

MEETING MINUTES  
GROTON ZONING COMMISSION  
NOVEMBER 3, 2004 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Hudacek, O'Neill, Marcus, Haviland, Brandt (arrived at 7:03 p.m.)  
and Alternates Marquardt and Shirvell  
Staff: Goodrich, Cedio

Chairman Hudecek appointed Marquardt to sit for Brandt.

II. PUBLIC HEARING

1. Zoning Regulation Amendment to Sections: 2 Definitions, 5.1.-3 Table of Permitted Uses, 7.1-1 Residential Life Care Communities, 7.1-45 Active Senior Housing, 6.7 – 6-L. RMF Building and Site Requirements, 7.2-3Y. Congregate Living Parking Requirements, 7.1-20 One and Two Family Dwellings (Town of Groton, Applicant) - continued.

Chairman Hudecek read the legal and opened the public hearing at 7:01 p.m.

Staff recommended continuing the public hearing, because the Director of Planning and the Town Attorney are meeting on Monday to discuss the legal ramifications of the amendments.

The Chairman asked if there were any public comments:

Richard Dixon, an attorney representing Groton Open Space Association (GOSA), was asked to make some comments, but would rather appear at the continuation of the public hearing to better prepare.

Joan Smith, 58 Mohegan Road, read a statement from Groton Open Space Association regarding the proposed zoning text amendments for Active Senior Housing and multi-family housing.

The category "Active Senior Housing" is inconsistent with the "community structure plan" of the Plan of Conservation and Development, and would allow multifamily units in undesirable areas. GOSA feels a written discussion justifying the proposed changes should be prepared by the Office of Planning & Development Services, and should accompany the amendment.

Reference documents such as the Connecticut Building Code and the Fair Housing Act, because of the magnitude of the proposed changes. The proposed text amendment will cause at great rush of applications to qualify as active senior housing. There are currently 1420 units in the process of review or approved for construction.

Brandt arrived at 7:03 p.m.

Open space is not protected by the proposed amendments. The 7% designated is far less than the current 10% specified in the current regulations.

Density is based on the current zoning for this buildable land, but is inconsistent with the Town's Plan of Conservation and Development. GOSA is discouraging

multifamily subdivisions, unless located in or near nodes to Interstate 95, Route 1, or Route 12 for easy access to water and sewer services.

20% of the units have no age restrictions whatsoever.

MOTION: to continue the public hearing until December 1, 2004 meeting.  
Motion made by Haviland, seconded by Marcus, so voted unanimously.

Attorney Dixon requested a copy of the recommended text changes for review before the continuation of the public hearing.

### III. APPROVAL OF THE MINUTES OF October 6, 2004\*

MOTION: To approve the minutes of October 6, 2004 as written.  
Motion made by Marcus, seconded by Haviland, so voted unanimously.

### III. PUBLIC COMMUNICATIONS

Staff presented a copy of a GIS Map of the proposed zone change for Tollgate Estates, 45 Peters Drive for review before the next meeting.

### V. CONSIDERATION OF PUBLIC HEARINGS

1. Proposed Zoning Regulation Amendment to Sections 2 Definitions, 5.1.-3 Table of Permitted Uses, 7.1-1 Residential Life Care Communities, 7.1-45 Active Senior Housing, 6.7 – 6-L. RMF Building and Site Requirements, 7.2-3Y. Congregate Living Parking Requirements, 7.1-20 One and Two Family Dwellings (Town of Groton, Applicant)

### VI. OLD BUSINESS

1. Discussion of possible Town initiated Zoning Amendments

The Town is presently addressing parking requirements, and crafted revisions to signage requirements to fit into current regulations. The Town is looking to allow additional wall signage on the larger anchor stores, and amend the text amendment or the tables to allow additional signage, taking into consideration the square footage of frontage.

Haviland and Hudecek mentioned that the regulations have by been revised piece by piece to coincide with the simplified list of permitted uses, and a prioritized list in the Plan of Conservation and Development.

O'Neil stated that the statement from Smith has bigger issues to consider, and staff should prepare to discuss these multifamily uses.

Hudecek stated that there is no rush to amend the regulations to make it more profitable for ??????????.

Marcus asked if we could put a moratorium on any active senior development with regarding to this use with.

Goodrich stated that the downside of a moratorium is a glut of viable applications under the old application – ex. Salem, all applications considered viable, Town lost in court.

Haviland stated it is not fair to place a moratorium on any applications.

Staff stated that the process is already started, and the public has been notified. Hudecek stated that the commission requested that staff provide some amendments, and a lot of areas in Town where these changes are inappropriate.

Hudecek stated he has several questions about the GOSA letter.

VII. NEW BUSINESS

None

VIII. REPORT OF CHAIRMAN

None.

IX. REPORT OF STAFF

None.

X. ADJOURNMENT

Motion to adjourn at 7:40 p.m. made by Marcus, seconded by Haviland, so voted unanimously.

Respectfully submitted,

Robert O'Neill