

AGENDA
PLANNING COMMISSION
DECEMBER 13, 2016 - 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - 1. November 22, 2016*
- III. PUBLIC COMMUNICATIONS
- IV. SUBDIVISIONS
- V. SITE PLANS
 - 1. The Sandbox (SIT16-12), 1500 Gold Star Highway – Site plan modification*
 - 2. Gold Star Professional Office (SIT16-13), 479 Gold Star Highway*
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Notice of Environmental Impact Evaluation (EIE) for Off-Airport Tree Obstruction Removal at the Groton-New London Airport*
 - 2. Report of Commission
 - 3. New Applications
- VIII. REPORT OF CHAIRMAN
- IX. REPORT OF STAFF
- X. ADJOURNMENT

Next regular meeting: January 10, 2017

* Enclosed

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

MINUTES
PLANNING COMMISSION
NOVEMBER 22, 2016 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:04 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Zod
Alternate members present: Fitzgerald, Tarbox
Excused Absence: Munn, Steinfeld
Staff present: Reiner, Jones, Glemboski, Silsby

Pritchard appointed Fitzgerald to sit for Munn, Tarbox to sit for Steinfeld, and Zod to sit as Acting Secretary.

II. APPROVAL OF MINUTES

1. October 25, 2016

MOTION: To adopt the minutes of October 25, 2016

Motion made by Kane, seconded by Zod, so voted unanimously, as amended

III. PUBLIC COMMUNICATIONS

Staff distributed a letter from Attorney Pascal regarding the Mystic River Ambulance's request for the previously granted sidewalk requirement to be removed from their site plan application. Staff instructed the applicant to submit a site plan modification.

IV. SUBDIVISIONS

1. Mystic Weigh Subdivision – Phase 1 and 2, Flanders Road – Release of Bond

Staff stated that the public improvements were accepted one year ago and that this request is for the release of the final 10% bond amount. The Town Engineer has signed off on releasing the bonds for Phase I & II. The Town still holds the bond for Phase 3.

MOTION: To release the remaining performance bonds for Phase I and II of the Mystic Weigh Resubdivision.

Motion made by Pritchard, seconded by Tarbox, so voted unanimously

V. SITE PLANS

1. The Sandbox (SIT16-12), 1500 Gold Star Highway – Site plan modification

Staff briefed the Commission on the proposed revisions. This item will be on the next agenda as the applicant is not ready at this time.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Zoning Commission Referral for Public Hearings on December 7, 2016

- a. SPEC350, Argia Cruises (CAM), 39-41 West Main Street – Return of the Schooner Argia to Steamboat Wharf

Staff explained that the Schooner Argia will be relocating south of the bridge at Steamboat Wharf. She reviewed the application, noting that parking is being addressed.

The Planning Commission had no comment.

- b. SPEC351, Mystic Emporium, 15 Water Street – Re-establish approval of use of basement level for a restaurant.

Staff stated that the wine bar has closed. It was noted that a special permit had been granted for a two-year period. The applicant is planning to open a restaurant in the basement area. Parking was noted.

The Planning Commission had no comment.

2. Town of Stonington Referral for a Public Hearing on December 6, 2016 – Application PZ1624RA Stone Acres Farm, LLC Regulation Amendment for the creation of an Agricultural Heritage District (AHD)

Staff reviewed the application to create an agricultural heritage district in Stonington, to preserve the large farms and give them more opportunities. Specifics were given.

The Planning Commission had no comment.

3. Report of Commission

Zod inquired about traffic safety in the Navy housing area and questioned who maintained the signs in the area. Discussion followed about maintaining the streets and whether the Sub-base is responsible for signage.

4. New Applications

Staff stated that a site plan application has been received to convert the former fish market at 479 Gold Star Highway into an office building.

VIII. REPORT OF CHAIRMAN

Pritchard attended the Regional Planning Commission meeting. He stated that the State Plan of Conservation and Development is being updated and should be going to the Town of Groton for review and comment, possibly in the spring of 2017. He noted an Alternate from the Planning Commission is still needed for this regional board.

Tarbox left at 7:30 p.m.

Members requested a copy of the power point presentation on the Great Blue Survey Report that was distributed at the Council Committee of the Whole meeting tonight.

Discussion ensued about the Planning Commission holding a holiday gathering at the beginning of December. An email will be sent after a date has been chosen.

Staff stated that a special Planning Commission meeting may be held to review the Capital Improvement Plan (CIP) prior to the regularly scheduled meeting on Tuesday, December 13, 2016.

IX. REPORT OF STAFF

The status of the Central Hall project was raised.

Planning Director Jon Reiner gave an overview of some of the big picture projects including Economic Development, the airport development zone, regional projects, the Regional Plan of Conservation and Development (POCD), regulation updates to the Water Resource Protection District (WRPD), Tax Increment Financing (TIF), and marketing town properties.

Kane voiced concerns about a chain-link fence being built around the airport and requested that staff keep the Commission informed. Staff noted the proposed tree clearing for the airport will be placed on the next agenda.

Staff stated that a consultant would be hired to assist with updating the Town's subdivision regulations in the future. Pritchard requested that the Planning Commission be involved in choosing a consultant.

Information was given about rail service in the Northeast corridor and a train study that was done. Pritchard expressed concerns about policy and having the Planning Commission more directly involved. Discussion ensued. Staff stated that the location has not been chosen yet.

X. ADJOURNMENT

Motion to adjourn at 8:32 pm was made by Zod, seconded by Kane, so voted unanimously.

Hal Zod, Vice Chairman/Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II

STAFF SUMMARY SHEET

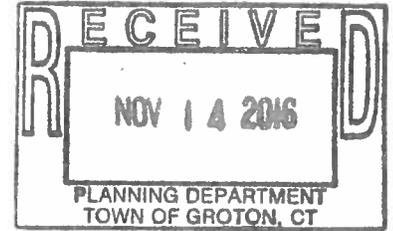
PROJECT NAME/LOCATION: Sandbox Modification/1500 Gold Star Highway	
CAM: No	
STAFF PLANNER: DGJ	SUMMARY DATE: 12/5/16
TERMINAL ACTION DATE: 1/19/16	PUBLIC HEARING CLOSED: N/A
EXISTING LAND USE/ZONING: Indoor recreation/CB15	SITE AREA: 12 AC
SURROUNDING LAND USE/ZONING DISTRICT(S): <i>North:</i> Vacant/RU40 <i>South:</i> Vacant/CB15 <i>East:</i> Residential/CB15 <i>West:</i> Commercial/CB15	
HISTORY: The Planning Commission approved a site plan for a 14,400 SF indoor beach volleyball facility and associated parking on December 8, 2015. Work began on the site in Spring 2016.	
PROJECT DESCRIPTION: The applicant proposes to replace the approved metal building with a fabric tension structure on the same footprint and to place a restroom and shower facility trailer on the concrete pad where an entrance lobby was originally approved. The applicant also proposes to modify the phasing plan to allow the fabric tension structure and restroom trailer as phase I, the metal building and entrance lobby as phase II and an expanded lobby (shown on the previously approved plan as phase II) as phase III.	
LIST AGENCIES WITH OUTSTANDING COMMENTS: [] [] []	
WAIVERS: None.	
LAND USE/DEVELOPMENT ISSUES ANALYSIS:	
<ul style="list-style-type: none"> • The restroom and shower trailer will be connected to the on-site septic system. • There will be no required adjustments to parking or landscaping as a result of this modification. 	
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.	
<i>Staff will have a recommendation at the meeting.</i>	

SIT/6-12



Sandbox Sports LLC
dba The Sandbox
2 Gallup Street
Groton CT 06340
info@sandboxbeach.com
www.sandboxbeach.com
(860) 961-2485

Town of Groton
Planning and Development Department
Attn: Deborah G. Jones, Assistant Director
134 Groton Long Point Road Groton, CT 06340-4873
Phone: (860) 446-5970
Fax: (860) 448-4094
E-Mail: djones@groton-ct.gov



November 10th 2016

Subject: Information package for Planning Commission review and approval of revised phasing for the 1500 Gold Star Highway, Groton CT Building Plan

References:

- (1) Sandbox Sports LLC, Site Development Plan for 1500 Gold Star Hwy Groton CT (Rev C), dated December 15th 2015
- (2) Sandbox Sports LLC , Building Plan for 1500 Gold Star Hwy Groton CT (Preliminary), dated October 20th 2015
- (3) Sandbox Sports LLC , Building Plan for 1500 Gold Star Hwy Groton CT (Preliminary), dated November 10th 2016

Enclosures:

- a) Big Top Fabric Structures "We've Got You Covered", brochure
- b) Classic Series ADA +2 Restroom / Shower Trailer Combo with Arctic, brochure

Dear Ms. Jones,

Sandbox Sports LLC has previously received approval for Ref (1) and Ref (2) from the Town of Groton. By this letter, Sandbox Sports LLC is seeking Town of Groton Planning Commission approval of the proposed revisions to Ref (2), as described by Ref (3), with the following supporting narrative and enclosures. These revisions are intended to divide the 'phasing' of the project into financially viable development phases, thereby enabling Sandbox Sports LLC to offer a unique indoor beach sports and events facility to the Town of Groton and surrounding region, starting in the current winter season. Allowance of these revisions is intended to be temporary, with implementation of the Building Plan of Ref (2) beginning in 2018 after a full fiscal year cycle of the business, or sooner.

Sandbox Sports LLC will prepare the Site in accordance with Ref (1), see Figure 1 below. No changes or revisions to Ref (1) will be submitted or requested.

Sandbox Sports LLC's specific request to the Town of Groton Planning Commission to revise Ref (2) is detailed as follows:

- 1) A fabric tension structure (aka cover-all building), as illustrated within Enc. (a) will be constructed and installed in place of the main "steel-frame" building, see Figures 2 and 3 below.
 - a. The building footprint as described within Ref (1) will remain unchanged.
 - b. The associated fenestration of Ref (1) will remain unchanged.
- 2) A restroom and shower facility trailer similar to the unit described by Enc. (b) will be installed along with a wood-frame mechanicals enclosure in place of the wood-frame entry and facility structure shown in Ref (2) , see Figures 2 and 3 below.

- The concrete pad as described within Ref (1) and Ref (2) will be constructed and remain unchanged.
- All electrical, city water and septic plumbing will be installed in the concrete pad as described within Ref (2), and remain unchanged. Associated mechanicals will be housed within the mechanicals enclosure.
- The trailer will be exterior to the main building, located entirely on and within the perimeter of the concrete pad, and will provide suitable and ADA compliant shower and restroom facilities for staff and customers. The trailer will utilize the electrical, city water and septic plumbing installed in the concrete pad.
- The employee station and customer check-in will be moved into the entry landing area, located just inside the entry to the main building.

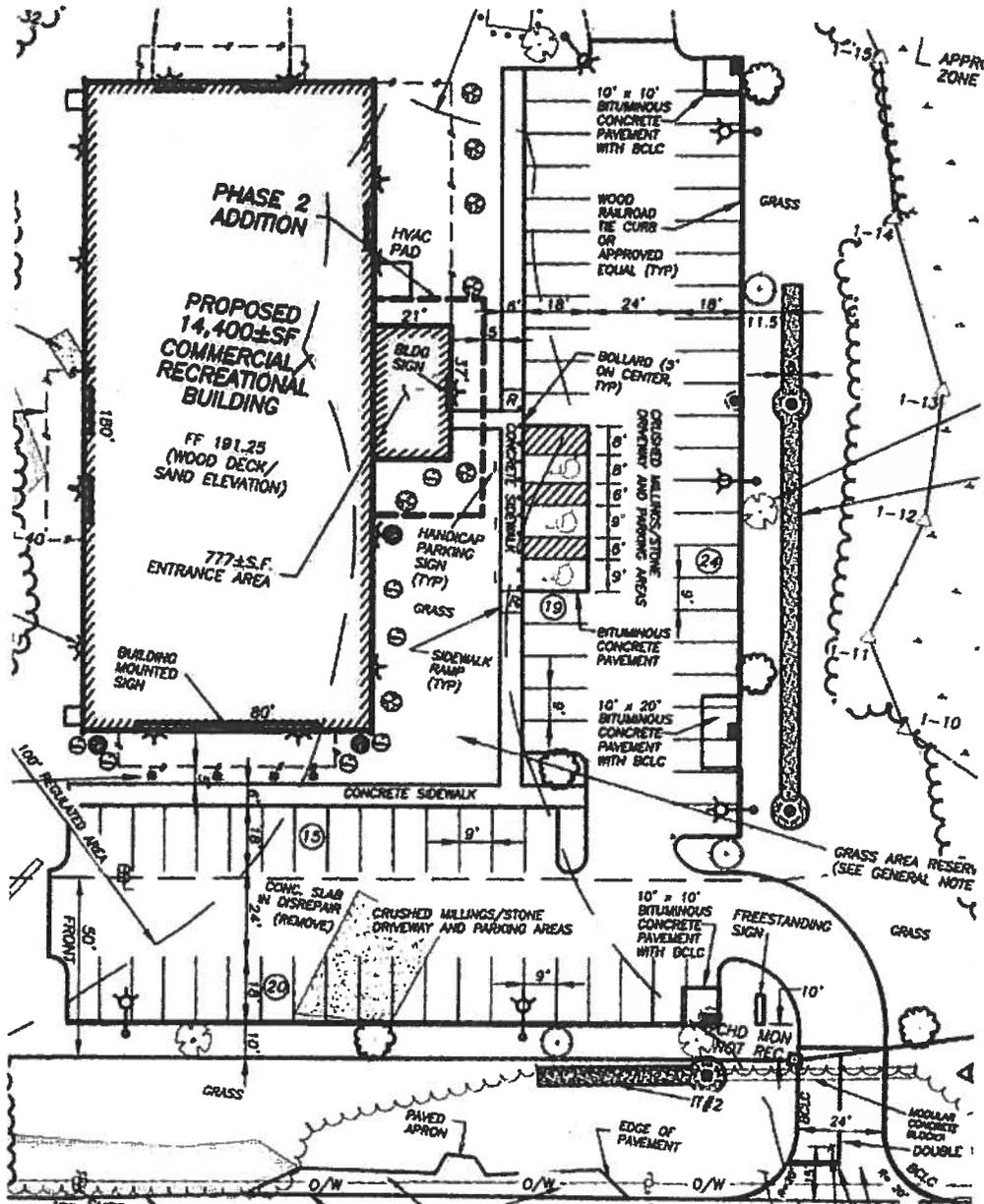


Figure 1 - Ref (1) Site Plan Excerpt

SIT16-12

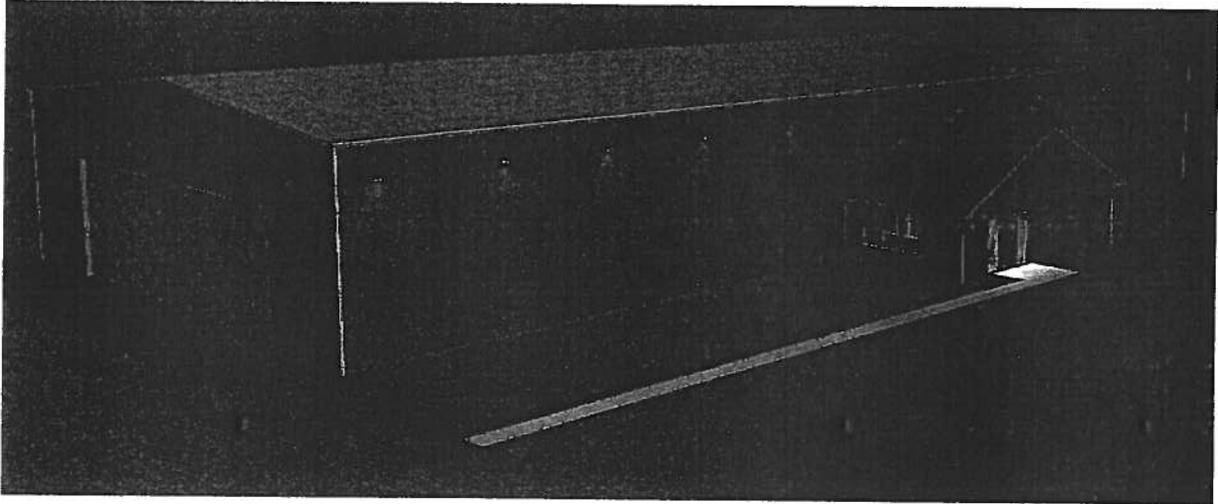


Figure 2 - Ref (2) Elevation Rendering

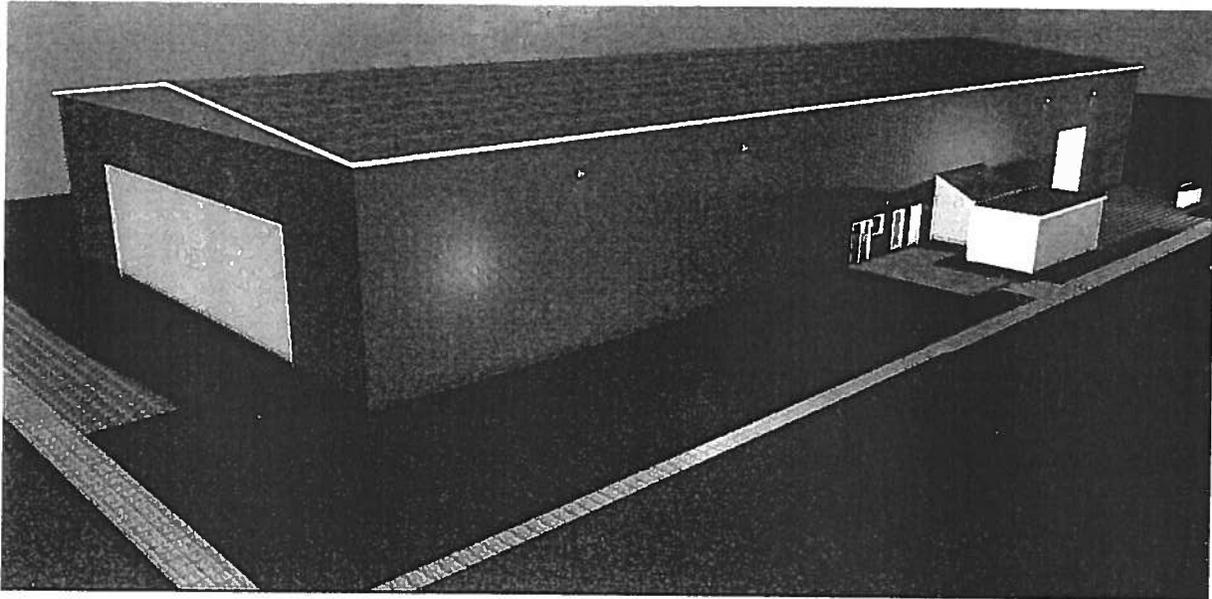


Figure 3 - Ref (3) Elevation Rendering

In parallel to this request for Building Plan revision approval from the Town of Groton Planning Commission, Sandbox Sports LLC is seeking an associated, temporary variance to the National Building Code from the State of Connecticut. This variance is relevant primarily to the quantity of restroom fixtures required based on the square footage of the facility.

Sandbox Sports LLC asks that this request for approval to revise the Building Plan as described above be submitted for approval during the Town of Groton Planning Commission's meeting to be held on November 22nd 2016.

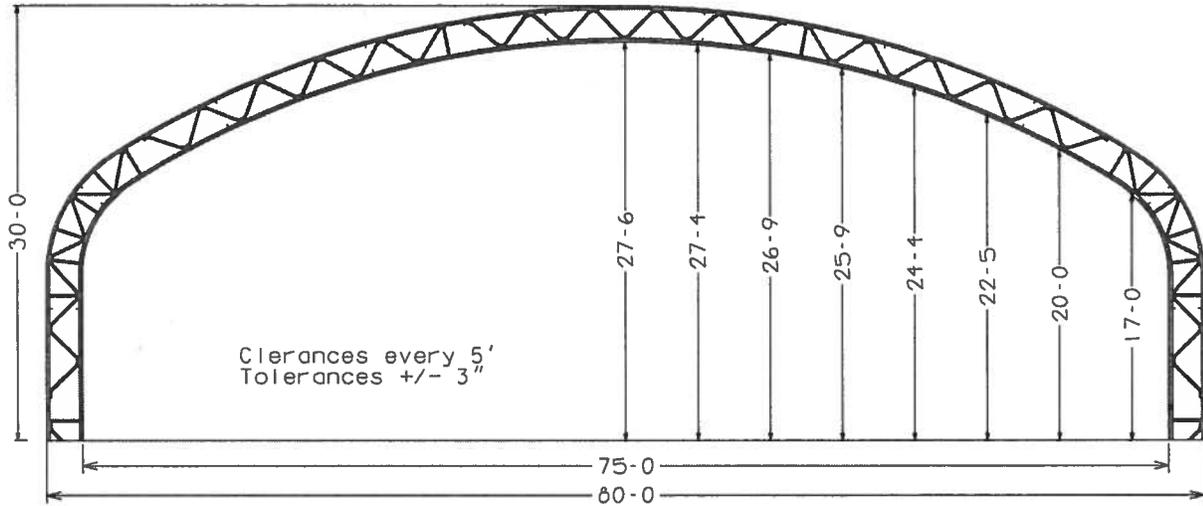
Please feel free to contact Sandbox Sports LLC immediately and at any time of day regarding the above should you have any questions.

Kind Regards



--

Brendan Woolrich
President
Sandbox Sports LLC, dba The Sandbox
(860) 961-2485
info@sandboxbeach.com

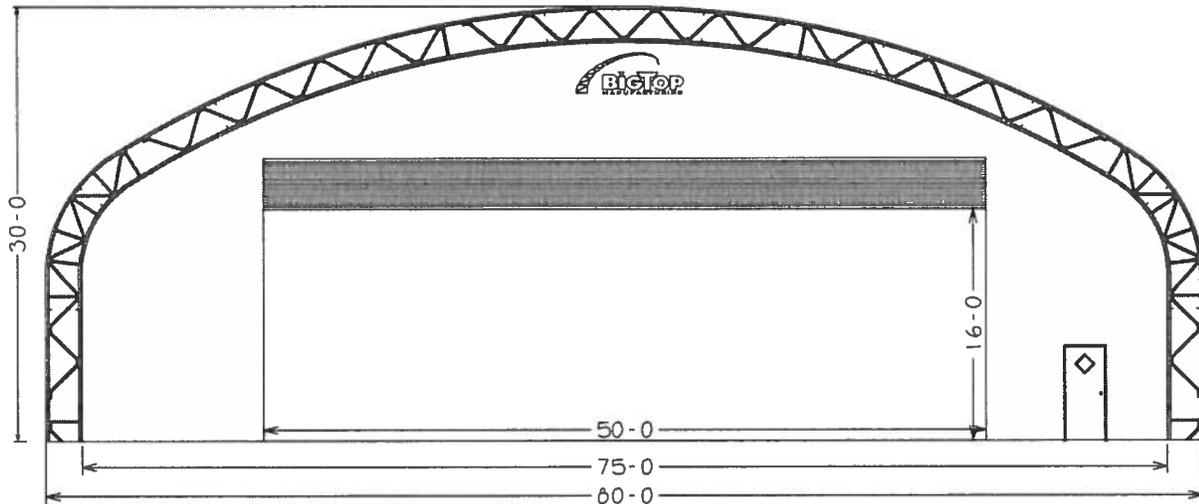


DRAWN BY: Dustin McCormick
 DATE: 10/6/16
 VIEW:
 REQUESTED BY: B. Woolrich
 PROPOSED BY:
 CAD FILE:

Sandbox Sports
 80 X 180 X 30
 ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING



3256 N. US 19
 PERRY, FLORIDA 32347
 PHONE 1-800-277-8677
 FAX (850)684-7713
 E-MAIL: sales@bigtopshelters.com



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51116-12

STAFF SUMMARY SHEET

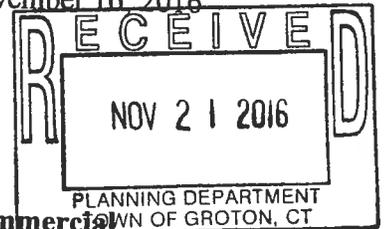
PROJECT NAME/LOCATION: Gold Star Hwy Professional Center/ 479 Gold Star Highway (SIT16-13)	
CAM: No	
STAFF PLANNER: DJG	SUMMARY DATE: 12/7/16
TERMINAL ACTION DATE: 1/26/17	PUBLIC HEARING CLOSED:
EXISTING LAND USE/ZONING: retail/CB	SITE AREA: 1.2 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
North: Retail/CB	South: Office/CB East: Restaur/CB West: Retail/CB
HISTORY:	
<p>The site was originally developed as one of the State's auto emission testing facilities. It is zoned CB-15 and is also located in the WRPD. It received site plan approvals in 1982, 1995 and 2004 and IWA approvals in 1982 and 2004. The most recent site plan approval in 2004 changed the site to a wholesale, retail, and office use for the sale and distribution of seafood.</p>	
PROJECT DESCRIPTION:	
<p>The applicant proposes to change the existing building (Grossman's Seafood) to an office use. Minor site work includes the removal of some impervious surface, the addition of new sidewalks around the building, and the fixing of curbing and parking lot restriping. There will be no increase in square footage of the building. The site is within the WRPD and there are no proposed changes to the drainage system.</p>	
LIST AGENCIES WITH OUTSTANDING COMMENTS: [] []	
[] [] [] []	
WAIVERS:	
LAND USE/DEVELOPMENT ISSUES ANALYSIS:	
<ul style="list-style-type: none"> • On 11/9/16 the IWA determined that propose work did not require a wetlands permit. • The office building will meet zoning regulation requirements for the CB zone. • The existing site is reducing the impervious surface on the site, and meets the requirements of the WRPD for percent impervious and natural areas. • There is currently a sidewalk along the Gold Star Hwy frontage and the applicant proposes new onsite sidewalks to enhance pedestrian circulation. 	
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.	
<p><i>Staff will have a recommendation at the meeting.</i></p>	

SIT16-13

C. Webb & Associates, LLC
Environmental Consulting Services
Experts in Local, State & Federal Permitting and Regulatory Compliance

Mr. Robert Pfanner
J. Robert Pfanner & Associates
37 Grand Street
Niantic, CT 06357

November 16, 2016



RE: Environmental Report for Proposed Re-Use of an Existing Commercial Property Located at 479 Gold Star Highway in Groton, Connecticut.

Dear Mr. Pfanner:

At your request, we have prepared a wetland delineation of the subject property and an environmental review of the proposed project. The following discussion is based on our investigation of the project site and a review of the site plan showing the proposed activities for the subject site.

Proposed Activity

The activity proposed on this property is the re-use of an existing commercial property as an office building. Previously the property has been used as a State of Connecticut Emissions Testing Facility and as a retail business. Site improvements associated with this re-use project include the addition of some new sidewalks, including a handicap ramp, at various locations around the periphery of the building, reconfiguration of some of the existing parking areas, removal of a small area of pavement to be replaced with soil and seeded and the replacement of some broken and/or missing curbing at the perimeter of the existing develop area. Stormwater will be collected in the existing drainage system and directed to an existing stormwater system located in the road (see site plan).

Existing Site Conditions

An evaluation of the existing site conditions was determined based on observations made during recent site visits which included a review of the surrounding wetland resources made by the soils scientist during his field delineation (See attached documentation).

The project area proposed for re-use is a previously developed commercial property that has two driveway access points with the main driveway for the entire complex which connects with the Gold Star Highway. The soils scientist identified an area of wetlands along in the western edge of the developed portion of the site.

The on-site wetland is very shallow swale with an extremely small contributing watershed that functions as a stormwater conveyance channel. According to the soils scientist's evaluation this wetland area provides low functional wetland values due to its very small size, invasive vegetation, and dries up during the growing season (See attached wetland functional assessment).

A large portion of the existing developed area is located within the 100 foot regulated Upland Review Area (URA) and there is essentially very little buffer between the existing edge of pavement and the wetland resource.

Potential 6.12 Water Resource Protection District Impacts

The majority of the water resource protection district guidelines are not applicable to the proposed project. The few that are applicable include the following:

- **6.12-4 Lot & Parking Coverage, Buffers & Setbacks**
 - A. Total lot impervious coverage for this project is ~ 45% (< 70% maximum).
 - B. Total non-impervious coverage for this project is ~ 55% (> 20% minimum).
 - C. Minimum buffer for this project as it exists today, is ~ 5ft. (Required is 50 ft.).
- **6.12-5 Other Requirements and Restrictions**
 - C.2 rooftop discharge currently connects to the underground drainage system.
 - C.3 all stormwater will be directed to the same wetland as exists today.
 - C.7 existing stormwater drainage system discharges through existing catch basins
 - C.8 existing grass swale on the southern property line intercepts stormwater before it enters the developed portion of the site and directs it into the wetlands.
 - C.9 stormwater discharges are currently treated by grass swales and catch basins.
 - C.10 restriction of salt (NaCl) application can be made a condition of approval.

Conclusion

In our professional opinion, the proposed project will not have any discernable increase in impact to the on-site regulated wetland resources.

If you have any questions or comments regarding this report, please feel free to contact me at (860) 680-5598.

Regards,



Clinton L. Webb, Jr.
Senior Environmental Planner/Wetland Ecologist
C. Webb & Associates, LLC



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) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

November 18, 2016

Robert Reardon, Esq.
Lex Limited Enterprises, LLC
160 Hempstead St.
New London, CT 06320

Dear Attorney Reardon:

SUBJECT: 479 Gold Star Highway

At their November 9, 2016 meeting, the Groton Inland Wetlands Agency determined that the work shown on the plan entitled "Plot Plan Property of Robert Reardon, 479 Gold Star Highway" dated 11-2-16 does not require a wetland permit.

Please feel free to call me at 860-446-5972 if you have any questions.

Sincerely,

Deborah G. Jones
Assistant Director

DGJ:lbg

cc: Dave Scott, Chairman IWA

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"SUBMARINE CAPITAL OF THE WORLD"

SIT 16-13

4. Notice of EIE for Off-Airport Tree Obstruction Removal at the Groton-New London Airport

Municipality where project is proposed: Groton

Address of Possible Project Location: The airport office is located at 155 Tower Avenue, off of U.S. Route 1.

Project Description: Preparation of National Environmental Policy Act (NEPA) and Connecticut Environmental Policy Act (CEPA) environmental document as required to evaluate the potential impacts associated with tree obstruction removal in areas on, and surrounding the Groton-New London Airport. The evaluation addresses obstruction removals associated with Federally-defined airspace surfaces surrounding the airport needed for the continued safe operation of aircraft. Objects that penetrate these surfaces are classified as obstructions, and should be removed to safely accommodate approaching and departing aircraft.

The project sponsoring agencies, the Connecticut Aviation Authority (CAA), and Federal Aviation Administration (FAA) have identified that trees penetrate the airspace at the Airport, including locations beyond the ends of each runway and the airport property boundary. Per FAA and CAA practice, review of off-airport obstruction removal should be evaluated and documented via a NEPA Environmental Assessment (EA) and state CEPA Environmental Impact Evaluation (EIE). This project includes the identification of each affected property owner and associated parcels (both public and private) with anticipated obstruction removals.

Project Maps: Project maps can be found at the following locations:

<http://grotonairport.caa-analysis.com/project-documents/>

Comments on this EIE will be accepted until the close of business on: Tuesday, January 24, 2017.

The public can view a copy of this EIE at: The Draft EA and EIE for this project are currently available for review at the following Libraries as well as at the website listed above:

Groton Public Library

52 Newtown Road

Groton, CT 06340

Bill Memorial Library

240 Monument Street

Groton, CT 06340

EIE-AIRPORT

There is a formal public hearing scheduled for this EIE on:

DATE: December 8, 2016

TIME: 7:00 PM to 8:30 PM (doors open at 6:30 PM)

PLACE: City of Groton Council Chambers, 295 Meridian Street, Groton, CT 06340

Comments of the study may be submitted via email at the website above, or by sending written comments to Colin Goegel at the address below.

NOTES: Free language assistance or sign interpretation may be requested by contacting Colin Goegel at the address below at least five (5) business days prior to the meeting. Efforts will be made to respond to requests for assistance.

Send your comments or questions about this EIE via the project website or:

Name: Mr. Colin Goegel, Supervising Engineer

Agency: Connecticut Airport Authority
334 Ella Grasso Turnpike, Suite 160
Windsor Locks, CT 06096

Phone: (860) 254-5628

E-Mail: cgoegel@ctairports.org

EIE- AIRPORT