

MINUTES
TOWN OF GROTON
ZONING COMMISSION
JUNE 20, 2018 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Hudecek, Marquardt, Sayer, Smith, Sutherland
Alternate members present:
Absent: Archer, Edgerton
Staff present: Jones, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m.

II. PUBLIC HEARING

1. Special Permit #358, 1348 Baldwin Hill Road/0 Pleasant Valley Road, PIN #s 178011668966 and 178011764546, RU-40 Zone. Proposal is for the removal of 130,000 yards of earth products for the construction of two ponds. Review is per Sections 7.1-10 and 8.3 of the Zoning Regulations. (Dominick Ceravolo, Applicant)

Chairperson Sutherland read the legal notice.

Dominick Ceravolo, 1548 Baldwin Hill Road, and Gene Young, 646 Lantern Hill Road, North Stonington, explained the request for a special permit. Mr. Ceravolo was granted a special permit for the ponds in 2001 and again in 2004 but the permit had expired.

Mr. Young explained the excavation for two ponds which are one third complete. The excavated material is stockpiled to allow it to dry. All the material is screened on site. Most of the material is gravel which they sell. The small amount of loam that is excavated is kept on site and screened, graded and seeded. The route used for entry to and exit from the property is Baldwin Hill Road to Long Cove Road in Ledyard. There is an erosion control bond for \$10,000 in place.

Staff said the last extension was four years ago. The first issued in 2001 was for three years and lapsed because no work was done. Another permit was granted in 2004 for four years and was extended twice. Staff noted that the project is one third complete, and five years may be more appropriate for review. The mailings were in order. Staff reviewed the location of the property. The Planning Commission had no comment; the application was referred to Ledyard, and there were no comments from them. The pond to the east has water; the west has not intercepted the water table yet. The property is in the WRPD and measures are in place for fueling. The site is clean, and everything is in order per the special permit. The work regulated by the Inland Wetlands Agency is complete, so no wetland permit is required. There have been no complaints, and the applicant has adhered to the conditions of the special permit. The hours of operation were reviewed.

The public hearing was closed at 6:43 p.m.

III. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #358, 1348 Baldwin Hill Road/0 Pleasant Valley Road
(Dominick Ceravolo, Applicant)

MOTION: To approve Special Permit #358, Ceravolo Pond Excavation, 1348 Baldwin Hill Road for the removal of up to 130,000 CY of material with the following conditions and findings:

1. Hours of operation shall be between 7:30 AM and 4:30 PM, Monday – Saturday
2. Material shall leave the site via Baldwin Hill Road
3. A restoration bond of \$10,000 shall be held to ensure the permanent stabilization of the site
4. This Special Permit is issued for a period of five years and may be extended by the Zoning Commission.

The Commission finds that this application complies with Sections 8.3-8 and 7.1-10 of the Zoning Regulations in that it does not have a detrimental impact on the neighborhood, does not cause traffic congestion or safety conflicts, does not conflict with the purposes of these regulations, and will not cause any potentially significant environmental impacts on adjacent water bodies, including Long Island Sound.

Motion made by Smith, seconded by Hudecek.

The commission asked if the 130,000 CY of fill is the amount remaining, or the original amount. Staff said it is the original amount, and one third of the work is completed.

Motion passed unanimously.

IV. NEW BUSINESS

1. New agenda packet format

Staff discussed the new agenda packet format and website portal, and distributed a sample of the new agenda packet.

V. PUBLIC COMMUNICATIONS

VI. REPORT OF CHAIRPERSON - None

VII. REPORT OF STAFF

Staff said the commission will be reviewing the Chapter One special permit at the July 5th meeting. The permit was granted in March and a condition was that the commission will review the permit at the first meeting in July 2018 to determine

compliance with the conditions of the permit. The applicant will be present at the meeting.

VIII. ADJOURNMENT

Motion to adjourn at 6:53 p.m. was made by Smith, seconded by Hudecek; so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Executive Assistant