

PLANNING COMMISSION  
MAY 25, 2004 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairman Sherrard appointed Munn to sit for Gibson. Kane arrived at 7:05 p.m.

II. APPROVAL OF THE MINUTES OF May 11, 2004 and May 11, 2004 Special Meeting

MOTION: To approve the minutes of May 11, 2004 with the following modification:

1. Page 3, Mystic Weigh Subdivision, second line “suggested they “withhold” discussion.

Motion made by Roper, seconded by Steinfeld. The motion carried with 4 in favor, and 1 abstention (Pritchard).

MOTION: To approve the minutes of May 11, 2004 Special Meeting with the following modification:

1. Page 1, Chairman Sherrard appointed Munn to sit for Gibson and Sullo to sit for Pritchard.

Motion made by Roper, seconded by Steinfeld. The motion carried with 4 in favor and 1 abstention (Pritchard).

III. PUBLIC COMMUNICATIONS

Roper stated that Dick Gudis said to say hello to everyone.

Staff received a letter to Chairman Sherrard from Groton Open Space Association regarding the Great Brook Subdivision. Staff suggested adding the information to the file and Roper asked that it be copied and distributed at the proper time.

IV. SUBDIVISIONS

1. Mystic Weigh Subdivision, Flanders Road (76 lots)

Chairman Sherrard stated that Pritchard, Roper, Munn, Kane, and Steinfeld would be the voting members because they attended all of the hearings. Roper, Steinfeld, Kane, and Sherrard were in favor of sidewalks on both sides of the streets because of the possibility of future development, the problems in the Bel-Aire development and the safety of the neighborhood. Munn agreed except for the cul-de-sac, which would outlet in the future. Staff discussed in detail the options for the connection to Bel-Aire including a reduced pavement width and design to provide traffic calming from the proposed subdivision to Ridgewood Drive. Steinfeld would like to see the Traffic Authority make this a 4-way stop sign intersection. Roper and Pritchard were concerned with the sudden reduction in road width. Chairman Sherrard asked if there should be a trigger for when the public would be allowed to use this access. Staff stated that this could be handled administratively. Staff clarified that the stones from the stone walls will be used as indicated in note #20 on the plan.

MOTION: To deny the applicants waiver request for sidewalks on only one side of the proposed subdivision streets for the following reason: The granting of the waiver would be detrimental to the public's safety health and welfare.

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

MOTION: To grant a waiver to omit a sidewalk around the bulb of Regatta Circle cul-de-sac for the following reasons. The granting of the waiver would not be detrimental to public safety, health or welfare and would allow future extension to the northerly property.

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

MOTION: To approve the Mystic Weigh Resubdivision, Flanders Road, subject to the following modifications:

1. Knotts Landing shall be changed to Knotts Landing Circle and Anchor Road changed to Mariner's Lane.
2. The archaeological resources on the site shall be mitigated as stated in the email from Nick Bellantone, CT State Archaeologist, dated April 9, 2004. Alternatives shall be listed on the final plan.
3. A note shall be placed on the plan stating "All perimeter stone walls shall be saved except where required to gain access to the site."
4. The Bel-Aire Park which serves as common open space for this development and Bel-Aire shall be improved as follows:
  - a. Playground equipment for 2-5 year olds (Landscape Structures Inc #MEO4458 Playshaper Structure, or equivalent) shall be provided.
  - b. Playground shall be installed in a protective area with standard safety borders and surfacing.
  - c. Playground equipment, surfacing and installation shall meet or exceed all consumer product safety commission, ASTM, and ADA guidelines for safety and age appropriateness.
  - d. Three Town of Groton standard park benches and two bike racks shall be provided.
  - e. The placement of the equipment should limit the intrusion into the open field, to the extent feasible. All products, arrangement and installation require submittals and approval by the Directors of Planning and Development and the Parks and Recreation Department.
  - f. The phasing plan shall show that all park improvements shall be completed prior to the issuance of the 25<sup>th</sup> Certificate of Occupancy for the site.

5. The Construction Entrance for the subdivision shall be from Flanders Road except for temporary work for sewer line and detention basin off of Bel-Aire Park.
6. Public Utilities installation through Bel-Aire Park shall be coordinated with the Public Works Department and the Parks and Recreation Department. Any disturbance shall be replaced with an appropriate surface treatment as required by the Public Works Department.
7. Any path over 5% slope shall be paved or an alternate mechanism used and approved by the Director of Planning and Development to prevent erosion.
8. The Regatta Circle design shall be changed to meet the requirements of the Memo from Town Engineer dated 3/30/04. The Town shall have grading rights from Lots 17 and 18 so that in the event the road is ever extended it can be constructed without retaining walls.
9. Knott's Landing Circle shall be changed to a 40' right-of-way width and a 20' pavement width to conform to Sub Village Road Standards.
10. A school bus structure shall be provided along Flanders Road and the location and detail shall be shown on the plans and approved by the Director's of Planning and Development and Public Works.
11. The 20-foot wide sewer easement, as shown on the Balestracci Subdivision plan, shall be shown on this plan.
12. Lots 74 and 75 shall conform to Zoning Regulations for area and width.
13. A 4' wide concrete sidewalk shall be shown on both sides of all subdivision streets except for the bulb of Regatta Circle and including Mariner's Lane to Ridgewood Drive.
14. Mariner's Lane shall transition south of its intersection with Ensign Drive from a 30' pavement width to a reduced pavement width and design, acceptable to the Town Engineer, to provide traffic calming from the proposed subdivision to Ridgewood Drive. A 4' wide concrete sidewalk and street trees shall be provided on both sides of this section of street. The final design shall be approved by the Town Engineer and the Director of Planning and Development.
15. All future buyers shall be notified by the developer that this is an open space subdivision and shall receive a copy of the approved individual plot plans from the developer at the time of purchase of the lot. A note shall be included on the plan to this effect.

16. The applicant shall install all traffic control devices and signs required by the Town Traffic Authority prior to the acceptance of the streets by the Town.
17. To Modify note #20 to include the foundation wall stones.
18. Technical items as raised by staff shall be addressed.

Note: The commission is not requiring sidewalks on Noank Ledyard Road for this subdivision because of wetlands, and the fact that the development does not front on Noank Ledyard Road.

Motion made by Pritchard, seconded by Steinford. Motion carried 4 in favor, 1 opposed (Kane). Kane is opposed because he feels the safety issues raised about the connection outweigh the convenience. Staff stated that tonight Wendy MacFarland tried to submit copies of a letter that is different than what is already in the record. Staff prefers not to distribute the information to the Commission because it contains apparent new information and the hearing is closed.

2. Crawford Way Subdivision, 123 Toll Gate Road (7 lots)

Chairman Sherrard stated that the voting members would be himself, Roper, Munn, and Steinford. Staff stated that he feels all of the issues have been covered except for the sidewalks. Munn, Kane, and Steinford are in favor of the waiver to allow sidewalks on one side of Crawford Way. Roper could like to see the sidewalk come around the cul-de-sac to the neck. Pritchard agrees with Roper and he would like to see a sidewalk on the north side.

MOTION: To approve a waiver of Section 4.7(1) a of the Subdivision Regulations to allow a sidewalk on one side of Crawford Way, from Tollgate Road around the bulb to the throat of the cul-de-sac which is directly opposite the driveway of Lot 2, for the following reasons:

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or have a significant adverse effect on adjacent property.
2. The waiver will not conflict with the Zoning Regulations, or Plan of Conservation and Development and appropriate pedestrian circulation can still be provided.

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

MOTION: To approve a waiver of Section 4.7(1) a of the Subdivision Regulations to allow a 4 foot wide bituminous sidewalk on the north side of Toll Gate Road in lieu of a 5 foot wide concrete sidewalk along a collector road for the following reasons:

1. Toll Gate Road will be rebuilt in the future and this temporary walk will not be detrimental to the public safety, health, or welfare or have a significant adverse effect on adjacent property.

2. The waiver will not conflict with the Zoning Regulations or Plan of Conservation and Development and will provide appropriate pedestrian circulation.

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

MOTION: To approve the Crawford Way Subdivision (7 lots), Tollgate Road with the following modifications:

1. The existing well shall be covered in accordance with the May 6, 2004 recommendations of the State Archeologist.
2. As proposed by the applicant during the public hearing, a 4-foot wide bituminous sidewalk shall be constructed on the north side of Tollgate Road from the western property line for Mary Morrison School to the school's driveway (about 460 feet) and the applicant agrees to apply for a wetland permit within 30 days of subdivision approval for the construction of the sidewalk within the regulated area adjacent to the Mary Morrison School driveway. In the event that a wetland permit is not granted, the applicant shall construct the sidewalk to the edge of the area regulated by the Inland Wetland Agency.
3. Technical items as raised by staff shall be addressed

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

3. Lestertown Heights Subdivision, Lestertown Road

MOTION: To reduce the \$7460 bond to a 10% maintenance bond.

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

4. Mystic Ice House, Route 1

MOTION: To approve a 30-day extension of statutory time for recording the subdivision plan.

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

## V. SITE PLANS

1. Webster Bank, Long Hill Road

Harry Clark, DiCesare Bentley Engineers stated that this is a plan to convert a former Ground Round Restaurant building into a Webster Bank. He explained the location on Route 1 and the access which is in a shopping center and not on Route 1. He explained the features of the exterior of the building including a new tower and trim work. There will be two signs on the tower of the bank. A majority of the existing pavement and some existing structures would be

removed. There will be a customer parking lot with 2 access ways into the building. There are a total of 29 parking spaces. The second traffic flow will have 13 spaces for employee parking at the rear of the building. The third traffic pattern would be for two remote teller stations. One station would be an ATM, and the second for bank transactions. There will be room for 20 stacking spaces and a bypass lane. There would be a new dumpster location behind the building and three new catch basins for storm water. This is in the WRPD and the applicant will be reducing the impervious surface. The bank will be replacing the existing freestanding sign.

Staff's main concern was to follow the design directives of the Downtown Development District and the Long Hill watershed area. Staff wanted to hide the driveway area and pick up more landscaped areas which soften and screen the area. Several islands will be reworked and traffic lanes narrowed. Staff would suggest that the overhead utilities be placed underground, the landscaping should include evergreen shrubs between the west parking node and the drive through lanes for the remote tellers, and the guiderail at the remote teller should be wood. The general setback along Route 1 is 75 feet but the Commission can allow for less. Roper would like to see an additional sidewalk connection be included along the edge of the main entranceway. He also stated he is against drive through windows, but that this appears to have been done pretty well. Staff noted that this is not subject to the Long Hill Drainage Impact fee.

MOTION: To approve the Webster Bank site plan, Long Hill Road, subject to the following modifications:

1. The overhead utilities to the existing building shall be placed underground in accordance with section 6.2.10 of the zoning regulations.
2. The landscape plan shall include evergreen shrubs between the west parking node and the drive through lanes for the remote tellers.
3. The guiderail at the remote tellers shall be wood or other decorative material; the detail for same shall be included on the final site plan.
4. Technical items as raised by staff shall be addressed.

In making this decision, the Planning Commission finds that the reduction of the front yard setback to 30 feet will best carry out the objectives of the DDD in that it encourages the breakdown of large expanses of parking lots with appropriate building placement and it helps to continue the development of the downtown area as the Town's retail, office, governmental and cultural center.

Motion made by Sherrard, seconded by Munn. The motion carried 4 in favor, 1 opposed (Roper). Roper noted he is against running vehicles in drive through lanes.

2. Connecticut Center for Massage Therapy Modification, 1154 Poquonnock Road – modification

Steve Kitts requested a modification to the original site plan to place a temporary trailer in the area proposed for the second phase for approximately seven months. This would be used as overflow space for practice sessions and tutorials. The applicant is willing to try and plant shrubs around the trailer. Staff stated that the Fire Marshal wanted the trailer tied into the existing fire alarm system. It should also be removed before March 31, 2005. Roper suggested a skirt to try and improve the look of the trailer.

MOTION: To approve a site plan modification for Connecticut Center for Massage Therapy, 1154 Poquonnock Road, with the following modifications:

1. The temporary trailer shall be located as shown in Exhibit 2A.
2. The temporary trailer will be removed from the site on or before March 31, 2005.
3. The temporary trailer shall be tied into the existing Fire Alarm System.
4. All technical items by staff shall be addressed.

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

3. Ninety-Nine Restaurant & Pub, 117 Long Hill Road

MOTION: To grant a 65-day extension for Ninety-Nine Restaurant & Pub, 117 Long Hill Road.

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

4. Pizza Palace, 944 Poquonnock Road

MOTION: To grant a 65-day extension for Pizza Palace, 944 Poquonnock Road.

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

## VI. NEW BUSINESS

1. Report of Commission

Roper stated the Regional Planning Commission met last Monday and held a meeting on the Regional Transportation Plan. They may have a committee review next year. The Mystic Cooperative Task Group Committee has met and may be able to get funding for a shuttle going this year. Steinfeld attended an informational session on stormwater management (Phase II regulations) sponsored by the Town.

2. Inland Wetland Agency referral for May 26, 2004 public hearing.

Groton Community LLC, and Groton Multifamily LLC, 375 Drozdyk Drive

The subject of the application is for a crossing to get to a developable area and to restore and improve an easement area to Groton Utilities. Steinford does not feel they

MOTION: To recommend against the application because it deviates from the original disturbed crossing (cart path).

The Commission is also concerned about the potential driveway alignment with Michelle Lane and any wetland impact along Drozdyk Drive.

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

3. Zoning Commission referral for June 2, 2004 public hearing.

MOTION: To recommend in favor of Special Permit #282, 4 Pearl Street Mystic (Roche/Harp & Hound, Applicant).

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

#### VII. REPORT OF CHAIRMAN

Chairman Sherrard stated there will be a Committee of Chairpersons meeting this Thursday, May 27, 2004 and invited everyone to attend or give feedback on items they would like to see on the agenda. Roper would like them to cover whatever is scheduled in The Plan of Conservation and Development. Sherrard will miss the second meeting in June and maybe the first.

#### VIII. REPORT OF STAFF

Staff did attend the Regional Transportation Plan Meeting and spoke earlier with Guggenheim who had received staffs' comments. Staff will be sending comments to him regarding the trails plan. Staff stated that stormwater permit reviews might have to take place on site plans in the future. The Economic Strategic Committee has screened down the 14 submittals to 6 finalists. The screening committee will choose a final firm on June 4, 2004. Staff is in the last stages of hiring a Planner I, and has received a list of candidates for the Office Assistant II position. There were 18 submissions for the Manager of Planning Services.

Staff is receiving calls regarding outdoor smoking areas for businesses and asked the Commission to think about ideas and standards regarding this issue. Staff gave an update on the Copp property Dog Park.

#### IX. ADJOURNMENT

Motion to adjourn at 11:05 p.m. made by Roper, seconded by Steinford, so voted unanimously.

Respectfully submitted,

Margil Steinford