

PLANNING COMMISSION  
AUGUST 8, 2006 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Sherrard, Steinfeld  
Alternate members present: Fitzgerald, Perez-Pullen  
Staff present: Glemboski, Murphy, Stanowicz

Chairman Sherrard opened the meeting with roll call at 7:08 p.m.

II. PUBLIC HEARINGS

Chairman Sherrard briefly explained the Planning Commission public hearing procedures for the public.

1. Groton Highpoint Subdivision, 245 Hazelnut Hill Road (33 lots) – Continued

Perez-Pullen recused herself from the hearing.

Harry Clarke, DiCesare-Bentley Engineers, represented the applicant, OJP Development. The location of the proposed subdivision on Hazelnut Hill Road was reviewed. The site, a former sheep farm, is about 63 acres with almost 12 acres of wetlands and 400 ft. of frontage on Hazelnut Hill Road. Fort Hill Brook bisects the site. The WRPD map identifies a small corner of this site in the WRPD, but field observations show that it does not drain to the Poheganut watershed. This proposal is for a 33 lot single family subdivision. Sixty percent of the property will be dedicated open space. The roadway system was described. It is unlikely that the new road system will connect to offsite properties due to the location of the brook. Also, the industrial zoning to the north would not be a suitable connection for this residential development. A waiver of Section 4.3 (1) k) of the Subdivision Regulations is requested to allow more than 15 lots on a dead-end road. Highpoint Road would have 18 lots and Sycamore Road would serve 15 lots. The project density will be over two acres per lot. Mr. Clarke said the Fire Marshal is satisfied with the circulation of the site and the applicant has agreed to provide a sprinkler system in each of the houses. A second waiver is requested for Section 4.3 (1) c) requiring a second access in a subdivision of more than 25 lots. The Fire Marshal has approved the single access. Efforts were made for a second access and a more compliant roadway, but the Inland Wetlands Agency would not approve the design due to the location of the wetlands. A wetlands permit has been issued for this project. A waiver of Section 4.7 (1) is also requested for sidewalks and curbs. Sidewalks on the frontage of Hazelnut Hill Road would serve no specific benefit as there would be no connection to existing or proposed sidewalks. This area is not on the Master Trails Plan for future sidewalks, and there are no nearby destinations. Sidewalks would require further IWA permitting for filling of wetlands.

Mr. Clarke described the location of hydrants on Hazelnut Hill Road. The applicant is requesting an easement to run a water main to the site from Meryl Court. The stormwater management and the design for a detention basin on the site were described. Additional landscaped areas are proposed within the subdivision and the homeowners' association would control the landscaped areas and common areas. Three acres of preservation area would also be maintained by

the homeowners' association. Another 4.8 acres at the rear of many lots will be covered by a Town conservation easement.

A waiver of 4.3 (2) a) is also requested for the width of the pavement. The applicant is proposing that the section from Hazelnut Hill to the intersection of both new roads would be 26 ft. wide rather than the required 30 ft. Another waiver of Sections 4.7 (1) a) and c) is requested for the sidewalk location, extent and materials. The applicant proposes a bituminous sidewalk that meanders along only one side of the road within and outside the right-of-way. Some existing trees on the site would be under the control of the homeowners' association for preservation. The homeowners' association would be responsible for upkeep of the sidewalks. There would be a trail route throughout the subdivision and the open space using the existing trails. The applicant is also proposing to landscape the 25 ft. adjacent to the right-of-way in lieu of providing a lawn. There will be a five ft. wide grass strip for signage and utility installation. The applicant is requesting a waiver of the number of lots served by common driveways or "mews" to limit the number of sidewalk cuts, to minimize clearing, and to maintain landscaping. The Fire Marshal is satisfied that the fire equipment can access the houses with these mews. Mr. Clarke said the contours and slopes on the property will allow for unique architectural styles to be constructed. Some typical floor plans were shown to the Commission. The applicant said the slopes would not create any unusual construction difficulties. The erosion and sediment control plan was described. The open space to be dedicated to the Town includes a waterfall, trail system, small wetland crossings using stepping stones, and benches. Access to the trail will be provided from the street in two locations for a continuous loop throughout the site. All open space would be dedicated to the Town in Phase 1. Mr. Clarke said the Town does not approve of "Highpoint" as a street name so it will need to be changed. There will be a school bus waiting area at the intersection of Highpoint Road and Hazelnut Hill Road. The mews will not be accessible to the public. Pedestrian easements, drafts of conservation and waterline easements and homeowners' declaration have been submitted to staff. Staff has requested a Phase 1b archaeological study for the site.

Peter Evans, Rogin-Nassau Attorneys of Hartford, counsel to the developer, clarified the Phase 1b archaeological study. Mr. Evans also said he has agreed with Groton Open Space Association (GOSA) to clearing limits subject to the site plan approval and to not alter those clearing limits, to preserve as much foliage as possible. Mr. Evans said the homeowners' association will maintain the conservation easement and preservation areas. Mr. Evans presented the homeowners' association declaration to the staff and Commission. Mr. Evans showed an overlay map of the easement areas and landscaping of the cul-de-sac. Mr. Evans said there would be adequate radius for emergency vehicles. The landscaping will be maintained through the declaration by the homeowners' association.

Staff reviewed the project. The Town environmental planner reviewed the plan based on the wetlands permit, and the applicant is now showing some access restrictors and benches in the upland review area within the open space. Staff had asked for the trail restrictors. The restrictors and benches within the upland review area have to be removed from the plan until permitted by the Inland Wetlands Agency. Also, stepping stones shown on one portion of Fort Hill Brook were not approved, and have to be removed. Permission was granted for stepping stones in a different location on the plan. Staff reviewed the extra landscaping along the

rear of Lots 24, 25 and 26 which was required by the Inland Wetlands permit. Staff stated that the Director of Parks and Recreation approved the open space design and did not support an active recreation area at this site at this time. Groton Utilities' water department had an issue on whether the water lines would come up from Meryl Court or Hazelnut Hill. Groton Utilities said that if the water line is to come up from Meryl Court, the water line should be a private line maintained and owned by the homeowners' association. The developer would have to establish an easement with the Town through the proposed Town open space. Staff reviewed the Fire Marshal's requirements for sprinkler protection, hydrant placement and access to the driveways. The Fire Marshal does not have a requirement for a second access. Access for fire apparatus along the mews was discussed. Staff is recommending a minimum 20 ft. driveway length in front of the garage for the lots on mews to allow enough space to get cars off the mews and allow access for fire apparatus. Some lots currently show about 18 ft.

The Town Engineer had one note that if the sidewalks are outside the right-of-way, the Town should not be maintaining the sidewalks, but the homeowners' association should. A letter addressed to Mr. Evans from the Village Green Condominium Association was read into the record, denying public access or the extension of a path beyond the property line of the subdivision onto the Condominium Association site. The Groton Board of Education said that school buses will probably pick students up at the entrance to the site off Hazelnut Hill Road. Staff said the State Department of Environmental Protection determined that the basin designed is not considered a dam. Staff reviewed the redesigns of the lots that staff had requested, and the lot design in the significant slope areas. Schematics of the lot development were also reviewed. Staff said the Town should not be party to any agreement the developer enters into with GOSA. The Town regulations are what the developer will be held to. Someone may want to put an extra garage or shed on his property, and may not be able to do this with the agreement with GOSA. Existing trails, proposed new trails and connections were reviewed by staff.

Munn asked if the letter from Village Green Condominium Association negated any possibility of running the water line from Meryl Court. Staff said there is currently an option between the developer and the Condominium Association for an easement for the water line and utilities, but this does not include a pedestrian easement. Mr. Clarke confirmed that the water line will be run from Meryl Court, under homeowner association control. Munn said there is an existing trail near the future Mystic Woods project, and asked staff if they can request that the trail go to the property line near that project. Staff said that the Mystic Woods property may not be public and the owner may not want to link public access to private (Glemacy) property. Munn asked if the mews will be maintained by the association or the abutting owners. Mr. Clarke said the homeowners' association will maintain the mews.

Steinford asked why Groton Utilities requested that the water main from Meryl Court be private. Mr. Clarke said Groton Utilities had an issue with accessing the site. Steinford said he is concerned that the water main is the responsibility of the homeowners' association and not Groton Utilities. Mr. Evans said they are proposing to grant an easement in perpetuity to the utilities, and the private main connects to a public hookup.

Roper asked if the Parks and Recreation Department directly addressed the lack of active recreation on the site. Staff said that, based on the trail system and amount of open space, the Parks and Recreation Department feels that this is sufficient. Staff said there is no proposed specific active play area on the site, only open space and trails. Roper asked if each home is metered for water. Mr. Evans said that the water line from Meryl Court to the subdivision will be private and once it reaches the right-of-way line at Sycamore Road it becomes public. Roper said he is also concerned about the private main. Roper asked about parking to access the open space. Mr. Clarke said there will be parking on the public roads with access to the trail.

Pritchard asked staff if they have any issues with building on slopes over 25%. Staff said there is always concern, but it can be done if the builder or developer takes great care in the design. The Town needs to make sure there are enough requirements on the project so that any future developer would understand the specific design requirements for building on these slopes. The lots with homes on over 25% slopes and with potential building issues were reviewed. Staff said terrain-adaptive housing is proposed to deal with these lots. The practical width of cleared area from a foundation was discussed. Staff will assess these lots and make recommendations. Discussion ensued on the constraints of the lots and the part the homeowners' association will play in the project.

Fitzgerald asked about the traffic from Hazelnut Hill Road to the subdivision. Bill Vliet, Vliet and O'Neill Traffic Engineering, 263 Main Street, Manchester, addressed the sight lines required for the entrance road. The school bus pickup area was reviewed and pick-up of preschoolers was discussed. Mr. Clarke said the roads will be built to Town standards and there are no restrictions for buses on these roads.

Sherrard asked about the State Department of Environmental Protection's determination that the drainage basin is not a dam. Mr. Clarke said that based on the shape and embankment of the basin, the environmental planner asked the applicant to submit the proposal to D.E.P. for clarification. Sherrard asked who is responsible for the basin. Mr. Clarke said the Town Public Works Department is responsible once completed. Sherrard asked about the traffic impact on the intersection of Hazelnut Hill Road and Route 117. Mr. Vliet said a traffic study was submitted to staff showing a signal is not warranted now or at the completion of this project at that intersection.

Roper asked about the existing buildings, etc. on the site. Mr. Clarke said the buildings will be removed and the wells will be filled and it is noted on the plans.

Chairman Sherrard opened the hearing to the public.

Priscilla Pratt, 75 Front Street, Noank, President of Groton Open Space Association (GOSA), spoke in favor of the application.

Sigrun Gadwa, 183 Guinevere Ridge, Cheshire, read a letter to the Commission in favor of several of the waivers for the subdivision.

Staff said any private covenants about buildings, clearing, etc., would not be enforced by the Town.

Roper would like to review the sidewalks again on Hazelnut Road and would like staff to address this at the next meeting.

Munn requested a provision be made in the final motion to provide for the possibility of the Town taking over the water supply if the water system should fall into neglect. Staff said they will look at the legal ramifications before they develop any recommendations.

Voting procedures for subdivision applications were reviewed by Chairman Sherrard. Only those members seated for each meeting of the public hearing can vote. Once the hearing is closed, only the members seated to vote can discuss the application. Sherrard said he is concerned with the private ownership of the water line, the number of houses on a single access road, and the total number of homes without a second access. Sherrard asked staff to prepare a summary document listing the pros and cons of each of the eight waivers requested and send in the next agenda packet.

MOTION: To close the public hearing on Groton Highpoint Subdivision, 245 Hazelnut Hill Road.

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

2. Candy Lane Subdivision, 0 Bonnie Circle (11 lots) - Continued

Fitzgerald recused himself from the hearing.

Chairman Sherrard said the attorney for the applicant is on vacation, and asked for the hearing to be continued to September.

Ownership information for the adjacent open space was distributed to Commission and reviewed by staff. Staff said the applicants have not addressed the noise issue and an appraisal has not been submitted at this time. An extension is in the file.

Roper asked about the staking of the road. Staff said they will make sure it is properly staked.

MOTION: To continue the public hearing on the Candy Lane Subdivision to the September 12, 2006 meeting.

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

Staff told the Commission that any additional information received from the applicant would be sent to the Commission members as soon as possible. Staff will see if there is any more time for the hearing.

III. APPROVAL OF THE MINUTES of June 27, 2006 and July 11, 2006\*

MOTION: To approve the minutes of June 27, 2006 as amended.

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

MOTION: To approve the minutes of July 11, 2006 as amended.

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

#### IV. PUBLIC COMMUNICATIONS

Roper said he received a phone message from Wendy McFarland, opposing the senior housing regulations.

Steinford said he received a phone call on Wednesday, July 26<sup>th</sup>, from Wendy McFarland, who very much opposed the proposed Flanders Road active adult community.

Sherrard said he received a call from someone who will drop off materials relating to at least three assisted living units being used by people significantly under 50 years old.

Staff received a Tentative Determination letter from the State D.E.P. to renew a pollution discharge permit for the Town of Groton Wastewater Treatment plant, increasing the discharge from 5 million gallons per day to 7.5 million gallons per day.

Staff distributed the "Planning Journal" to Commission members.

#### V. SUBDIVISIONS

1. Groton Highpoint Subdivision, 245 Hazelnut Hill Road (33 lots)

Discussion on Groton Highpoint Subdivision, 245 Hazelnut Hill Road, was tabled until the September 12, 2006 meeting.

2. Candy Lane Subdivision, 0 Bonnie Circle (11 lots)

The public hearing for Candy Lane Subdivision, 0 Bonnie Circle, was continued to September 12, 2006.

3. Maple Glen Subdivision, Pleasant Valley Road North, Gungywamp Road & Briar Hill Road (14 lots)

Chairman Sherrard said the five voting members of the Commission for Maple Glen Subdivision were: Fitzgerald, Pritchard, Munn, Sherrard, Steinford.

MOTION: To approve a waiver of Section 4.6(2) of the Subdivision Regulations for connection to public sewer. The Commission finds that connection to sewer would require excessive ledge removal and excavation and that the Department of Public Works has no long range plans to extend sewer in this area. The waiver conforms to the criteria specified in Section 1.10 of the Subdivision Regulations.

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

MOTION: To approve a waiver of Section 4.8 of the Subdivision Regulations regarding underground utilities. The Commission finds that three overhead utility crossings will limit the amount of road disturbance for utility installation. The waiver conforms to the criteria specified in Section 1.10 of the Subdivision Regulations.

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

The Commission notes that the Master Sidewalk, Trail and Bikeway plan does not recommend sidewalks along Pleasant Valley Road North

MOTION: To approve the Maple Glen Subdivision on Pleasant Valley Road North, Gungywamp Road and Briar Hill Road with the following modifications:

1. A conservation easement shall be placed on lot 11 in order to prevent development activities in accordance with the Phase II Archaeological survey and the sketch submitted on July 11, 2006.

2. A five foot wide concrete sidewalk shall be constructed along Gungywamp Road in lieu of the five foot bituminous walk shown on the plans.

3. The existing trails and logging roads shall be cleared of any remaining debris and marked in a manner acceptable to the Parks and Recreation Department. The entrance ways on Gungywamp Road and Pleasant Valley Road North shall be defined with stone open space markers.

4. Technical items raised by staff shall be addressed.

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

4. Windward Passage, Polaris Street & Crystal Lake Road (20 lots) (CAM)

A public hearing date was set for September 12, 2006.

5. Porter Subdivision, North Road – Release of Bond

MOTION: To reduce the performance bond held for Porter Subdivision from \$17,135.00 to \$1,714.00.

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

6. East Farm Subdivision, Noank Road – Acceptance of open space

MOTION: To accept the open space from East Farm Subdivision Plan, Noank Road, and forward to the appropriate Town agencies.

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

VI. SITE PLANS

1. Groton Shopper's Mart Expansion, 923 Poquonnock Road

Kyle Haubert, CLA Engineers, represented the applicant, Groton Shopper's Mart. The location of the site, and the new three-phased expansion of Groton Shopper's Mart were explained. Phase 1 is for the demolition of the Powerhouse Gym and construction of a new CVS Pharmacy. Powerhouse Gym will be relocated to an existing building next to Big Y.

The applicant is proposing a parking expansion along Poquonnock Road and additional parking behind the proposed CVS and behind Big Y for the gym. Handicapped entrance, parking, ramps and landscaping were reviewed.

Phase 2 is for a proposed Starbucks and a 4,400 sq. ft. retail building on the additional lot in front of Big Y (Grant Realty Holdings I LLC). The drive-thru and parking for the Starbucks were reviewed. No new curb cuts are proposed for this area. The applicant is asking to reduce the front yard setback to 30 ft. in lieu of 75 ft. as required in the Downtown Development District. The area in front will be landscaped and there will be a sidewalk connection along Route 1. There are two connections from this parcel to the shopping center. Sidewalk connections to the new Starbucks and CVS were reviewed. All sidewalks on Route 1 and throughout the entire shopping center will be connected. A pedestrian pass-through will be created from the existing portion of the shopping center housing Lee's Toys to the additional parking in the rear. Eighty parking spaces have been held in reserve with the previous site plan approval and haven't been needed yet. The applicant will be reducing the paved area on the site by about 5,000 sq. ft.

Phase 3 of the project is a proposed stand-alone drive-thru ATM near the Savings Institute building. There will be one main entrance to the Savings Institute.

With the building increases, 949 parking spaces are required and they are providing 956. Staff may require additional handicapped spaces in front of Big Y and a transformer pad may also be added which will decrease the total number of parking spaces provided. The applicant is requesting that 91 spaces be held in reserve. The Town has the ability at any time to say that these spaces must be built. A wetlands permit has been issued. Lanes, signage and crosswalks along Route 1 and Poquonnock Road have been submitted to the State. Catch basins and concrete sidewalks will be added to clean up the intersection off of Poquonnock Road. With the construction of CVS, a 48" drainage line along the back of the property will be relocated around the CVS building. Drainage of the Starbucks lot was reviewed.

Staff issues will be addressed at the next meeting. The setbacks for Starbucks were discussed. Staff stated that the building along Route 1 should look like a front rather than the back of a building. Connections were discussed. Outdoor pedestrian seating at the Starbucks site is being worked on. The design of the CVS was shown to the Commission. Staff reviewed the loading of the Starbucks drive-thru. The pedestrian connections and landscaping are being worked on. The design of two drive-thru stations for the CVS was reviewed.

Andrew Shapiro, Groton Shoppers Mart, reviewed the design of the project and the history of the buildings.

The applicant has a request for an extension for 35 days.

Munn asked the reason for the setback reduction request at the Starbucks site. Mr. Shapiro said moving the building forward would allow courtyard seating. Staff said the reduction of the setback from 75 ft. to 30 ft. can be approved by the Planning Commission if it meets the goals and objectives of the Downtown Development District.

The gym entrances, water requirements and the look of the building were reviewed. Water requirements were reviewed.

Steinford asked how deliveries would be done at CVS. Mr. Shapiro explained how the loading areas and back doors will work for deliveries. The parking for CVS and the pass-thru from the front of the existing building were reviewed.

Pritchard asked the applicant if they will repair the west entrance to the shopping center from Poquonnock Road. The applicant said that entrance will be repaired and cleaned up and landscaped.

Fitzgerald asked about the Starbucks signage. Mr. Shapiro said there will not be any new free-standing signs.

Sherrard asked if one could drive from behind CVS all the way around and exit at the other side by the new gym. Mr. Haubert said yes.

MOTION: To approve a 35 day extension to September 12, 2006 and table Groton Shopper's Mart until the next regular meeting on September 12, 2006.

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

Chairman Sherrard seated Fitzgerald for Roper. (left at 11:07 pm)

2. Groton Multifamily, LLC (Ledges East), 375 Drozdyk Drive – Request for extension for start of construction (Continued)

Staff said the applicant has requested a one year extension for the start of construction. Sherrard asked if the plans have been recorded. Staff said the site plan has not been completed or recorded. There will be a lot line adjustment from Phase 1 to Phase 2. The applicant hopes the plans will be recorded within thirty days. Staff said the market may hold them up from construction. The applicant, Mr. Psaki, and staff addressed the boulders at the site. The Special Permit was granted for a grading scheme for two years in June 2003, before the site plan approval. Staff said they did not enforce the grading without the start of the construction. Steinford asked how much excess material is actually stored on the site at this time. Staff will study and work out enforcement of the special permit or start of site plan construction with Mr. Psaki.

MOTION: To approve an extension for the start of construction for Groton Multi-Family LLC to November 30, 2006.

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

3. Haley Brook Center (a.k.a. Coastal Petroleum), 2414 Gold Star Highway

Ken Petrini, DiCesare-Bentley, represented the applicant, Coastal Petroleum. Mr. Petrini said the application is for a small modification to the landscape strip in front of the convenience store and the retail building. The applicant is proposing to reduce the landscape strip in front of the buildings by one foot and increase the width of the sidewalk by two feet to accommodate a small discrepancy between the architectural plans and the site plan. The applicant would bring the sidewalk up to the exterior of the columns for the overhang. This is a safety issue because there is not enough room on the sidewalk when the door swings open. This would increase the impervious area by 274 sq. ft., or 2/100ths of a percent. The parking striping will be modified to correlate with the openings.

Staff is recommending that the quantities of shrubs in these landscape areas remain the same, but to add ten shrubs elsewhere on the site to balance slight reduction in the landscaping area.

Roper asked if the purpose of the rail in the plans is to keep pedestrians off the landscaping. Staff said yes. Roper asked if there is any potential for hanging plants on the rail to compensate for the loss of landscaped area for the sidewalk. Staff will work with the owner and decide where the best place is to add the landscaping.

MOTION: To approve the site plan modification for Haley Brook Center (Coastal Petroleum) at 2414 Gold Star Highway with the following modifications:

- 1) The landscaping quantities shall remain the same as the previous site plan approval of December 12, 2004 with the exception that an additional 10 shrubs shall be added to the site in various locations.
- 2) Technical Items raised by staff shall be addressed.

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

The Planning Commission finds that the landscaping in front of the building meets the intent of Section 7.4-3 of the Zoning Regulations.

4. Water Pollution Control Facility Upgrade, Gary Court – Request for extension for start of construction

MOTION: To grant an extension for start of construction for the Water Pollution Control Facility Upgrade for one year to September 27, 2007.

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

5. Carriage Park Multi-Family Site Plan, Colver Avenue – Request for extension for start of construction

Staff said the applicant is finalizing the mylars, and an acreage discrepancy has been found. The applicant is asking for a two month extension. There are no outstanding issues other than the correct land area calculation.

MOTION: To grant an extension for start of construction for Carriage Park Multi-Family to November 30, 2006.

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

## VII. OLD BUSINESS

### 1. Referral from Inland Wetlands Agency for public hearing on July 26, 2006

Staff reviewed the referral. The Commission and staff agreed that there are three areas worth commenting to the Inland Wetland Agency about:

- 1) Development should be kept off of steep slopes (over 20%) due to proximity to the wetlands
- 2) It is recommended that the intersection on Flanders Road not be moved any closer to Route 1.
- 3) Roadway improvements at Route 1 and the intersection of Flanders Road/Route 1 may be necessary to address traffic issues.

MOTION: To forward to IWA in time for their public hearing on August 23, the comments made by staff.

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

## VIII. NEW BUSINESS

### 1. Report of Commission

Fitzgerald distributed information regarding concrete and asphalt sidewalks.

### 2. Zoning Board of Appeals referral for August 9, 2006 public hearing

ZBA #06-10 – 171 Deerfield Ridge Drive, Ramon Victorino, Applicant

Staff explained the referral.

MOTION: The Planning Commission is concerned with a trend of Zoning Board of Appeals variance requests that impact both dimensional and/or area coverages on small lots in recently approved subdivisions.

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

### 3. Zoning Commission referral for September 6, 2006 public hearing.

Special Permit #293, 108 Groton Long Point Road, Town of Groton  
Department of Public Works, Applicant

Staff explained the referral. The Commission had no comment.

VII. REPORT OF CHAIRMAN

Chairman Sherrard asked about the Wal-Mart application impacting the hotel. Staff gave an update. Chairman Sherrard asked for an update of the Central Hall building. Staff said the Zoning Commission approved both a Special Permit and CAM application for the project. The approval was for four stories, 16 residential units and a parking plan.

VIII. REPORT OF STAFF

Staff told the Commission that Cingular and Verizon have antennas on the tower at the Town Police Station.

Staff distributed a "2006 Legislative Mandates: Status Report" and the Planning Department monthly report to the Commission.

IX. ADJOURNMENT

Motion to adjourn at 11:44 p.m. Motion made by Steinford, seconded by Sherrard, so voted unanimously.

Respectfully submitted,

Margil Steinford