

MINUTES  
PLANNING COMMISSION  
May 25, 2010 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Roper, Steinfeld, Sherrard  
Alternate members present: Kane  
Absent: Pritchard, Fitzgerald, Zed,  
Staff present: Davis, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:01 p.m. He sat Kane for Pritchard and appointed him Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of May 11, 2010.

MOTION: To approve the minutes of May 11, 2010 as amended.

Motion made by Steinfeld, seconded by Roper. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS

MOTION: To add Long Meadow Landing request for a one year extension to tonight's agenda as item #1 under Site Plans

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

IV. SUBDIVISIONS

1. Heather Glen Subdivision – request for five year extension for subdivision

Mike Bennett, Bennett & Smilas Engineering, spoke to the Commission requesting a five year extension due to economic conditions.

A brief conversation took place regarding the Commissions' opinion as to an appropriate length of time for an extension. The Commission and Staff felt that five years was too long of a time period.

MOTION: To grant a two year extension for Heather Glen Subdivision to June 28, 2012

Motion made by Steinfeld, seconded by Munn. Motion passed unanimously.

V. SITE PLANS

1. Long Meadow Landing – request for one year extension for start of construction

MOTION: To grant a one year extension for start of construction to June 9, 2011 for Long Meadow Landing

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff updated the Commission on the progress of the other Agencies and Commissions. Staff handed out and discussed the draft updates to sections II and III and two analysis maps. The Commission and Staff discussed buffers and sound attenuation options.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Steinford asked Staff to look into Eastern Point Consignments located on Poquonnock Road, regarding an outdoor display and storage.

Commissioner Munn attended a joint meeting of the Town Council Group I and the Economic Development Commission, and reported that their first item of business is to review the incentives policies for new businesses. The group also suggested that the Commission keep economic development in mind during the Land Use Regulation and POCD updates. Commissioner Roper suggested that the committee consider offering incentives to established businesses as well as incentives for redevelopment.

Commissioners Munn and Steinford noted that they will be absent at the June 22, 2010 meeting.

2. Staff Reply to Communication from Brae Rafferty

The Commission thanked Staff, especially Michael Murphy and Deb Jones, for their thorough examination into this matter.

3. New Applications

- a. St. Andrews Church Parking Lot Reconstruction – 310 Fort Hill Road

VIII. REPORT OF CHAIRMAN

Chairman Sherrard and Staff discussed seasonal site plans, for example firework tents and hot dog stands.

Chairman Sherrard noted that he will be absent during the month of June.

IX. REPORT OF STAFF

Staff noted the material in tonight's handouts regarding fiscal impacts of housing and residential use, as well as a recent report from Harvard endorsing mixed use & cluster development as a means of preserving natural resources.

Staff discussed the status of the “East Farms Subdivision” and that, sometime in the near future, the Applicant will be before the Commission to request a five-year extension for subdivision.

Staff noted that Chelsea Groton Savings Bank has applied for a Special Permit modification for parking, based on the Historic District Commission’s review and will then come before the Planning Commission for a Site Plan modification.

Staff commented on the budget, and how layoffs might possibly affect the level of service the Commission and public have benefited from in the past.

Commissioner Kane and Staff discussed the Spicer property and some recent activity at that location.

X. ADJOURNMENT

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

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Michael Kane, Acting Secretary  
Planning Commission

Prepared by Katie Doolittle  
Office Assistant II