

PLANNING COMMISSION
FEBRUARY 13, 2007 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Regular members present: Munn, Roper, Sherrard, Steinford
Alternate members present: Fitzgerald, Kane
Staff present: Cullen, Davis, Glemboski, Murphy, Stanowicz

Chairman Sherrard opened the meeting with roll call at 7:02 p.m.

Chairman Sherrard seated Kane for Pritchard.

Chairman Sherrard appointed Roper as Secretary.

II. PUBLIC HEARINGS

Chairman Sherrard reviewed the public hearing procedures for the public.

Staff told the audience the locations of the emergency exits in the room.

Chairman Sherrard called a short recess at 7:38 p.m.

The meeting resumed at 7:48 p.m.

Acting Secretary Roper read the public hearing notice.

1. Shepherd Subdivision, 305 Pequot Avenue (2 lots)

Attorney Mark Kepple represented the applicant, Carl Shepherd. Mr. Ed Wenke, the engineer for this project, could not attend the meeting. Mr. Kepple said this property recently went through a free split. The owner took the existing lot with the house that extends to Allyn Street, and split it from the remainder. Mr. Kepple showed a map of the property before the split. This property has frontage on Allyn Street but there is no access to the property from Allyn Street. The two proposed lots are accessed from Pequot Ave. Both lots, zoned R-20, are 20,000 s.f. or greater and meet the zoning requirements for lot size. Mr. Kepple said the applicant is requesting three waivers. The first is a waiver of underground utilities. The existing structure is serviced by above-ground utilities. The second waiver requested is for a connection to public water within 1,000 ft. of an existing system, due to the location of wetlands and the distance of the property from an existing water supply. The third waiver requested is for connection to public sewer within 1,000 ft. of an existing system. This waiver is also requested due to the proximity to the wetlands.

Staff explained that this is the first new subdivision application under the new regulation for applicants to submit notice to abutters. Staff said the mailing has been done properly. Staff said the existing house, built in 1950, was part of the free split done in 2005 dividing the back from the front. Both lot sizes were reviewed. Staff stated that this property is in a priority area for sidewalks. There is 213 ft. of frontage; 20 ft. on Pequot Avenue and the remaining 193 ft. on Allyn Street. The applicant has agreed to fill in the existing sidewalk network on the

western side of Allyn Street, northward of the existing sidewalk on Stony Hill Drive, which currently has no connection.

Staff said the nearest connection to sewer and water is about 300 ft. away on Payer Lane, but the wetlands and Allyn Street would have to be crossed. The location of the existing utility poles was described. Staff received an appraisal for the land only prior to subdivision for \$180,000 and the applicant proposes to pay a fee in lieu of open space in the amount of \$18,000.00. Staff explained that some small conditions still need to be added to the plan.

Fitzgerald asked if the driveway to the third property meets the zoning regulations. Staff said it is within the regulations. Staff said the connection to public sewer and public water is within 1000 ft. but it would have to cross the wetlands and require construction on Allyn Street. Fitzgerald asked if this development would affect runoff to the existing houses in the area. Staff explained that the driveway is gravel, and the Inland Wetlands Agency required a 100 ft. upland review area and implemented erosion controls. Staff explained the septic systems of nearby homes. Staff said the specifications as far as erosion controls, etc. have been addressed by the applicant.

Steinford asked if there is any justification for the waiver of underground utilities. Mr. Kepple said the existing site already has above-ground utilities extending to the rear lot. Steinford asked if there are any rock formations or such that would make underground utilities a hardship. Mr. Kepple said no.

Roper asked for frontage clarification for each of the lots. Staff said that adjacent rear lots can have 20 ft. stems; Lot 1 has 20 ft. frontage on Pequot Avenue and Lot 2 has 193 ft. frontage on Allyn Street. This meets the regulations. In terms of access, the Town can't tell them to access Lot 2 through Allyn Street. The driveways and septic systems were reviewed. Roper said he prefers underground utilities.

Kane asked for the total frontages for Pequot Avenue and Allyn Street. Staff said there is 193 ft. of frontage on Allyn Street and 20 ft. of frontage on Pequot Avenue. The sidewalk system will be extended northward 213 ft. from where the sidewalk ends now on the west side of Allyn Street. Staff said the applicant usually provides the same amount of sidewalks as the amount of their frontage, which is 213 ft. Kane asked the length of the driveway. Staff said the driveway is 400 ft. to the front lot line. The Zoning Regulations require Lot 1 to open at 400 ft. The Fire Marshal has approved the plans. Staff said the Town does not regulate driveways for the purposes of speed. The lot shape and width of the stem were reviewed.

The previous free split was described by Mr. Kepple. The sidewalk connections were described. Fitzgerald asked about building sidewalks on Allyn Street, which is a State road. Staff said the proposed sidewalks will be built on the west side of Allyn Street. Several previous projects on the eastern side of Allyn Street have helped fill in the sidewalk system the west side. The sidewalks from Stony Hill northward on Allyn Street were built by the Precious Memories Pre-School. The proposed sidewalks from this subdivision will extend that sidewalk system northward. Staff explained that an encroachment permit is obtained from the State of Connecticut DOT, and the Town agrees to maintain the sidewalk system.

Sherrard asked about the development-free area near the highway. Staff said the 100 ft. upland review area is measured from the wetland flags, not the edge of the property.

The Chairman asked for comments from the public.

Mike Nowak, 331 Pequot Avenue, said he believes the access to the back lot should be within 400 ft. of the lot frontage. Mr. Nowak asked the Commission to hold off on approval pending resolution of a 14 ft. border discrepancy on his A-2 survey, between his property and Mr. Shepherd's property.

Jim Cartier, 315 Pequot Avenue stated that he is concerned with the safety of the length of the driveway, the frontage on these lots and driving fast on this driveway.

Michael Fichtner, 82 Algonquin Drive, asked for clarification of the septic system designs. Mr. Fichtner said he is concerned with runoff onto his property, and erosion control during construction and after construction. Staff explained the stormwater drainage. Staff said there will be minimal change in grade on Lot 2. Staff explained the leakoffs from the roof, the gravel driveway; and the grading in the area of the reserve septic system on Lot 2.

Elizabeth Conlon, 341 Pequot Avenue, stated that she is concerned with the lot using Allyn Street as frontage, and Pequot Avenue as access. Subdivision requirements and road requirements and the difference between public roads and private driveways were discussed, and fees in lieu of open space statutes were explained. Ms. Conlon asked the Commission to deny the waiver request for underground utilities and public water.

Marjorie Farmer, 295 Pequot Avenue, expressed concern with the driveway length and speeds of vehicles on that driveway.

Karen Cartier, 315 Pequot Avenue, said she is concerned with the frontage on Allyn Street.

Mr. Kepple said some of the neighbors' safety concerns can be addressed by the applicant.

Staff reviewed the requested utility waivers and the Inland Wetlands Agency permit requirements. Staff said that to connect the two lots to public water and sewer, a 300 ft. extension would have to cross the wetlands and Allyn Street. The homes in the surrounding area will have septic systems and wells. The connection could do environmental damage. Staff does not recommend postponing a decision based on resolving the private property line in dispute. Staff said this site is not in the Town's overall plan for open space, and the Town engineer did not ask for a connection to the public utilities. The applicant has agreed to provide the sidewalk system along Allyn Street rather than Pequot Avenue.

Fitzgerald stated that he feels the underground electric, cable and phone should be required and steps should be taken by the contractor to ensure that the neighbor is not affected by the building of a house on Lot 2.

Steinford said he feels the underground electric, cable and phone should be required.

Roper asked staff if any additional grading would keep water from running off the site of Lot 2. Staff said they will review that to make sure it doesn't violate the wetland permit, before the next meeting. Roper said he liked the idea of the speed bump. Staff said the applicants may want to keep the site rustic and natural, and it would be unusual to put a speed bump on a residential gravel driveway. Staff said they will review the idea.

Kane asked if the driveway will be paved at the Pequot Avenue end. Staff said there would be a bituminous concrete apron at the end of the existing driveway, and then the driveway would be extended in its present gravel state.

Munn said he feels the possible 14 ft. discrepancy on the survey has no impact on the application, and the two waivers for water and sewer should be granted but, not the waiver of underground electric, cable and phone.

Sherrard said there has been no hardship presented to grant the waiver of underground electric, cable and phone.

Chairman Sherrard explained to the public that the Commission will not act on this subdivision application tonight, and said staff will address the outstanding concerns at the next meeting, and asked the public for any additional comments not already heard

Marjorie Farmer, 295 Pequot Avenue, said she is concerned with the potential speed on the driveway.

Jim Williams 281 Pequot Avenue, said he is concerned with the dust that will be created from the driveway.

Munn asked if there will be a note on the plans for no further subdivision of this land. Staff said it is labeled on the first page of the plans.

Elizabeth Conlon, 341 Pequot asked if the existing single family home on Lot 1 could be demolished and a larger house rebuilt on the site. Staff said yes, as long as it meets the regulations.

MOTION: To close the public hearing on Shepherd Subdivision, 305 Pequot Avenue.

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

III. APPROVAL OF THE MINUTES of January 23, 2007.

MOTION: To approve the minutes of January 23, 2007 as amended.

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

IV. PUBLIC COMMUNICATIONS

Roper received an announcement of a CT Land Conservation Conference on Saturday, March 31st at NE Utilities in Berlin.

Staff received a letter from CFPZA regarding the March 22nd annual meeting.

V. SUBDIVISIONS

1. Shepherd Subdivision, 305 Pequot Avenue (2 lots)

The public hearing was closed and discussion tabled until the February 27th meeting.

2. Windward Passage, Polaris Street and Crystal Lake Road

MOTION: To approve a 90 day extension for recording of mylars for Windward Passage, 20 Polaris Street and Crystal Lake Road.

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

2. Benejah Farms Ltd. Partnership (Maple Glen Subdivision, Pleasant Valley Road North, Gungywamp Road and Briar Hill Road

MOTION: To approve a 90 day extension for recording of mylars for Maple Glen Subdivision, Pleasant Valley Road North, Gungywamp Road and Briar Hill Road.

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

VI. SITE PLANS

1. Groton Multifamily LLC (Ledges II), Drozdyk Drive

Staff explained that the applicant received an extension to March 1, 2007, which was not a full year extension because the Commission wanted to be sure he was going to either commence construction or fulfill the special permit fill operation. Staff said grading of the site has begun. August 9, 2007 would be the one year anniversary date. Given that they have started, staff has no concerns with granting this extension.

Steinford asked what assurances we have that they will have this complete by August 9th. Staff said the Zoning Official will enforce the Special Permit, and would expect them to continue on, as they are asking for the extensions. The plan has not yet been recorded because the boundary line has not been worked out yet.

MOTION: To grant an extension for commencement of construction for Groton Multifamily LLC, to August 9, 2007.

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

The Commission asked staff to encourage the applicant not to request any further extensions.

2. Mystic Executive Park Signage Plan, Poheganut Drive

Staff explained the request for an extension. Staff recommended tabling.

MOTION: To table a request for a 3 year extension for signage pursuant to Section 7.3-5A2, for Mystic Executive Park, Poheganut Drive.

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

3. Proposed Retail Development (Wal-Mart SuperCenter), 529, 553, 571 Gold Star Highway and 0 Antonino Road

Chairman Sherrard called a recess at 9:25 p.m.

The meeting resumed at 9:35 p.m.

Attorney Diane Whitney, Pullman and Comley, represented the applicant, Konover Development. Ms. Whitney updated the Commission on the plan changes, and reviewed the location and the application. Ms. Whitney submitted to staff a petition in favor of the project. Ms. Whitney addressed some of the outstanding issues raised at the January 9th meeting. Regarding subdivision, Ms. Whitney said research confirms that the property has existed as a whole since November, 1956 and subdivision is not required. The grading, stone wall and fence near Gold Star Office Park were reviewed. There will be no outdoor storage. Shetucket Plumbing will be demolished and hazardous materials from that building will have to be removed from the site. There is no stormwater management system on that site right now. A bike rack has been added to the plans. Intervenors and concerns regarding pollution and traffic were reviewed. Ms. Whitney addressed a general memo received from the Planning Department and stated that all items have been addressed or agreed to except for Wal-Mart's concerns about safety with reduced lighting. Ms. Whitney said the Wal-Mart application was not on the Conservation Commission agenda. That Commission did not review the plans or the materials submitted, and the applicant was not at the meeting to respond to the Commission. The STC (State Traffic Commission) oversees the traffic. Ms. Whitney said she would like to rebut the intervenors on Thursday night.

Guy Hesketh, P.E., F.A. Hesketh & Associates, addressed some outstanding issues from the last meeting.

Mr. Hesketh spoke about the drainage at the site. The culverts under Gold Star Highway and on Toll Gate which discharge to Hempstead Brook were reviewed. The drainage report, pre-development and post-development were described. Mr. Hesketh said these numbers were reviewed by Groton Utilities and the Town Engineer.

Mr. Hesketh said that at the last meeting there was concern for the location of the outlet and proximity to wetlands and a watercourse. The wetlands for each area were reviewed and it was confirmed that the applicable separation distances were met. A deep sump catch basin with hoods, and best management practices

will be used, with greater than 87% efficiency. DEP identifies these numbers as acceptable. The Town Engineer asked for radius changes on Antonino Road and on Toll Gate Road and these have been incorporated in the latest proposal. The applicant met with Groton Utilities and has presented to staff and Groton Utilities a MOU (Memorandum of Understanding) on best management practices and testing protocol. Mr. Hesketh said that all outstanding electrical and water issues have been addressed and included in the latest revision of the plans.

Site lighting was addressed. Mr. Hesketh said the mounting height of the poles is now at 28 ft., and 25 – 30 ft. is typically used in the Town in retail areas. The lights are equipped with shields. The lighting will provide an average of 4.9 foot-candles in the main parking area, and a maximum 14.7 foot-candles under the lights, and lighting around the plaza averaging about 2.2 foot-candles.

The residential neighborhood around the site location was reviewed. Mr. Hesketh said that there is a significant distance between the residential uses and the site lighting. The visual impact on the condominiums in the area was addressed. Mr. Hesketh showed a map from the Town of Groton GIS system with the topography and elevation differences from the bottom floor of the condominiums and the top of the light fixtures. Mr. Hesketh said there will be substantial vegetation as a buffer between the site and the condominiums.

The landscaping between the Gold Star Office Park and the site was reviewed. In addition to the trees, shrubs and evergreens have been added to the plans. A black chain link fence has also been added. Stone retaining walls were incorporated into the plan. An existing old field stone wall at the site is in disrepair and the applicants propose to reuse the stones for a wall at the site.

Scott Hesketh, P.E., F.A. Hesketh & Associates, addressed the outstanding traffic issues. Mr. Hesketh said the last presentation did not have accident data, but that information was included in detail in the Traffic Impact Report. A graph chart of existing and proposed traffic using compilations by the ITE (Institute of Traffic Engineers) was given to the Commission for review. The connection between the existing Wal-Mart and the adjacent hotel was discussed. Mr. Hesketh said there was concern for residents exiting their driveways on Gold Star Highway. The Traffic Impact Study and a more detailed supplemental report included an origin destination study on the existing Wal-Mart. An updated analysis was detailed for the Commission. Modifications to the entrance radii were described. A dedicated westbound right hand turn to Toll Gate Road may need other agency approvals and has been removed from the plans, but is not necessary for traffic flow. If the STC directs them to do so, the applicant will seek the approvals from other agencies at that time.

Staff addressed the outstanding issues. Staff reviewed resource maps regarding watershed planning, the proposed acquisition of parcels for regional watershed protection and critical source water protection areas in Ledyard and the Conservation Commission's recommended open space areas, and this area is not indicated on their map. Staff said the proposed project has to meet all WRPD and zoning requirements. In regards to what is "reasonable", the focus cannot be only on this parcel. On the critical source protection area map, this parcel is outside the protection area. The Economic Development section of the POCD identified this proposed Wal-Mart site as a mix of residential, multi-family and commercial development and mixed uses. A possible future connection between Spyglass

Hill, Winding Hollow and Buddington Road was reviewed. Staff said that Toll Gate Road is a major collector road, and is expected to tolerate high levels of traffic. The Traffic Authority and the State Traffic Commission has reviewed the plan and the improvements.

Staff said a petition with 515 signatures in favor of the application has been submitted into the record. A revised memo from Groton Utilities dated February 9, 2007, a Shellfish Commission memo, The Rivers Alliance comments in opposition to the project, and a number of emails and letters both in favor and in opposition, have been received and will be entered into the record.

Kane asked for the location for a fuel tank for the heating system. Mr. Hesketh said they will use natural gas, which is connected from the road. A continuous curb would be installed for containment of materials in the event of a fire. Kane said the drain in back around the loading dock seems to be a trough drain with a six-inch manually operated gate valve, so if something spills, someone must manually close. Kane asked about the process used for a spill into the trough, and the response team who will be cleaning up a spill beyond the ability and training of the Wal-Mart associates, the kind of training for the Wal-Mart associates, and who takes responsibility. Mr. Hesketh reviewed the floor drains. The storm drain locations, the garden area deliveries, and materials unloaded at the dock were reviewed.

Munn asked about the stormwater management plan, how long the Town holds an environmental bond, how it is put into motion, and who monitors the stormwater management plan. Munn also asked about compliance enforcement; reports from inspections and who reviews those reports. Munn asked for clarification of the remainder of the suspended solids, emitted fluids from autos, and how the drainage reduced away from Toll Gate Road is managed. Munn asked if Groton Utilities has signed the MOU, and if the commercial pad sites are developed in the future if they would require site plan approval

Fitzgerald asked about the accuracy of the increase in traffic based on the considerable increase in the size of the new Wal-Mart compared to the existing store, and asked staff if they were satisfied with the curves of the increased traffic generation. Fitzgerald also asked if the nearby cemetery will affect this project, and if it is shown on the plan; if there will be any trucks with and without wheels as outside storage, and an assurance that this will not come into effect in the future. Fitzgerald asked if there is going to be an automotive section in the new store, and if so, how the area is protected environmentally.

Steinford asked where the possible future commercial pads are located on the property. Steinford asked about the delivery trucks possibly not using Antonino Road. Attorney Whitney said they will not be using Winding Hollow Road. Steinford said he would not be averse to allowing large tractor trucks onto Antonino Road, but if the van-type delivery trucks will use the main entrance, reducing traffic on that road. Steinford asked about the MOU with Groton Utilities and what would happen if the results of the semi-annual testing is not acceptable or meeting the parameters of Attachment A.

Roper said this is the biggest project proposed in Groton this close to the reservoir. Roper asked what kind of storm would overflow the system. Roper asked if staff has the traffic generation predictions from when the existing Wal-

Mart was proposed, compared to the actual numbers today. Roper asked if Wal-Mart is counting on a certain amount of traffic to make this project feasible. Roper also asked about the traffic from Wal-Mart that would be reassigned to Toll Gate Road and how this reassignment takes place. Roper said he would like to see a more specific description on how the trip generation numbers were developed. He also feels the connection to the adjacent office park is important, and asked staff if the Town can ask them to connect to Wal-Mart. Roper stated that he is concerned with dissolved pollutants in the water with the snow and salt from cars coming into the site.

Sherrard referred to a specific statement in the Zoning Regulations regarding the WRPD which states that all stormwater shall be directed to the same wetlands as before. Sherrard stated that he feels the MOU is a weak document, and there should be a third party doing the monitoring, inventorying, etc.

Kane asked why this is a site plan and not a subdivision or resubdivision. Staff said that a resubdivision reduces the size of a lot and creates a new building lot, which has not been done. The applicant has combined several parcels into one. A portion of the Antonino property was conveyed to add to the site. If the applicant conveys any of the parcels, subdivision approval would be required.

Chairman Sherrard asked the public for comments.

Sidney Van Zandt, 3 Front Street, Noank, represented GOSA. Ms. Van Zandt spoke against the application because the size of the development in the watershed area, the cumulative effect and degradation of the water quality, the run-off and drainage from the site, and the environmental impact on shellfish, Hempstead Brook, and Long Island Sound. Ms. Van Zandt showed pictures to the Commission of wetlands on and adjacent to the proposed Wal-Mart site

Joan Smith, 58 Mohegan Road, a director of GOSA, entered into the record an anonymous letter which she received, and spoke against the project.

Steve Trinkhaus, P.E., representing GOSA, submitted a technical report and spoke to the Commission at length regarding some of the engineering aspects of the application, including water quality testing, pre- and post-construction testing and inspections, and water quality volume calculation.

Tim Sullivan, Industrial Drive, Wallingford, Ct., representing the carpenter's union, spoke about the applicant.

Marjorie Shansky, Attorney, represented five intervenors and spoke against the application.

Dr. Robert DeSanto, also representing the five intervenors, submitted a technical report and spoke at length about stormwater quality, treatment and water testing.

Robbie Bogue Jr. 190 B Street, High Rock Trailer Park, spoke against the proposed application.

Calvin Ackley, 91 Buddington Road, spoke in favor of the application.

Robert Sommer, 136 South Road, spoke against the application.

Larry Croxton, 35 Knoll Drive, spoke against the project due to the pollutants, location of the wetlands, and increased traffic and accidents.

Corrinne Miller, 57 Crown Knoll Court #75, presented a petition from the owners of Winding Hollow Condominiums against the application due to the increase in traffic, truck traffic on Antonino road, and increased noise and trash pollution.

George Converse, 2 Spy Glass Circle, spoke against the project because of the location, pollution, and traffic.

Donna Beuchel 237 Deerfield Ridge Drive, spoke in favor of the application.

Cindy Garvey, a Wal-Mart employee, spoke in favor of the application. Ms. Garvey also submitted letters to the Commission from the U.S. Sub Veterans Commander, the Ledyard Soccer Club and Sacred Heart School, all in favor of the project.

Wendy MacFarland, 48 Bel Aire Drive, spoke against the process and project.

Nancie Keenan, 2 Spyglass Circle, presented a petition to the Commission and spoke against the project and said she is concerned with the nearby houses built on ledge and the increased traffic.

Raymond Belval, 100 King's Highway, presented a petition with signatures and a copy of the original traffic count from 1993 for the record. Mr. Belval said he also received an anonymous letter, and submitted the letter to staff. Mr. Belval spoke against the application, and submitted statistics from the from Waterford and Groton police departments for the record. Mr. Belval said he still has questions regarding what business would move into the existing Wal-Mart site, and Mr. Munn's referral to the Conservation Commission, the effect on Toll Gate Road and a snow removal plan.

Mike Bonnano, 937 Buddington Road, an abutter to the proposed project, spoke against the application, based on the drainage, stormwater and blasting.

Chairman Sherrard confirmed a special meeting on Thursday night (February 15, 2007) with the Commission. Steinford said any further input from the developer or citizens must be in writing. Roper said he doesn't want to limit public input. The applicant was asked when the applicant would have answers to the Commission's concerns in writing. Ms. Whitney said they would be submitted as soon as possible. Chairman Sherrard said he would like them delivered to Planning staff before 7:00 p.m. Thursday.

MOTION: To table the Wal-Mart site plan application to the Special Meeting on February 15, 2007.

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

VII. OLD BUSINESS

1. ZBA07-01 – 85 Wayne Road, Stephen & Alice Dodge, Applicants/Owners

Staff explained the referral. The Commission had no comment.

2. ZBA07-02 – 196 Flanders Road, Peter Springsteel, Applicant, Deborah Johnson, Owner

Staff explained the referral. The Commission had no comment.

VIII. NEW BUSINESS

1. Report of Commission

Roper said the January 22nd meeting of the Regional Planning Commission was postponed to February 5th. Elected officials discussed transportation issues, a new railroad station and transportation center and a schedule for the regional POCD.

IX. REPORT OF CHAIRMAN

Chairman Sherrard explained that the next regular meeting will be on February 27th, but in light of the fact that tonight's meeting regarding Wal-Mart will be lengthy, there will be a special meeting on Thursday, February 15th. The only item on that agenda will be Proposed Retail Development (Wal-Mart). Sherrard said there would be no public communications at the special meeting.

Chairman Sherrard confirmed that Munn will be gone next week; Fitzgerald is leaving until May, and Sherrard will not be at the next regular meeting.

X. REPORT OF STAFF

Staff thanked the Commission for their hard work on the CIP and said the minutes will be ready soon. The Planning office held a pre-construction meeting for Groton Shopper's Mart and the new CVS project.

Flyers for Connecticut Federation of Planning and Zoning Agencies (CFPZA) meeting were distributed to the Commission members.

Staff stated that the public hearing for the inter-municipal referral, Founder's Reserve in Ledyard, was continued to March 1st. Staff is engaged in that process, due to the potential impact to the Town of Groton from the proposed single family subdivision.

Roper reported that the Regional Reference Committee found no intermunicipal impact. Staff said they felt there was no impact to our road system or open space, but storm drainage is a concern.

Munn asked about the upcoming Connecticut Bar seminar on March 17th. Staff redistributed the flyer, and asked the members to let staff know if they are interested in attending.

Staff said the Regional Planning Commission made their first purchase of Route 11 greenway land, and will be purchasing two more parcels. Shoreline East is expanding but it will not be brought into New London. The COG is working on that issue.

XI. ADJOURNMENT

Motion to adjourn at 1:18 a.m. Motion made by Sherrard, seconded by Roper, so voted unanimously.

Respectfully submitted,

Peter Roper