

MINUTES
PLANNING COMMISSION
OCTOBER 9, 2007 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Sherrard, Steinford
Alternate members present: Fitzgerald
Staff present: Davis, Glemboski, Murphy, Gilot

Chairman Sherrard opened the meeting with roll call at 7:05 p.m.

II. APPROVAL OF THE MINUTES of September 25, 2007

MOTION: To approve the minutes of September 25, 2007 as amended.

Motion made by Roper, seconded by Steinford. Motion passes 4-0-1, one abstention (Munn).

III. PUBLIC COMMUNICATIONS

Roper said there will be a Mystic Cooperative Task Group meeting on Monday, October 15th at 8 a.m. in the Mystic Chamber of Commerce meeting room.

Staff received notice that the State Traffic Commission has issued a Certificate to the Carriage Park Expansion, Ledges Phase II. The Certificate will expire in two years unless all conditions are met.

IV. SITE PLANS

1. Town of Groton DPW Salt Shed, 40 Groton Long Point Road

MOTION: To table the Town of Groton DPW Salt Shed until later in the meeting.

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

2. Mystic Business Park, 800 Flanders Road

Ken Petrini, DiCesare-Bentley Engineering, represented the owner/applicant, Tim Tylaska, who was also present. Mr. Petrini detailed the existing site, the drainage system at the site which was approved by the Inland Wetlands Agency, and E & S controls. Mr. Petrini explained the applicant's request for a phased parking system. Fifty five of seventy required spaces will be provided; fifteen would be reserve. The applicant will install 85 ft. of 4 ft. wide concrete sidewalks, connecting to the existing sidewalk. The applicant has requested a waiver of the internal sidewalks as there will be no pedestrian traffic at the site. The tenants of the buildings are light manufacturing, no retail, and the only people accessing the site are employees. Landscaping was described. The subdivision required an easement for future access to the "Other

Land” to the south of the site. Drawings have been submitted showing the potential future connections to the “Other Land”. There is an existing well at the site, and the State has required that another well be installed, which is still being tested. The proposed septic system was described.

Mr. Petrini distributed cut sheets detailing the type of buildings and construction of the buildings.

Staff said the recently approved subdivision plan must be recorded prior to recording this site plan. Staff suggests that there should not be any development in the proposed 50 ft. wide access and utility easement that would limit future options in this easement area. Staff showed the Commission an exhibit detailing options for an access drive to the “Other Land”. Staff reviewed the 15 reserve parking spaces. Staff said the applicant has asked that the reserve parking not be prepared at this time. Ledge Light Health District has asked for several notes to be placed on the plan. The frontage sidewalk will be built with Phase 1. Phase 1 would include the two southern buildings and Phase 2 would be the two northern buildings. Staff discussed the landscaping and frontage trees. To improve the sight line, clearing is required in a wetland area which received approval from the Inland Wetland Agency. Staff suggests that it to be staked first. The hazardous materials spill procedures were reviewed. The Commission discussed reviewing the parking within two years of the issuance of the last certificate of occupancy. Mr. Tylaska detailed the wells, flow rates, water samples on the existing well, etc.

Mr. Tylaska provided the Commission with the business nature of each of the tenants he presently has, and those interested in leasing from him. He explained that there are not any retail-type tenants. The existing parking, lighting and topography were discussed. Concrete dumpster pads and propane tank locations were reviewed. Mr. Tylaska said there will not be any individual signage as it’s not a retail area. There will likely be a free-standing sign with the name of the business park and address only. Outside storage at the site was discussed.

MOTION: To approve a site plan for Mystic Industrial Park (Lot 11), 800 Flanders Road, with the following modifications:

1. A note shall be provided on the final plan stating: “The associated subdivision plan for the reconfiguration of Lot 11 shall be recorded in land records prior to the recording of this site plan.”
2. A note shall be provided on the final plan stating: “Development within the proposed 50’ wide access and utility easement shall be designed to not impede the ability to provide utilities and/or access to the “Other Lands” in the future. Lot 11 shall tie into public water and sewer if these services become available to the area in the future.”
3. The 5-foot concrete frontage sidewalk shall be constructed within Phase I.

4. A note shall be provided on the final plan stating: "The line of sight south of the driveway shall be marked in the field prior to any clearing within this area".
5. The final plans shall include the following notes for the water and septic systems:
 - a. All notes listed in the Ledge Light Health District Memo from Ryan McCammon, RS dated 10/2/07 shall be provided on the final plan.
 - b. An approval for the septic system from the Connecticut Department of Public Health Environmental Engineering Division shall be obtained prior to the issuance of any building permit on the site.
 - c. The reserve area for Building 4 will need to be prepared in accordance with the Public Health Code when the access road/driveway is to be built within the 50-foot easement area.
6. A note shall be placed on the plans stating " Within 2 years of the issuance of a certificate of occupancy for the final building on the site, the applicant shall appear before the Planning Commission for a determination by said Commission as to the need to construct/install the 15 "reserved" parking spaces and associated improvements on the plan. The Zoning Official shall also have the ability at any point to require the installation of the "reserved" parking and associated improvements when a determination is made by the Zoning Official that a parking problem exists within the site."
7. All staff technical items shall be addressed.

The Planning Commission hereby approves the phased development of the 15 parking spaces based on the provisions of Section 7.2-16 and subject to the short term requirements established in modification #6 of the above approval.

In accordance with Section 7.5 of the Zoning Regulations, the Planning Commission notes that it is not requiring an interior sidewalk network in conjunction with the project. The new development will generate little, if any, public pedestrian traffic other than employees for the new buildings.

Motion made by Sherrard, seconded by Roper, so voted unanimously.

V. PUBLIC HEARING

1. Mill Pond Estates Subdivision, 0 Gold Star Highway

MOTION: To continue the public hearing for Mill Pond Estates Subdivision, 0 Gold Star Highway, to the next regular meeting on October 23, 2007.

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

VI. SUBDIVISIONS

1. Mill Pond Estates Subdivision, 0 Gold Star Highway

The public hearing was continued to October 23, 2007.

VII. SITE PLANS

1. Town of Groton DPW Salt Shed, 40 Groton Long Point Road

Motion to remove the Town of Groton DPW Salt Shed site plan from table made by Roper, seconded by Steinford, so voted unanimously.

Gary Schneider, Director of Public Works for the Town of Groton, reviewed the application for a covered salt shed to store the salt which is now being used by the Town for snow and ice in lieu of sand and salt.

Bob Tedeschi, Project Manager, CDM, detailed the site and the project. The operations of the delivery trucks and the Public Works trucks were detailed. The site drainage, retaining wall and new driveway were reviewed. Mr. Schneider said there will not be any more trucks than usual and all work is done under cover, inside the shed. The shed will meet all state building code requirements and will be ready for use next season if approved.

MOTION: To approve a site plan for the Town of Groton Salt Shed, 40 Groton Long Point Road, with the modification that technical items raised by staff shall be addressed:

In accordance with Section 7.5 of the Zoning Regulations, the Planning Commission notes that it is not requiring an interior sidewalk network in conjunction with the project. The new salt shed building will not generate any public pedestrian traffic.

The Planning Commission notes that the planting of seven (7) shade trees elsewhere on the site complies with the intent of Section 7.4-5 of the Zoning Regulations.

Motion made by Sherrard, seconded by Roper, so voted unanimously.

VIII. OLD BUSINESS

1. City of Groton referral for public hearing on October 16, 2007

MOTION: To send the following comments suggested by staff along with the annotated comments to the City of Groton for the referral of

Forestland Subdivision, (CSPR #253), 770-776 Shennecossett Road.

1. The City should carefully consider who will be responsible for permitting, construction, ownership and long-term maintenance of any public access facilities. Adequate public access signage should be provided, designed in accordance with the approved Town standard for such signage.
2. In addition to the above, the City may wish to consider conservation easements or restrictions on the types of activities that may occur on private lots, within proximity to the shoreline (i.e. clearing, grading and/or filling, structures, impervious surfaces, fertilizers/pesticide applications, car washing, etc.). Any such limitations should be clearly defined on the recorded mylar, and in the lot deeds. Where possible, the design of lot development should consider preservation of existing mature/specimen trees, minimizing grading, and/or other measures that might serve to limit potential environmental impacts.
3. Also, it's obvious the site is located in very close proximity to the airport. The airport is a very important and valuable shared resource. It is an essential component of the region's economy, providing unique "niche" services to a variety of clients. We respectfully request that the City consider some mechanism to provide potential buyers with sufficient notice of the likely impacts of the airport on residential uses. With sufficient notice, potential buyers might choose to design with construction materials and techniques which can minimize noise impacts.

Motion made by Sherrard, seconded by Roper, so voted unanimously.

IX. NEW BUSINESS

1. Report of Commission

Roper commented on the affordable housing information he distributed at the last meeting, noting that Groton is highest on the list for the region.

Steinford said he did a site walk of the Mill Pond Subdivision site.

Fitzgerald gave an update of the Flanders Road Utility Extension Committee.

Kane said the next meetings of the School Design Committee have been cancelled until November. The Committee toured the two new schools.

2. ZBA referral for October 24, 2007 public hearing

ZBA#07-14 - 0 Yetter Road, William F., William T. & Richard Whittle, Owners

Staff explained the referral. The Commission had no comment.

X. REPORT OF CHAIRMAN

The Chairman requested a follow-up of the CGS 8-24 referral discussion at the September 25th meeting be added to the next meeting agenda as an Old Business item.

XI. REPORT OF STAFF

Staff noted that Bill Haase has been hired as the new planner for Stonington. Staff hopes that Mr. Haase will staff the Mystic Coop Task Group for Stonington.

Staff said the next meeting of the Flanders Road Utility Extension Committee will be on October 29, 2007.

Staff said they will be conducting interviews on October 18th for four firms that are being considered for the update of the regulations.

Staff stated that GOSA has appealed the Inland Wetlands Agency's decision on Mystic Woods.

Staff today received by hand delivery a letter from Atty. Kanabis regarding a plan for Azu. No site plan application was received, and they are past the deadline date. Staff said they will respond.

Staff received notification of a Siting Council public hearing on October 30th at the Town Hall Annex for a cell tower to be constructed at 237 Sandy Hollow Road. Staff will be sending comments. Discussion ensued on the potential for sidewalks at the site, and a modification of the site plan for the ambulance site.

Staff said the Planning Department has received newsletters from the Avalonia Land Trust and the State of Connecticut OLISP.

Staff noted that the Zoning Commission has continued the public hearing for Mystic Woods to a special meeting on October 15th at 7:00 p.m.

Staff discussed the denial of the MX zone application by the Zoning Commission.

Steinford asked staff about the status of the Ledges II earth products removal. Staff said they will check the condition of the site.

XII. ADJOURNMENT

Motion to adjourn at 9:15 p.m. made by Roper, seconded by Steinford, so voted unanimously.

Planning Commission

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Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Debra Gilot, Office Assistant II