

AGENDA  
PLANNING COMMISSION  
MARCH 14, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

- I. ROLL CALL
- II. APPROVAL OF MINUTES
  - 1. February 28, 2017\*
- III. PUBLIC COMMUNICATIONS
- IV. SUBDIVISIONS
  - 1. Roger Watrous Building & Remodeling LLC (SUB15-06), Pleasant Valley Road North - Request for Release of Bond\*
- V. SITE PLANS
  - 1. Mystic River Residential, 14 Godfrey Street (SIT17-03)\*
- VI. OLD BUSINESS
- VII. NEW BUSINESS
  - 1. Zoning Commission Referral for Public Hearing on April 5, 2017 for SPEC352, Sift Bake Shop, 5 Water Street\*
  - 2. Report of Commission
  - 3. New Applications
- VIII. REPORT OF CHAIRMAN
- IX. REPORT OF STAFF
- X. ADJOURNMENT

Next regular meeting: March 28, 2017

\* Enclosed

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

MINUTES  
PLANNING COMMISSION  
FEBRUARY 28, 2017 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:03 p.m.

I. ROLL CALL

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

Chairman Pritchard appointed Fitzgerald to sit for Steinfeld and Tarbox for Kane.

II. APPROVAL OF MINUTES

1. February 14, 2017

MOTION: To adopt the minutes of February 14, 2017

Motion made by Munn, seconded by Zod, so voted 4-0-1 (Munn abstained)

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Groton Village Condos (CAM) (SIT16-15), 10 Fort Hill Road

Munn recused himself from this application due to a conflict of interest and left the room.

Licensed Professional Engineer Ed Wenke, representing Rodgers Development, stated that the original site plan was approved nearly 10 years ago but plans were never recorded. The property has since changed hands and plans have been revised. The location was noted and plans were reviewed. Details were given about the driveway, drainage, utilities, parking, building elevation, lighting and landscaping. The wetland permit is valid. The conservation area at the north end of the property will be kept as is. Each unit will have a private deck/patio area.

Staff noted that the conservation easement at the rear of the property has been filed in land records. There may be some conflicts between landscaping and utilities that can be resolved by shifting their locations. A detailed management plan and erosion control plan will be submitted for the sewer work in Fort Hill Road.

Inquiries were made about the commercial portion of the property, landscaping, and utilities. After a concern was raised about the lighting detail, staff stated that a technical item will be added to provide a detail that shows full cut off LED lighting. Regarding an inquiry about the existing pond, Wenke noted that no fence has been proposed at this time but could be installed in the future.

MOTION: To approve a site plan (SIT16-15) for Groton Village Condominiums at 10 Fort Hill Road, subject to the following modifications:

1. Provide note on the final plan "The underground water and other utility lines shall be located on the site so as to allow for the placement of the shade trees in front of the units as shown on Sheet S-09".
2. A detailed plan for the sewer line installation that includes traffic and pedestrian management, and erosion control measures shall be approved by OPDS prior to the start of work. The erosion control plan shall include dewatering method, location of dewatering discharge, excavated material stockpile location, and material storage area.
3. The final plan shall show replacement for any trees, landscaping, sidewalks and fencing removed from site at 4 Fort Hill Road.
4. Any required private and public easements shall be recorded with the final site plan.
5. All technical items by staff shall be addressed.

The Planning Commission notes that the natural vegetative buffer along the northern portion of the property and within the conservation easement area is acceptable in meeting the intent of Section 7.4.4 of the Zoning Regulations.

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

**MOTION:** To approve the Coastal Area Management application for the Groton Village Condominiums, 10 Fort Hill Road, because as modified, it is consistent with all applicable coastal policies contained in CGS 22a-92, and includes all reasonable measures to mitigate adverse impacts and creates no unacceptable adverse impacts.

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

Ray Munn returned to the meeting at 7:25 p.m.

2. Groton Shopping Center Building Addition (SIT16-16), 688 Long Hill Road

Todd Shively, Director of Construction with Cedar Realty Trust, spoke about other work at this shopping center. Specifics were given about the 7500 square foot building addition on the northern most end of the property. The expanded building will house a Planet Fitness Gym and a take out restaurant. Information about lighting and curbing were given.

Greg Holtzman of BL Companies gave an overview of the project. Plans were reviewed as he noted that comments from various agencies have been addressed. He spoke about green space and landscaping as he explained how the impervious surface will be reduced.

Staff stated that a wetlands permit was approved three weeks ago. He noted that impervious surfaces will decrease slightly and drainage will flow into the existing system.

An inquiry was made about the layout of the building addition. Information was given about other businesses in the plaza that are relocating within the plaza itself. Signage was discussed.

**MOTION:** To approve the Groton Shopping Center Building Addition Site Plan (SIT16-16), 688 Long Hill Road, subject to the following modifications:

1. Technical items as raised by staff shall be addressed.

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

3. Calvin Burrows Lighting Project (SIT17-01), 140 South Road

Jonathan Grossman of 77 Brookside Lane was present for this application. Also present were Parks & Recreation Director Mark Berry and two Groton Little League representatives. Grossman explained the proposal to install four (4) 60-foot light poles to allow for evening game play. He noted a shortage of ball fields town-wide. The location of the poles were noted and reviewed on the map. The Federal Aviation Association has given approval due to the close proximity of the airport. He explained the benefits of having lighting for night games. Photometric plans were submitted.

Staff worked with Mr. Berry on the photometric plan. Areas were identified to minimize light, as well as increase light levels in areas where it is very dark. Information about trees along the property line was mentioned.

Mr. Grossman stated that lights will be used only on game nights and practice nights. Inquiries were made about lighting controls and hours of play. Zod recommended that an iphoto application be used for controlling lights.

MOTION: To approve the Calvin Burrows Baseball Field (Lights) Site Plan (SIT17-01), subject to the following modifications:

1. Technical items as raised by staff shall be addressed.

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

## VI. OLD BUSINESS

Staff stated that the public hearing for the Watrous Subdivision application, 0 Grove Avenue, has been rescheduled for April 11, 2017, to accommodate the owner's schedule.

## VII. NEW BUSINESS

1. Town Council Referral of Town-owned properties acquired through Tax Foreclosure and Recommendations for Disposition, under Section CGS 8-24

Staff reviewed the properties. Munn inquired about the property swap for the Merritt Property. Staff stated that 0 Long Hill Road will replace the Merritt Property and be used for active recreation.

MOTION: The Planning Commission concurs with the recommendations for disposition of town-owned properties as described in Town Council Referral 2017-0030

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

Below are the town-owned properties:

PIN 169810369264E, 60 Mardie Lane  
PIN 168910452596E, 147 Mardie Lane

Retain for future disposition  
Retain for future disposition

PIN 168916830355, 0 Long Hill Road	<u>Retain</u>
PIN 168916832067, 0 Long Hill Road	<u>Retain</u>
PIN 169917027290, 0 Long Hill Road	<u>Retain for future disposition</u>
PIN 168811673098, Joe Avenue	<u>Sell</u>
PIN 270018301468, 0 Rogers Road	<u>Sell</u>

Staff stated that a memo will be sent to the Town Council.

2. Draft Regional Plan of Conservation and Development (POCD)

Pritchard attended a Council of Governments meeting where a draft of the Regional POCD was distributed. He stated that review sessions are being scheduled and the public hearing will be held on April 3, 2017 at 7:30 p.m. at 5 Connecticut Avenue in Norwich.

3. Tax Increment Financing Advisory Committee

Pritchard noted that a Planning Commission representative is needed for this committee. Pritchard and Steinford will serve as the Commission's representative and alternate.

4. Report of Commission

Tarbox raised an issue about garbage being left outside for several days at a time, at the Spicer Mansion and asked whether a dumpster will be placed on a nearby property. Staff is not aware of this request.

5. New Applications

Staff referenced three new applications as noted below:

1. Walker Hill Tank Replacement
2. Mystic River Residential
3. Central Hall modifications

VIII. REPORT OF CHAIRMAN - None

IX. REPORT OF STAFF - None

X. ADJOURNMENT

Motion to adjourn at 8:09 pm was made by Tarbox, seconded by Munn, so voted unanimously.

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Hal Zod, Vice Chair/Secretary  
Planning Commission

Prepared by Robin M. Silsby  
Office Assistant II

1/7/17

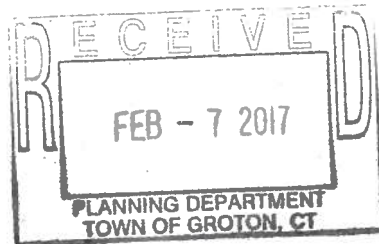
PC  
MTC

This is a request  
for the release  
of the bond of  
2,450 on the Pleasant  
Vally Rd. North  
subdivision

thank you

Roger Watrous

860 460 9303



WATROUS SUBDIVIS.  
(SUB14-01)

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> SIT17-03 (mod.), 14 Godfrey St., Mystic River Residential Care	
<b>CAM:</b> No	
<b>STAFF PLANNER:</b> MTA	<b>SUMMARY DATE:</b> 3/8/17
<b>TERMINAL ACTION DATE:</b> 5/4/17	<b>PUBLIC HEARING CLOSED:</b> N/A
<b>EXISTING LAND USE/ZONING:</b> Residential Care Facility/ RS-12	<b>SITE AREA:</b> 0.94 AC
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):/</b>	
<i>North:</i> Residential/RS12 <i>South:</i> Residential/RS12 <i>East:</i> Residential/RS12 <i>West:</i> Residential/RS12	
<b>HISTORY:</b>	
<p>The Mystic River Residential Care facility has been providing state licensed residential care in this location since 1956. In 2009, the Planning Commission granted the applicant's request for reasonable accommodation for the physical expansion of the facility. The expansion addressed deficiencies identified by the State Department of Public Health and did not increase the number of residents.</p>	
<b>PROJECT DESCRIPTION:</b>	
<p>The proposal is to schedule work at the site into three phases. The purpose of the phasing plan is to allow the owner to obtain a certificate of occupancy necessary to move residents from the old part of the building to the newly constructed section. Once residents are moved site work and construction will proceed.</p>	
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b> [    ]                            [    ]                            [    ]	
<b>WAIVERS:</b> None	
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b>	
<b>ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.</b>	
<p><i>Staff will have a recommendation at the meeting.</i></p>	

*SIT17-03  
MYSTIC RIVER Res.*

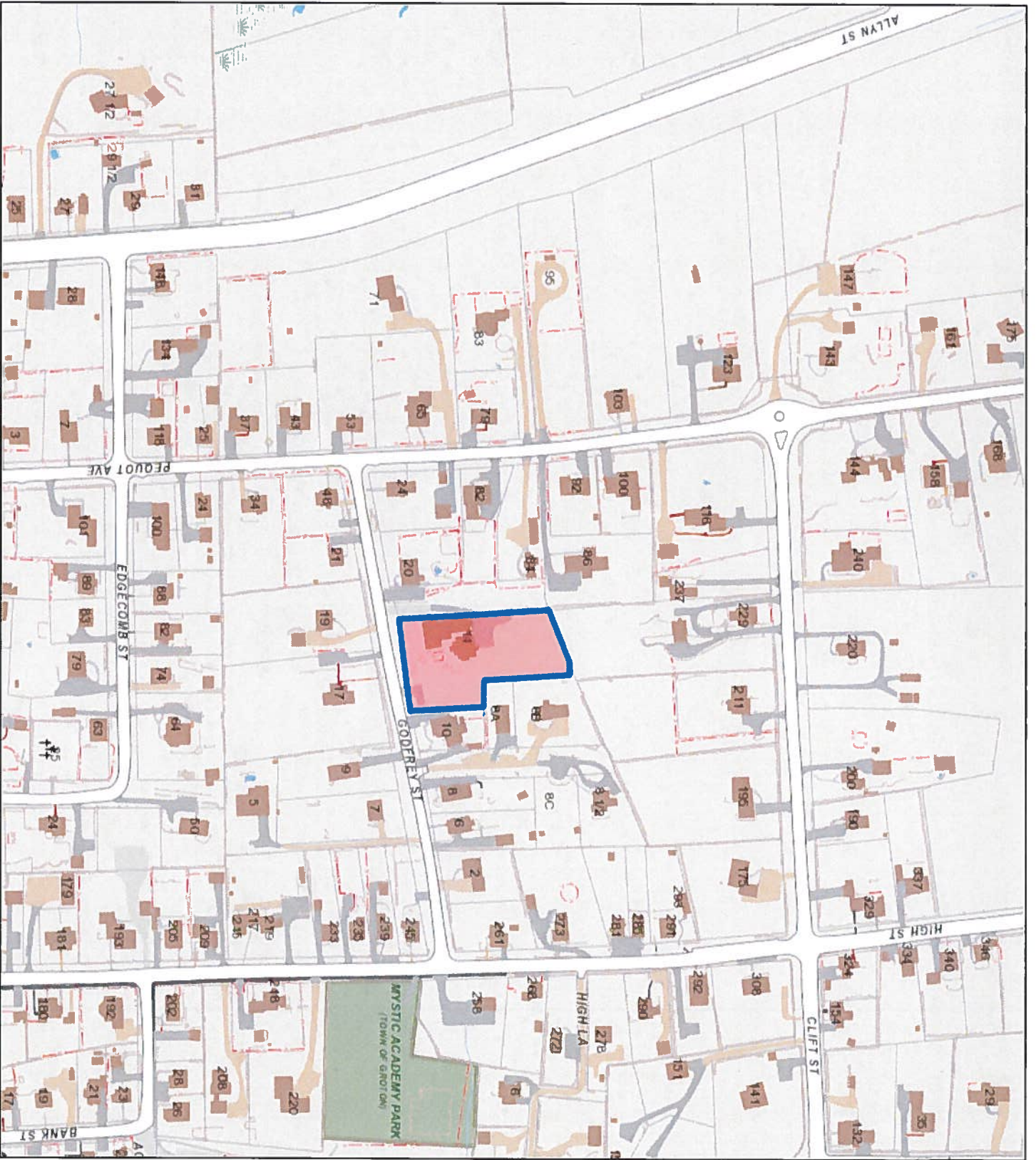




# Town of Groton

## 14 GODFREY ST (MYSTIC)

5117-03




**Disclaimer:**  
The planimetric and topographic information depicted on this map was compiled by The Starnes Map Company based on an aerial light photograph in April 2009. The parcel and property line information shown on this map is derived from the most recent recorded deed maps, tax assessment records, and other available information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information available to the public for the Town of Groton and is not intended to be used for legal purposes. The information is provided as a service to the Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

**Horizontal Datum:**  
Connecticut State Plane Coordinate, North American Datum of 1983 (NAD83)  
**Vertical Datum:**  
North American Vertical Datum of 1988 (NAVD88)

Date: 3/8/2017



MEMORANDUM

TO: Planning Commission  
FROM: Deborah G. Jones, Assistant Director   
DATE: March 9, 2017  
SUBJECT: Referral for April 5, 2017 Public Hearing:  
Special Permit #352, 5 Water Street (Gregg Fedus, Applicant)

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

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

DGJ:dlg

Attachment



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

JONATHAN J. REINER  
DIRECTOR  
JREINER@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340  
TELEPHONE (860) 446-5970 FAX (860) 448-4094  
WWW.GROTON-CT.GOV

March 9, 2017

VIA EMAIL  
Attention: Legal Ads  
The Day  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on March 24, 2017 and March 31, 2017:

TOWN OF GROTON  
ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on April 5, 2017 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 #352, 5 Water Street, PIN 261918308613, WDD Zone. Proposal is to add the serving of alcohol, outdoor seating and convert second floor living space to a preparation area at an existing takeout bakery. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Gregg Fedus, Applicant)(Amfran Estates Inc., Owner).

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 24<sup>th</sup> day of March 2017 at Groton, Connecticut. (On second insertion please put "Dated this 31<sup>st</sup> day of March 2017 at Groton, Connecticut".)

Susan Sutherland, Chairperson

Account #30384  
P. O. # 17000327

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

Sincerely,

  
Jonathan J. Reiner, AICP  
Director

JJR:dlg

Please note: this should run as a one-column ad without bolding or additional white space