development patterns.
3. The Commission finds that the stormwater management system is designed to Town standards, is designed to minimize the erosive velocities of water, and is designed to minimize the deposition of sediments in the wetlands and Great Brook, and minimize the impact on downstream properties. The stormwater management system, combined with the stormwater quality management program, will protect the property in this important watershed from adverse water or land pollution and will preserve and enhance environmental quality of the surrounding neighborhood and the Town.
4. The Commission finds that the Erosion and Sediment Control Plan components contain appropriate measures to phase grading and to control erosion and sedimentation both during and after construction. The plan is consistent with the "Connecticut Guidelines for Soil Erosion and Sediment Control, as amended."
5. The Commission finds that the subdivision plan, with approximately 48 % of the site in open space and requirements for buffers, a conservation easement, enhanced erosion and sediment control plan, and stormwater management plan, will not unreasonably pollute the air, water or the land. The plan provides the most efficient design and layout of the land while preserving the density pattern of the land and district.
6. The Commission finds that impacts on any significant archaeological resources shall be mitigated in accordance with consultation of the State of Connecticut Historic Preservation Office (SHPO), which agency is responsible for identifying, evaluating, and protecting Connecticut's

archaeological heritage, and in accordance with the SHPO's Environmental Review Primer for Connecticut's Archaeological Resources.

7. The Commission finds that the subdivision, as modified, has frontage and vehicular access from an existing state highway and that such highway is suitably improved so as to provide safe circulation and is capable of accommodating the increased traffic generated by the subdivision.
8. The Commission hereby finds that, as modified, the application is consistent with all applicable standards, objectives, and regulations of the Town of Groton Zoning and Subdivision Regulations, and conforms to all other public health and safety requirements incorporated therein.

Motion made by Roper, seconded by Pritchard, 5 in favor.

2. Library Hill Resubdivision, 102 & 104 Library Street (3 lots)

Staff visited this site and reviewed the location of the oak tree and location of adjacent sidewalks. It is staff's opinion that there is not room for a sidewalk at this location. Existing sidewalks act as extended aprons for vehicle parking rather than as pedestrian access. Existing vegetation and grade of the property work against installation of a sidewalk.

**MOTION:** To approve a waiver of Section 4.8 (1) of the Subdivision Regulations to allow the use of existing overhead utilities to Lots 1 & 2 of the Library Hill Re-subdivision for the following reasons:

1. The homes were built prior to Subdivision Regulations (both 1907).
2. The request meets the requirements of Section 1.10 of the Subdivision Regulations.

If the house on lot 2 is expanded, demolished, or replaced with a new structure, then underground utilities will be required to it.

Motion made by Kane, seconded by Steinford, 5 voted in favor. Chairman Sherrard did not vote as he was not in attendance at the last meeting.

**MOTION:** To approve the Library Hill Re-subdivision, Library Street, with the following modifications:

1. Label the layout to state that the abandonment of the septic system will be according to Health Code Regulations.
2. A note pertaining to the shed relocation on lot 3 shall be included in the construction sequence and setbacks approved through a building permit by the building official.
3. Remove the common sewer laterals to lots 2 & 3 and two separate 6-inch sewer laterals from the 8-inch main to lots 2 & 3.
4. Technical items raised by staff shall be addressed.

Motion made by Pritchard, seconded by Steinford, 5 voted in favor. Chairman Sherrard did not vote as he was not in attendance at the last meeting.

3. Woods Walk Subdivision Modification, 1101 & 1078 Pleasant Valley Road (17 lots)

Woods Walk Subdivision Modification was continued to the next regularly scheduled meeting.

4. Lamphere Road Resubdivision, Lamphere Road (6 lots) – Request for extension of recording deadline.

MOTION: To approve a request for a 90-day extension of the recording deadline for Lamphere Road Resubdivision, Lamphere Road (6 lots)

Motion made by Steinford, seconded by Pritchard, so voted unanimously.

5. Neal Subdivision, New London Road (3 lots) – Request for extension of recording deadline.

MOTION: To approve a request for a 90-day extension of the recording deadline for Neal Subdivision, New London Road (3 lots)

Motion made by Pritchard, seconded by Roper, so voted unanimously.

6. Petri Subdivision, 65 Pequot Avenue (2 lots) – Schedule a public hearing.

MOTION: To schedule a public hearing for Petri Subdivision, 65 Pequot Avenue (2 lots) at Planning Commission meeting on June 14, 2005.

Motion made by Roper, seconded by Pritchard, so voted unanimously.

7. Ceravolo Subdivision, Briar Hill – Request for subdivision bond reduction.

MOTION: To approve the request for subdivision bond reduction to a 10% maintenance bond of \$380 for the Ceravolo Subdivision, Briar Hill Road.

Motion made by Chairman Sherrard, seconded by Roper, so voted unanimously.

## VI. SITE PLANS

1. Boulder Heights/Carriage Park, Colver Avenue (250 units) – Request for extension or action required.

Mark Scheinberg, owner, reviewed the latest revisions to the site plans. He stated they had received letters from Groton Community and Groton Multifamily regarding grading rights for the road connection.

The applicant asked for direction from the Commission about the sidewalk widths on the north side of the parking area for building 6. The applicant presented an option to increase the sight line along the connector road.

The applicant stated the utility company made a recommendation not to connect the two water systems.

Staff reviewed concerns with the design of 3 parking stalls in the parking area in front of building 6. Staff presented an alternative that included moving the recreation area and redesigning that area as parking for three or more spaces. The three spaces that now

back into the driveway could be removed and an island added to make the exit safer. The applicant agreed to this proposal.

Roper asked that staff find out from public transportation regarding the SEAT bus transit system and see if they would route through this site. Roper also asked the applicant to look for another recreation area to replace the one recommended to be removed.

Steinford stated that parking is a real problem and asked where visitors will park. Steinford asked what the width of the road through the parking lot is and the applicant stated 24 feet through the whole site.

Munn asked that it be written into the motion that the recreation area that was lost would be incorporated somewhere else.

General discussion followed on the timing of binder coats and topcoats on the connector road.

Chairman Sherrard asked if the conservation easement should be part of the motion. Staff stated no, it was already covered. Chairman Sherrard asked if there was anything we could do to prevent illegal parking. Staff stated that would be a separate zoning action.

**MOTION:** To approve the site plan for Boulder Heights/Carriage Park, Colver Avenue (250 units) with the following modifications:

1. All requirements of the Inland Wetlands Agency and the Environmental Planner will be addressed on the final plan.
2. All outstanding requirements of the State Traffic Commission review will be addressed.
3. The final design for electrical utility layout will be approved by Groton Utilities and included on the final plan.
4. The final details for the water main and service installation will be approved by Groton Utilities and included on the final plan.
5. Lighting will conform to Section 7.2-14 of the Zoning Regulations and will meet and not exceed the acceptable standard for multifamily residential standards established by IES.
6. The rock cut slopes shown on the eastern side of the property near building 6, the parking area and internal road must be field certified by an engineer. Any modifications to the plan based on site conditions shall require additional review and approval by land use agencies of the Town of Groton as necessary.
7. Additional deciduous trees shall be added to the landscaped areas along the perimeter of all parking areas to conform to Section 7.4-5 B.
8. Redesign the parking around Building 6 to improve sight lines and lessen congestion in the following way:

- A) Eliminate the recreation area in front of Building 6 and replace with an equal amount of recreation area elsewhere. Redesign that area as parking for no less than 3 spaces and enhance the immediate area with grass and low growing plants that will not obscure the sight lines at the exit driveways.
  - B) Eliminate the three parking spaces at the easternmost end of the parking area directly in front of Building 6 add a landscaped island at that location to create a smaller exit driveway opening onto the internal road.
9. Internal 6 foot concrete sidewalks abutting the parking areas on the eastern side of the property shall be installed and a crosswalk added from the 4 foot northern sidewalk to the 6 foot southern sidewalk leading to Building 6.
10. A note should be added to the plans to indicate that grading onto property owned by Groton Multi Family LLC and Groton Community LLC will be required and that grading rights have been received prior to recording the plan in the land records.
11. Amend #3 of the phasing plan shown on Sheet 13 to read “No Certificates of Occupancy shall be granted for Buildings 3, 4, 5, or 6 until the following construction activities are completed to the satisfaction of the Town:
- A) Colver Avenue Cul-De-Sac
  - B) Wetland Crossing Arch Span
  - C) Road connections to The Ledges
  - D) Binder course is laid from Colver Avenue to the Connections to The Ledges.
12. Technical items as required by staff.

The Planning Commission notes that this approval constitutes a reduction of the requirements of Section 6.7-6 H regarding separation of parking areas and internal roads and that said reduction will result in the development of a connector road through The Ledges to Drozdyk Drive in the most suitable location with regard to the topography of the site, furthering the goals of the Plan of Conservation and Development and will not result in any adverse affect on the aesthetic quality of the use.

Motion made by Pritchard, seconded by Roper, 5 voted in favor. Chairman Sherrard did not vote as he was not in attendance at all the meetings.

2. Prestige Park, Flanders Road, Lot 1

Clint Brown addressed the Commission. Mr. Brown stated they would not be able to put a septic system on lot 1. They will have to combine lots. There will be two uses on the one lot. One use will be only storage.

Roper asked if there were any sidewalks coming into the site. Staff stated no. Roper asked this to be included as a modification in the motion.

Pritchard asked why there was a loading site when there wouldn't technically be any loading. Mr. Brown responded that to meet the zoning regulations a loading dock had to be shown. Outside storage of any vehicles was to be limited to the loading areas next to the two buildings.

**MOTION:** To approve a site plan for Prestige Park Lot 1, Flanders Road, with the following modifications:

1. Lot 1 shall be legally combined with Lot 2 prior to the issuance of a building permit due to the design and use of the building on Lot 1 and the corresponding water, septic, and building and health code issues and to meet the site plan objectives of the Zoning Regulations. A composite deed shall be recorded in the land records at that time.
2. A site plan for the two lots shall be combined prior to recording the plan in land records, resulting in the elimination of the common lot line.
3. The offices shall be removed from the building on the current Lot 1.
4. General Notes 26, 28, and 29 shall be removed from the plans.
5. All signage shall meet Zoning Regulations.
6. Site and building lighting shall be modified to provide a full cut-off design.
7. There shall be no outside storage of contractor's equipment or materials, with the exception of a dump truck (or equivalent) stored in each loading area. A note shall be added to the plans in this regard.
8. All current trash, construction debris/materials, etc. (with the exception of clean fill) shall be removed from the site prior to the recording of the plans in land records.
9. The Bar Harbor Juniper species in front of the building shall be replaced with a vertical growing evergreen to soften the building façade.
10. The 15 evergreens within the buffer area may be staggered and/or grouped as approved by the Planning Director to meet the objectives of the regulations.
11. Modify the Phasing Plan to:
  - (a) Include the installation of the new parking area and trash enclosure for Lot 2 with Phase I

- (b) Not allow the use of the storage bins on Lot 2 until all Phase I requirements are complete.
  - (c) Include the installation of the sidewalk on the eastside of Flanders Road with Phase II.
12. Any onsite use, sale, or storage of pesticides, herbicides, fertilizers, or hazardous materials shall meet all Federal, State and local regulations.
  13. All technical items by staff shall be addressed.

The Planning Commission notes that this approval constitutes a reduction of the requirements of Section 7.4-4 D of the Zoning Regulations for a 50-foot buffer in an Industrial Park District adjoining a residential district. The applicant is providing a minimum 26-foot wide buffer with enhanced evergreen plantings.

The Planning Commission notes that this approval constitutes a modification of the requirement of a 5-foot wide concrete sidewalk along the entire road frontage of the site. In lieu of this requirement, the applicant will construct a 5-foot wide concrete sidewalk on the eastside of Flanders Road as specified on the plans. This will fill in an existing gap in the sidewalk network on the east sidewalk of the road.

Motion made by Chairman Sherrard, seconded by Roper, so voted unanimously.

4. Prestige Park, Flanders Road, Lot 2

**MOTION:** To approve a site plan for Prestige Park Lot 2, Flanders Road, with the following modifications:

1. Lot 2 shall be legally combined with Lot 1 prior to the issuance of a building permit due to the design and use of the building on Lot 1 and the corresponding water, septic, and building and health code issues and to meet the site plan objectives of the Zoning Regulations. A composite deed shall be recorded at that time.
2. A site plan for the two lots shall be combined prior to recording of the plan in land records, resulting in the elimination of the common lot line.
3. The lavatory facilities shall meet the requirements of the applicable building and plumbing codes.
4. Remove General Notes 37 and 38 from the plans.
5. All signage shall meet Zoning Regulations.
6. Site and building lighting shall be modified to provide a full cut-off design.
7. There shall be no outside storage of paving or contractor's equipment or materials, with the exception of dump trucks (or equivalent), stored in the loading area and a loader for the storage bins landscape material stored behind the greenhouse or in one of the storage bins.
8. All current trash, construction debris/materials, etc. (with the exception of clean fill) shall be removed from the site prior to the recording of the plans in land records.

9. The 27 evergreens within the buffer area may be staggered and/or grouped as approved by the Planning Director to meet the objectives of the regulations.
10. Internal sidewalk shall be constructed of concrete as per Section 7.5-4 of the Zoning Regulations and shall extend to Flanders Road.
11. Modify the Phasing Plan to:
  - (d) Include the installation of the new parking area and trash enclosure for Lot 2 with Phase I
  - (e) Not allow the use of the storage bins on Lot 2 until all Phase I requirements are complete.
  - (f) Include the installation of the sidewalk on the eastside of Flanders Road with Phase II.
12. The storage bins shall be covered with a retractable, impervious cover and the design shall be approved by the Environmental Planner prior to the recording of the plans. The cover shall be extended for full coverage of the materials at the end of the business day and during rainstorms in accordance with the inland wetland permit.
13. The Greenhouse area shall not be used for retail operation and no customers shall be permitted in this area without additional approvals by the Planning Commission and the Fire Marshal.
14. Any onsite use, sale, or storage of pesticides, herbicides, fertilizers or hazardous materials shall meet all Federal, State and Local regulations.
15. All technical items by staff shall be addressed.

The Planning Commission notes that this approval constitutes a reduction of the requirements of Section 7.4-4 D of the Zoning Regulations for 50-foot buffer in an Industrial Park District adjoining a residential district. The applicant is providing a minimum 26-foot wide buffer with enhanced evergreen plantings.

The Planning Commission notes that this approval constitutes a modification of the requirement of a 5-foot wide concrete sidewalk along the entire road frontage of the site. In lieu of this requirement, the applicant will construct a 5-foot wide concrete sidewalk on the east side of Flanders Road as specified on the plans. This will fill in an existing gap in the sidewalk network on the east sidewalk of the road.

Motion made by Chairman Sherrard, seconded by Roper, so voted unanimously.

4. Tilcon Baghouse and Truck Scale, 185 South Road (CAM)

Ken Petrini, DiCesare-Bentley Engineers, presented for the applicant. The project is the construction of a truck scale and new baghouse exhaust chimney to meet Connecticut Department of Environmental Protection requirements. The truck scale is the resubmittal of a project that was approved in 2004, but work was not started within one year of approval. The baghouse exhaust chimney is a new project. The two projects were combined for this application. The Zoning Commission has approved the additional

height required for the baghouse exhaust chimney. Mr. Petrini stated the FAA had no additional requirements.

Staff stated the plans for the truck scale were the same as previously approved and the new baghouse would not increase capacity. The only outstanding issue was the addition of required street trees to the plans.

**MOTION:** To approve the site plan for Tilcon Baghouse and Truck Scale, 185 South Road, with the following modifications:

1. Provide landscaping, including street trees, along South Road frontage on the site plan that meets the requirements of Section 7.4-3 of the Zoning Regulations. (As shown on the plans previously approved by the Planning Commission and recorded.)
2. All technical items raised by staff shall be addressed.

The Commission also notes that a sidewalk is not being required along the property frontage on South Road, as a sidewalk will be constructed on the opposite side of the road.

Motion made by Munn, seconded by Steinfeld, so voted unanimously.

**MOTION:** To approve the CAM application because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

Motion made by Munn, seconded by Steinfeld, so voted unanimously.

#### VIII. NEW BUSINESS

1. Report of Commission

Roper informed the Commission that the Regional Planning Commission meeting would be held on Monday, May 16, 2005 at 7:30 p.m.

2. IWA Referral for May 25, 2005 Public Hearing.

**MOTION:** To table the IWA Referral for May 25, 2005 until the next regularly scheduled meeting.

Motion made by Roper, seconded by Pritchard, so voted unanimously.

3. ZBA Referral for May 11, 2005 Public Hearing

ZBA 05-11 – 99 Indianfield Road, Brian and Jessica Hodge, owner/applicant.

The Planning Commission had no comment.

4. Pre-application sketch plan review for Groton Highpoint Subdivision, Hazelnut Hill Road.

Clinton Brown, of DiCesare-Bentley Engineers, presented for the applicant. The preliminary schematic plan is for 34 lots on a cul-de-sac and loop road. Unique issues

include “mews” which act as shared driveways, and landscaped easements throughout the site. These would be maintained by the proposed Homeowners Association. He reviewed the proposed open space and stated it would be public. Water and sewer would be brought in from the Village Green development. He requested feedback from the Commission on the cul-de-sac design, length, and classification. He requested feedback on whether the Commission would look for a second means of access to the site.

Staff reviewed staff comments. Chairman Sherrard stated they would typically require a second access point. The cul-de-sac would likely be considered an access road.

4. Discussion of the Town of Ledyard’s invitation to attend “Passive Recreation on Groton Public Utilities Property” panel discussion.

MOTION: To table the Town of Ledyard’s invitation to attend “Passive Recreation on Groton Public Utilities Property” until the next regularly scheduled meeting.

Motion made by Roper, seconded by Pritchard, so voted unanimously.

5. Town of Stonington Referrals for Zoning Regulation Amendments for June 7, 2005 Public Hearing.

MOTION: To table the Town of Stonington Referral for June 7, 2005 until the next regularly scheduled meeting.

Motion made by Roper, seconded by Pritchard, so voted unanimously.

6. New Applications:
  - a. Highland Valley (Copp Property) Pleasant Valley Road South (13 lots)
  - b. Groton Multifamily, LLC (Ledges East), 375 Drozdyk Drive (213 units)
  - c. Watrous, 212 ½ Fort Hill Road

IX. REPORT OF CHAIRMAN - None

X. REPORT OF STAFF

Staff informed the Commission of a change of use from retail to restaurant at Groton Shoppers Plaza. The change required one new parking space. There are 50 excess spaces at this location. Staff stated they would like to approve these minor projects administratively and would inform the Commission of each one. Chairman Sherrard stated that was okay for minor intensifications.

Staff gave an update on proposed zoning regulation amendments pertaining to increased signage for large commercial uses. Staff informed the Commission of his presentation on watersheds. Staff informed the Commission that the public hearing on the open space regulation amendments would have to be postponed until the Town Attorney gave his comments.

XI. ADJOURNMENT

Motion to adjourn at 11:45 p.m. made by Roper, seconded by Munn, so voted unanimously.

Respectfully submitted,

Hank Steinfeld