

PLANNING COMMISSION
OCTOBER 11, 2005 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular Members Present: Sherrard, Roper, Steinfeld, Pritchard, and Munn
Staff Present: Murphy, Glemboski and Moulding

Chairman Sherrard opened with roll call at 7:01 p.m.

II. PUBLIC HEARINGS

1. Obrey Resubdivision, Route 184 (7 lots)

Chairman Sherrard opened the Public Hearing at 7:50 p.m. and Steinfeld read the legal ad. Scot Deledda, DiCesare Bentley Engineers gave a brief history of the project area for the original subdivision approval. The original approval was for a 5 lot residential subdivision, in the RU40 zone, and in the Water Resource Protection District. It had two shared driveways, on site septic, wells, underground utilities and a 6' bituminous path along the front. The proposed resubdivision is composed of 3 lots from the original subdivision plus 7.81 additional acres resulting in a net loss of 2 lots from the original proposal. There will be a 100ft development free strip along the southern and eastern property lines. The roadway has been shortened by 100 ft. This will be a 7 lot residential subdivision with on site septic, wells, underground utilities, and 1 shared driveway. There will be a 450 ft subvillage road, 20 ft wide, with a 40 ft right of way, and 4 ft concrete sidewalks around the entire roadway connecting to the bituminous bike path on Route 184. There will be a guide rail and chain length fence along portions of the cul-de-sac. Mr. Deledda stated that there will be street trees, concrete aprons, and an additional site line layout for the new proposal. There will be a new storm drainage system within the roadway, with standard catch basins, a storm ceptor treatment device, and a grass serpentine swale. A short culvert is proposed within the intermittent watercourse. There are three areas of wetlands and a crossing. Slope stabilization measures will be taken. Mr. Deledda stated that this proposal went to the Inland Wetlands Agency last month and will be back before them tomorrow night. He stated that the comments from the Inland Wetland Agency, Public Works, and the Department of Transportation have been addressed in the current plan.

Staff received the revised plans this afternoon and has not had time to review them yet. The development free area was requested because lot line adjustments were made with an adjacent subdivision. Staff stated that the Whittle quarry excavation is adjacent to the acquired property. The applicant has been working with Ledge Light Health District to make sure they meet the requirements for septic and wells. There are no open space areas proposed on the plan. Staff is looking into the activity on the Whittles property and whether or not permits are necessary.

Roper asked if these would be single family homes. The applicant stated that they will be single family homes. Steinfeld asked if the area west of what they are resubdividing can be subdivided again. David Kagan stated that they do not own the two lots that Mr. Steinfeld is referring to. Staff stated that lot 1 is 67,000 sq ft and lot 2 is 56,000 so they are not 80,000 sq ft. and therefore cannot be resubdivided. Munn asked if the 100ft development free area is to protect the lots in the subdivision from the activity in the quarry. Staff stated that was the reason for the development free area. Munn asked if the bike path will connect to anything. Staff stated that the bike plan shows a sidewalk on both sides of Route 184 in the future, but there is not a major connection at this point. Sherrard asked if the original provisions would stay in effect for the 2 lots outside of this proposed subdivision. Staff stated that they would. Roper asked if stone walls would be

kept. Mr. Deledda stated that stone walls will be kept to the extent possible. Roper asked staff to look at the stone walls on the plan.

The Chairman asked for comments in favor or against from the public and there were none. David Kagan thanked the commission for allowing them to present the plan tonight.

MOTION: To continue the public hearing for Obrey Resubdivision to October 25, 2005.

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

2. Hale Subdivision, Cow Hill Road (2 lots)

Chairman Sherrard opened the public hearing at 8:22 p.m. and Steinford read the legal ad. Staff stated that the applicant has requested that the hearing be continued. Munn asked a question regarding the location of 662 Cow Hill Road.

MOTION: To continue the public hearing for the Hale Subdivision, Cow Hill Road to October 25, 2005.

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

III. APPROVAL OF MINUTES of September 27, 2005

MOTION: To approve the minutes of the September 27, 2005, Planning Commission meeting with the following modification:

1. Page 1, last paragraph, 1st line, omit "color scheme of the"
2. Page 1, last paragraph, 5th line, delete "the" before methanol
3. Page 1, last paragraph, 5th line "a channel" instead of "the channel"
4. Page 2, 3rd line, add "northern" driveway
5. Page 2, 2nd paragraph, 3rd line, after Database Map add "concerning the endangered species" has been resolved.
6. Page 1, last line, "crushed" rock areas
7. Page 1, Public Communications, 2nd line add "that she" before "was only looking for information."

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

IV. PUBLIC COMMUNICATIONS

Roper stated that there would be a Mystic Cooperative Task Group meeting on Monday, October 17, 2005.

Roper stated that the Public Works Department did an excellent job on Pequot Avenue.

Staff distributed the Sound Outlook publication from the Department of Environmental Protection.

Roper received a notice and the Office of Policy and Management's recommendation on the State Plan of Conservation and Development change proposal for the Colonel Ledyard Estates parcel, in his packet.

V. SUBDIVISIONS

- a. Obrey Resubdivision, Route 184 (7 lots)

The hearing was continued to October 25, 2005.

- b. Hale Subdivision, Cow Hill Road (2 lots)

The hearing was continued to October 25, 2005.

- c. Library Hill Subdivision, Library Street

MOTION: To approve a bond release of \$10,000 for Library Hill Subdivision, Library Street.

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

- d. Common Ground Subdivision, 236 Pumpkin Hill Road

MOTION: To grant a 90-day extension for recording the plans for the Common Ground Subdivision, 236 Pumpkin Hill Road.

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

- e. Highland Valley Subdivision, Pleasant Valley Road South

MOTION: To grant a 90-day extension for recording the plans for the Highland Valley Subdivision, Pleasant Valley Road South.

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

V. SITE PLANS

1. Groton Plaza Shopping Center Modification, 670 Long Hill Road

MOTION: To approve an extension of 65 days for Groton Plaza Shopping Center, 670 Long Hill Road.

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

VI. OLD BUSINESS

1. Review of procedure for seating alternates.

Staff stated that they are waiting for information from the Town Attorney.

VIII. NEW BUSINESS

1. Report of Commission

Steinford watched a 1 hour, TV program called "Sprawl Driven by Denial" on CPTV which brought forth a lot of information on Planning. He stated that it would be shown again tonight at 11:00 p.m. Discussion ensued on training for commissions, regional planning, sprawl, and transportation issues. Staff may have copies of related articles that appeared in the Hartford Courant last Sunday.

Steinford asked about the sidewalk at Restaurant 99. Staff will be speaking to them soon.

Roper stated that he read an article in The Day newspaper on September 29th stating that the Town Council had decided not to get involved in the Great Brook easement issue. Roper also stated that there was also an article in the Mystic River Press regarding Groton being "at risk". Staff stated that this article was about the Metropatterns Report presentation given recently. Staff will provide copies of the report for Commission members who are interested.

Munn attended a meeting of the Economic Development Strategic Plan Steering Committee and gave an update on what they are working on. Staff stated that there are copies of the working documents available if anyone is interested.

2. New Applications
 - a) Precious Memories Site Plan Modification, 195 Sandy Hollow Road

IX. REPORT OF CHAIRMAN

Chairman Sherrard would like to receive some specifics on the 8-24 referral process.

X. REPORT OF STAFF

Staff met with the Department of Transportation on the Thomas Road Bikeway project. They will be working on finalizing a plan for the project over the next 6 months. Grant applications had been submitted under two different TEA-21 funds. CONNDOT wants to review the estimates again.

The Navy privatization project is back on and progressing. Staff distributed an update on the history of the Allyn Bohlander building that he had written for the Town Manager. The applicants were back before the Historic District Commission with preliminary designs last week.

Staff stated that the Office of Policy and Management will recommend not to approve the "growth" designation requested for the Colonel Ledyard Estates property. Staff should receive their final decision in a week.

XI. ADJOURNMENT

Motion to adjourn at 8:30 p.m. made by Roper, seconded by Munn, so voted unanimously.

Respectfully submitted,

Margil Steinford