

AGENDA
PLANNING COMMISSION
JUNE 12, 2018 - 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - 1. April 24, 2018*
 - 2. May 8, 2018*
- III. PUBLIC COMMUNICATIONS
- IV. SUBDIVISIONS
- V. SITE PLANS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Zoning Commission Referral for a Public Hearing on June 20, 2018*
 - a. SPEC#358- 1348 Baldwin Hill Road
 - 2. Report of Commission
 - 3. New Applications
 - a. SUB18-03 - Bridgeview Subdivision, 0 Grove Avenue- set public hearing date
- VIII. REPORT OF CHAIRMAN
- IX. REPORT OF STAFF
- X. ADJOURNMENT

Next regular meeting: June 26, 2018

* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES
PLANNING COMMISSION
APRIL 24, 2018 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Tarbox, Steinford

Members absent: Zod

Staff present: Jones, Glemboski, Hovland

Chairman Pritchard appointed Steinford as Acting Secretary.

II. APPROVAL OF MINUTES

1. Special Meeting of March 27, 2018

MOTION: To adopt the minutes of the special meeting of March 27, 2018 as written.

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

2. Regular Meeting of March 27, 2018

MOTION: To adopt the minutes of the regular meeting of March 27, 2018 as written.

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

III. PUBLIC COMMUNICATIONS – None

Chairman Pritchard reported that Kane had been reappointed to the Planning Commission with a term expiring December 31, 2022.

IV. SUBDIVISIONS - None

V. SITE PLANS - None

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Town of Stonington Referral for Public Hearing on May 1, 2018
 - a. CME Associates- Regulation Text Amendment

The Commission had no comment.

2. Town of Groton Zoning Board of Appeals Referral for Public Hearing on April 25, 2018
 - a. ZBA#18-01- 84 Route 27; Mystic 84, LLC- Owner; Alan Short- Applicant

Staff explained that the church on the property had not been used as a church for many years; it is currently approved for three apartments and a warehouse/storage space. This variance application is to change the warehouse/storage space into an 80-seat theatre.

The Commission expressed concern over the lack of parking for the proposed theatre. The existing parking is an unpaved area that is used for residents of the three apartments. The Commission also questioned how the applicants would handle the noise of a theatre with respect to the residential properties in close proximity.

The Commission commented that they are concerned about how parking and noise will be addressed, particularly in regards to adjacent residential properties.

3. Zoning Regulation Rewrite Project – Update

Staff provided the updated Zoning Regulation rewrite schedule to the Commission. Staff reported that in May the Zoning Commission will be meeting to address parking and sign standards. The Zoning Regulation rewrite project is on the website for public viewing.

4. Report of Commission

Staff reported that Mattress Firm now has a wavy dancing sign. Pritchard questioned if the town is doing anything to prevent businesses from using them. Staff assured that it is a matter that continues to be addressed.

5. New Applications

1. SIT18-02: Commercial Building, 90 Leonard Drive
2. SIT18-03: Hurne Estate Venue, 215 Thomas Road

VIII. REPORT OF CHAIRMAN

Chairman Pritchard attended the COG Regional Planning Commission meeting of April 23rd, 2018. They presented a housing report that projected the need for housing to be 500 units per year for the next few years. The COG Regional Planning Commission also discussed the Southeastern Connecticut Housing Alliance and their request to talk to various applicable Commissions; Pritchard suggested they talk with the Town's Zoning Commission.

REPORT OF STAFF

Staff noted the Poquonnock Bridge Village public meeting taking place Monday, April 30th, 2018, to discuss design guidelines for future development.

The planner for the City of Groton is retiring; a planning position for the City will be available.

ADJOURNMENT

Motion to adjourn at 7:24 p.m. was made by Tarbox, seconded by Steinfeld, so voted unanimously.

Hank Steinfeld, Acting Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II

Not Approved

MINUTES
PLANNING COMMISSION
MAY 8, 2018 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Pritchard, Steinford, Tarbox, Kane, Zod

Members absent:

Staff present: Jones, Glemboski, Hovland

II. APPROVAL OF MINUTES - None

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Four Winds at Mystic, 0 Noank Ledyard Road - Request for Extension for Start of Construction

Attorney Thomas Londregan of Conway, Londregan, Sheehan and Monaco, New London, represented Ron Bonvie and Four Winds at Mystic for an extension for the start of construction. The site plan permit is valid until March 26, 2020, but an extension for the start of construction is applied for yearly. Staff suggested that the Commission grant the start of construction extension to expire on April 13, 2019, the same date that the wetland permit will expire. Attorney Londregan agreed with that suggestion.

MOTION: To grant an extension for the one year start of construction to April 13, 2019 for the Mystic Active Adult LLC (Four Winds at Mystic) site plan, Noank Ledyard Road.

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

2. Commercial Building (SIT18-02), 90 Leonard Drive

Ed Wenke of The Winthrop Group, North Stonington, presented the application as project engineer. The site is an 8 acre parcel with 70% being wetlands and the wetland permit has been granted. The developable land is the frontage along Leonard Drive where the applicant has plans to build a 9900 sq ft, one-story building for an indoor recreation center and health club. The building would include internal offices and a retail component associated with the facility. Wenke requested a waiver of frontage sidewalks and explained that Leonard Drive has a sidewalk on the opposite side of the street. Staff suggested a condition be placed for a yearly maintenance schedule, and that shade trees be included in the plan.

MOTION: To eliminate the requirement for frontage sidewalks per Section 7.5-5.C of the Zoning Regulations based upon the following findings:

1. The Commission finds that there will be no significant pedestrian movement to the site.
2. Leonard Drive currently has a sidewalk on the western portion of the right-of-way.

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

MOTION: To approve site plan application (SIT18-02) of a Recreation Facility (Health Club/Fitness Center), 90 Leonard Drive, subject to the following modifications:

1. A scheduled maintenance plan for the storm water filter treatment shall be included on the final site plan.
2. The perimeter of the parking area shall be landscaped per section 7.4-5 of the Zoning Regulations.
3. All technical items as raised by staff shall be addressed on the final site plan.

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

MOTION: To approve the Coastal Site Plan application for SIT18-02 based upon the following findings and conditions:

1. The erosion and sedimentation control plan shall be implemented throughout construction.
2. The storm water filter treatment basin shall be regularly maintained.

The Commission hereby finds that the application is consistent with all applicable goals and policies of CGS 22a-92 and includes all reasonable measures to mitigate adverse impacts and creates no unacceptable adverse impacts.

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

3. The Hurne Estate (SIT18-03), 215 Thomas Road

Bethany and Richard Hurne presented the application to use their property at 215 Thomas Road as a seasonal wedding and party venue. An existing greenhouse would be used for weddings, picnics and parties. A tent would be placed over the greenhouse frame. The client would bring in their own caterers, food trucks, mobile restrooms, etc. Sixty-seven parking spots are currently available on-site. No on-site water or sewer would be provided to attendees. The hours of operation would range between 9:00 a.m. through 12 midnight and

both applicants said they would be attending every event in order to monitor noise levels. The applicants requested a sidewalk construction waiver and noted that they are willing to grant an easement to the Town for a possible future sidewalk if they submit an application for a permanent structure in the future.

MOTION: To postpone the requirement for frontage sidewalks per Section 7.5-5.A of the Zoning Regulations based upon the following findings and conditions:

3. The Commission finds that sidewalks are not warranted at this time due to the lack of existing and/or anticipated development in the area and resulting pedestrian traffic.
4. The applicant will provide an easement to the Town for a new sidewalk when an application for a new building is submitted.

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

MOTION: To approve site plan application (SIT18-03) of a Seasonal Event Venue, 215 Thomas Road, subject to the following modifications:

4. All staff technical items shall be addressed on the final site plan.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Town of Stonington Referral for Public Hearing on June 5, 2018
 - a. Readco, LLC (T. Ladwig)- Regulation Text Amendment

Staff explained that the regulation text amendment was regarding the height acceptance for roof structures and architectural features for non-residential buildings.

The Commission had no comment.

2. Zoning Board of Appeals referral for a Public Hearing on
 - a. ZBA18-02 - Oberg Residence, 51 Ocean View Avenue

Staff explained that the referral was in regards to a coverage variance. The property owners wanted to add onto their house, which would increase lot coverage from 24% up to 27%.

The Commission had no comment.

3. Zoning Commission referral for a Public Hearing on
 - a. SPEC357 - Elm Grove Cemetery Association, 0 Welles Road

Staff explained that this is the third special permit for this location. This special permit is for an earth products processing area; an area that would be used for maintenance and landscaping equipment and materials associated with the Elm Grove Cemetery in Stonington.

The Commission had no comment.

4. Report of Commission

Kane reported that Public Works had started their work on Thomas Road. He questioned whether Fields of Fire was permitted to provide a restaurant area. He reported that an excavator and bulldozer are on the property. Staff explained that food trucks are permitted there. The Commission continued to express concerns about the lights at Fields of Fire being left on all night.

The Commission discussed the wavy dancing signs still being used at Valvoline. Staff reported that the Code Enforcement Officer spoke with the manager and the sign seems to have been taken down.

5. New Applications- None

VIII. REPORT OF CHAIRMAN

Chairman Pritchard attended the Poquonnock Bridge Village public meeting held on April 30th.

IX. REPORT OF STAFF

Jon Reiner, Director of Planning and Development, spoke to the Commission about the Tax Increment Financing process and future goals regarding quality growth of the Town. He also addressed the consolidation of the Planning and Zoning Commissions.


X. ADJOURNMENT

Motion to adjourn at 8:22 p.m. was made by Steinfeld, seconded by Tarbox, so voted unanimously.

Hal Zod, Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II

MEMORANDUM

TO: Planning Commission
FROM:  Deborah G. Jones, Assistant Director
DATE: May 18, 2018
SUBJECT: Referral for June 20, 2018 Public Hearing:
Special Permit #358, 1348 Baldwin Hill Road

Please be advised that the Town of Groton Zoning Commission will be considering the application described in the attached Notice of Public Hearing.

This referral is being sent pursuant to Section 8-3a (b) of the Connecticut General Statutes.

DGJ:klh

Attachment



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

May 21, 2018

VIA EMAIL
The Day
P.O. Box 1231
New London, CT 06320
legal@theday.com

Please publish the following legal ad on June 8, 2018 and June 15, 2018:

TOWN OF GROTON
ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on June 20, 2018 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #358, 1348 Baldwin Hill Road/0 Pleasant Valley Road, PIN #s 178011668966 and 178011764546, RU-40 Zone. Proposal is for the removal of 130,000 yards of earth products for the construction of two ponds. Review is per Sections 7.1-10 and 8.3 of the Zoning Regulations. (Dominick Ceravolo, Applicant)

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 8th day of June, 2018 at Groton, Connecticut. (On second insertion please put "Dated this 15th day of June, 2018 at Groton, Connecticut".)

Susan Sutherland, Chairperson

Account #30384
P. O. # 18000297

If you have any questions, please do not hesitate to contact me at 860-446-5970.

Sincerely,

Deborah G. Jones
Assistant Director

DGJ:dlg

"SUBMARINE CAPITAL OF THE WORLD"

 **E-MAILED**
5/20/18
SPEC #358