

MINUTES  
PLANNING COMMISSION  
JULY 10, 2018 – 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, Zod, Steinfeld, Tarbox  
Members absent: Kane  
Staff present: Allen, Jones, Gilot

II. PUBLIC HEARINGS

1. Bridgeview Subdivision, 0 Grove Avenue (SUB18-03)

Chairman Pritchard reviewed the public hearing procedures and Secretary Zod read the legal notice into the record.

Mark Sullivan, Surveyor, 30 Pleasant View Cove, Lisbon, represented the applicant and presented the application. The parcel is a little over two acres, on the north side of Grove Avenue. The proposal is to divide the parcel into 4 lots. The site is served by City water and City sewer. A wetland permit was granted for the project. The subdivision would consist of two frontage lots, each a little under an acre, and two rear lots, one half acre, one under an acre, with a common driveway which will be of pervious material to lessen any impact on the wetland. Concrete sidewalks are shown on the plan; currently, there is an existing 4 ft. bituminous sidewalk and the applicant has proposed to replace that bituminous sidewalk with a 5 ft. wide bituminous sidewalk. The applicant also proposed to convey an acre of property on Haley Brook as open space in lieu of open space at the subdivision site which is not desired by the town.

Staff said there is an existing 4 ft. wide bituminous sidewalk along the property's frontage. Three new curb cuts are proposed for the driveways. In light of the case of Buttermilk Farms v. Plymouth Planning Commission, the Planning Commission cannot require offsite improvements (not on the property of the applicant) as a condition of subdivision approval. The applicant is offering to replace the bituminous sidewalk in kind, one foot wider, rather than concrete sidewalks and curbing as requested by the Department of Public Works. The open space being offered is about 48,000 sq. ft. which is greater than the required ten percent of the proposed subdivision. It is located at 0 Packer Road, on Haley Brook, in the WRPD, and empties into the Mystic River and Long Island Sound. Environmentally and utility-wise it is a sensitive piece and more valuable to the town to protect the resource.

The application was referred to the Conservation Commission based on the open space component. The Conservation Commission supported the proposed open space and strongly suggested that land be concentrated in the riparian area of the watercourse.

The application was also referred to the City of Groton. The City Planning and Zoning Commission requested that the applicant install and maintain all erosion and sediment

controls, all stormwater remain onsite and not be directed to the municipal system, in accordance with best practices.

Staff said the only outstanding comment is the new curbing, snow shelf and sidewalk on Grove Avenue requested by Public Works, but the town cannot require offsite improvements as a condition of approval.

The commission discussed the open space offered by Mr. Watrous.

Roger Watrous, 306 New London Tpke., Stonington, told the commission he anticipates subdividing another parcel in town and will offer an additional portion of the parcel on Packer Road as a fee in lieu of open space, which could potentially add another acre or two to the open space offered with this application.

Staff suggested the commission require the submittal of a deed and survey of the open space before final plans are recorded if the plans are approved. No less than 10% of the area of the proposed subdivision is required for open space; approximately 48,000 sqft is being offered. The layout of the driveways or house locations are not approved as part of the subdivision, only the lot lines. Setback requirements must be met. The Planning Commission approves the lot lines.

The Chair asked for comments from the public.

Keith Lemire, 33 Shannon Lane, said he has lived there for 18 years, and when he purchased the property he was told the land was wetlands and no one would be able to build on it. There was no opportunity for public comments at the time that the wetland permit was granted. He also had concerns with privacy from one of the lots and asked if there would be a new tree line or stone wall rebuilt to establish a privacy wall. The existing trees on the property line are not in good condition and should be removed. Mr. Lemire asked about drainage, sewer, layout of the house, and timeline for construction.

Freddie Bacong, 39 Shannon Lane, had concerns with drainage, trees, the location of the driveway on the lot closest to his property.

Staff noted that public improvements - sidewalks, driveways, open space - must be completed within 5 years.

Staff said planting trees on property lines aren't a requirement of the subdivision regulations.

Motion to close the public hearing at 8:00 p.m. was moved by Pritchard, seconded by Steinfeld; so voted unanimously.

### III. APPROVAL OF MINUTES

1. June 12, 2018

MOTION: To adopt the minutes of June 12, 2018 as written.

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

IV. PUBLIC COMMUNICATIONS - None

V. SUBDIVISIONS

1. Bridgeview Subdivision, 0 Grove Avenue (SUB18-03)

MOTION: To approve the application SUB18-02, Bridgeview Subdivision, 0 Grove Avenue with the following modifications:

1. In accordance with Section 4.9(5) of the Town of Groton Subdivision Regulations, land owned by the applicant at 0 Packer Road equivalent in size to not less than 10% of the area of the lot to be subdivided at 0 Grove Avenue shall be deeded to the Town of Groton for open space.
2. A deed and survey of the open space at 0 Packer Road shall be submitted to the Office of Planning & Development Services before the recording of final plans for the proposed subdivision.
3. All technical items raised by staff shall be addressed.

Findings:

1. The Planning Commission finds that the open space as shown on Exhibit A meets the requirements of Section 4.9 of the Subdivision Regulations.
2. The Planning Commission finds that the applicant's proposal for five foot wide bituminous sidewalks meets the intent of Section 4.7(1) of the Subdivision Regulations.

Motion made by Pritchard, seconded by Steinford. Motion passed unanimously.

2. Hancock Farm Estates, 180 Cow Hill Road (SUB18-01) - Request for 90-day extension for recording plan.

Staff said the applicants submitted an administrative site plan for the reconfiguration of the parking lot on Lot 1A. The proposed layout does not meet zoning regulations and a variance application will be submitted. The applicants have requested a 90 day extension for the filing of the final plans, to allow them time to apply for the variance.

MOTION: To approve the applicant's request for a 90-day extension for filing of final plans for the approved subdivision "SUB18-01, Hancock Farms Estates Resubdivision, 180 Cow Hill Road."

Motion made by Pritchard, seconded by Zod. Motion passed unanimously.

VI. SITE PLANS - None

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

1. Town of Stonington referral for Public Hearing on August 7, 2018
  - a. Walker & Chamberlain- Regulation Text Amendment

Staff explained the referral. The Commission had no comment.

2. Town of Stonington referral for Public Hearing on August 7, 2018
  - a. P&Z Commission- Regulation Text Amendment

Staff explained the referral. The Commission had no comment.

3. Zoning Commission Referral for Public Hearing on July 18, 2018
  - a. SPEC#359 - Valvoline Instant Oil Change, 1091 Poquonnock Road

Staff explained the referral. The Commission had no comment.

4. Report of Commission – None

5. New Applications - None

IX. REPORT OF CHAIRMAN – None

X. REPORT OF STAFF

Staff reported that Matt Allen is leaving the Town of Groton to pursue watershed and water resource protection planning for municipalities with National Rural Water Association, a government funded non-profit.

Staff said that Nicki Bresnyan from the Town Manager's Office is retiring. Nicki used to staff the Planning Commission.

The commission asked staff if they would provide a list of administrative site plans approved by staff. Staff said they would provide a monthly report of administrative site plan approvals to the commission.

XI. ADJOURNMENT

Motion to adjourn at 8:31 p.m. was made by Pritchard, seconded by Zod, so voted unanimously.

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Hal Zod, Secretary  
Planning Commission

Prepared by Debra Gilot  
Executive Assistant