

MINUTES
ZONING COMMISSION
JULY 6, 2005 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Hudecek, Brandt, Haviland, O'Neill, Shirvell, Marquardt and Sergeant
Staff: Town Attorney Carey, Murphy, Goodrich, Chambers, Cedio

The Chairman opened the meeting at 7:04 p.m.
The Chairman appointed Shirvell to sit for the vacant position.

II. EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION

Liberty Investors, LLC vs. Zoning Commission of the Town of Groton

Staff introduced Attorney Michael Carey, Town Attorney.

Staff stated that Liberty Investors LLC, applicants for Special Permit #285 appealed the Zoning Commission's denial of Special Permit #285. In an effort to settle the appeal, Liberty Investors LLC, developed an alternative proposal to be presented to the Commission.

General discussion followed on the executive session process.

MOTION: To enter into executive session to discuss pending litigation.
Motion made by Hudecek, seconded by Haviland, so voted unanimously.

In attendance for the executive session were Commissioners Hudecek, Haviland and Shirvell. Staff members invited to attend to offer testimony or opinion were Attorney Michael Carey and staff planners Mike Murphy, Erin Chambers and Barbara Goodrich.

MOTION: To end the executive session at 7:36 p.m.
Motion made by Hudecek, seconded by Haviland, so voted unanimously.

Commissioners O'Neill, Brandt, Marquardt and Sergeant rejoined the regular meeting of the Zoning Commission.

Chairman Hudecek stated for the record that no action was taken during the executive session and no votes were taken.

III. APPROVAL OF THE MINUTES OF May 4, 2005

MOTION: To approve the minutes of May 4, 2005 as written.

Motion made by Haviland, seconded by Brandt. 4 in favor, 0 opposed, 1 abstention (O'Neill).

IV. PUBLIC COMMUNICATIONS

A letter from the State Traffic Commission was received stating that no certificate could be issued for the Boulder Heights/Carriage Park development on Colver Avenue until additional information has been submitted.

V. OLD BUSINESS

Goodrich reviewed the draft sign regulation amendments with the Commission. The public hearing is scheduled for August 3, 2005. Representatives of Stop and Shop and Big Y, have been asked to review the regulations and present graphics of possible signage plans that are responsive to the revised regulations. The proposed amendments would allow 6 wall signs, 2 larger name signs and 4 smaller signs instead of one wall sign currently allowed.

Haviland referred to the handout, and noted that in section B2 references to 24 feet should be corrected to read less than 25 feet.

Staff added that the amount of signage allowed for small businesses is also increased through this regulation amendment to give more flexibility.

O'Neill clarified that signage inside the building is exempt from regulation.

VI. NEW BUSINESS

Special Permit #287; Precious Memories Preschool and Daycare, 195 Sandy Hollow Road (Eckersley & Bohonowicz, applicants).

Chambers stated that the proposal is for an addition to Building #1 to allow an increase of 30 children and 1 employee and the addition of 10 children in Building #2. Additional parking is also required

MOTION: To set public hearing date for August 3, 2005.

Motion made by Hudecek, seconded by Haviland, so voted unanimously.

VII. REPORT OF CHAIRMAN - None.

VIII. REPORT OF STAFF

Staff stated that the new traffic light now in operation on Eastern Point Road in the City was part of the road reconstruction project for Pfizer and Rainville Avenue.

IX. ADJOURNMENT

Motion to adjourn at 8:03 p.m. made by Hudecek, seconded by Haviland, so voted unanimously.