

MINUTES
GROTON ZONING COMMISSION
SEPTEMBER 6, 2006 - 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Brandt, French, Haviland, Hudecek, Marquardt, O'Neill, Sergeant, Shirvell
Staff: Cullen, Stanowicz

Chairman Hudecek opened the meeting at 7:01 p.m.

II. PUBLIC HEARINGS

1. Special Permit #293, 108 Groton Long Point Road (Town of Groton DPW, Applicant)

Gary Schneider, Director, Town of Groton Department of Public Works, introduced Nancy Vigneault and John Olcott, of Camp, Dresser and McKee (CDM) Engineering of Cambridge, Massachusetts.

Ms. Vigneault presented the application for Phase One of a proposed salt shed. Phase One is to excavate and refill the foundation. Phase Two will be to build the shed. Seven thousand cubic yards will be excavated and replaced with structural fill to allow for a stable foundation to build the salt shed on. The finished grade will match the existing grade. The excavated fill will be stockpiled to the north of the site. There are wetlands to the east, but there is sufficient distance between the site and the wetlands. Ms. Vigneault said a silt fence will be used on the down slope side to prevent silt migration. The existing location of the salt shed foundation is half paved and half gravel.

Staff said they would like a two year limit on the permit that could be renewed if needed at a later date. The proposed new salt shed will be larger than what is there now, allowing the materials to be mixed under cover, and smoother traffic flow for snow plows in the winter.

Pictures of a salt shed, similar to the proposed shed, were shown to the Commission.

There was no public comment.

The public hearing was closed.

III. APPROVAL OF THE MINUTES OF August 2, 2006

MOTION: To approve the minutes of August 2, 2006 as amended.

Motion made by O'Neill, seconded by Shirvell, so voted unanimously.

IV. PUBLIC COMMUNICATIONS

Staff said the Planning Department received notification from the State Traffic Control Commission that more information has been requested from the Hilton Garden Inn. The Hilton - Wal-Mart traffic patterns were discussed.

Staff told the Commission that a copy of an application, submitted to the Connecticut Siting Council for a new Cingular telecommunications tower located at 1662 Gold Star Highway, has been received. The Town's role in new cell phone tower applications was reviewed.

Staff distributed copies of the Environmental Review Team request for the Mystic Woods project.

V. CONSIDERATION OF PUBLIC HEARINGS

1. Special Permit #293, 108 Groton Long Point Road (Town of Groton DPW, Applicant)

MOTION: To approve Special Permit #293, Town of Groton DPW Salt Shed, 108 Groton Long Point Road, for excavation and fill of 7,000 cubic yards of material per Sections 7.1-10 and 8.3 of the Zoning Regulations with the following conditions:

- 1) A two year time period will be observed in conjunction with this permit.

Motion made by O'Neill, seconded by Haviland, so voted unanimously.

Haviland recited the findings.

FINDINGS

The Commission notes that the project meets the objectives of Section 8.3 and 7.1-10 of the Zoning Regulations for the following reasons:

- 1) The application includes proper measures to be taken to minimize dust, noise, rock and unsightly or dangerous conditions.
- 2) No removal is being accomplished within twenty-five feet of a property line.
- 3) The nature and intensity of the operation will not have a negative impact on environmental/natural resources in the area.

VI. OLD BUSINESS

1. Zoning Complaint regarding 1191 Flanders Road

The complaint received last month from Jim Pavelski of 1165 Flanders Road was discussed. Staff detailed the letters written by the Town Zoning Official to Gabe DeLosSantos of 1191 Flanders Road, in 2004. Another complaint was received this past spring. The Zoning Official wrote another letter to Mr. DeLosSantos this summer. A copy of a lease to Mr. DeLosSantos for a shop and office in Stonington, used for his business, was provided to the Zoning Official by Mr. DeLosSantos. Mr. De Los Santos told the Zoning Official that he is doing work on his own property and clearing an area to build a barn. The Zoning Official will be meeting with Mr. DeLosSantos later this week. Chairman Hudecek asked staff for copies of these letters.

The Special Permit approved for the Girard Nissan Collision Care Center was reviewed. Haviland asked about the enforcement of the permitted expansion being no more than 50% of the original application, and ensuring the applicant cannot expand an additional 50% of the approved application. Staff said the applicant could still apply for the last 12%. The square footage of the building and the site were discussed.

VII. NEW BUSINESS

1. Request for Zone Change from RU-20 to RMF-12, 0 Winding Hollow Road (Cecil D. Rhodes, Applicant)

Staff explained the application. A public hearing date was set for November 1, 2006.

2. Steamboat Wharf Office Conversion, 73 Steamboat Wharf (Steamboat Wharf Co. LLC, Applicant) (CAM)

Staff explained the application. A public hearing date was set for October 4, 2006.

VIII. REPORT OF CHAIRMAN

Chairman Hudecek asked staff about emailing of information between Commission members on an open application. Discussion of FOI laws and sharing general public information followed. A suggestion was made to use the Town website to disseminate information. It was agreed that any general information should be provided through staff for public communication at the next public meeting.

Commissioner Shirvell announced that he has been nominated for a vacancy on the Groton Board of Education.

Brandt asked if there is any new information from DEP on the Central Hall application. Staff said there is no new information.

VII. REPORT OF STAFF

Staff distributed an article from *New England Real Estate Journal*, August 11-17, 2006, regarding demand for senior housing properties.

X. ADJOURNMENT

Motion to adjourn at 7:50 p.m. made by Haviland, seconded by O'Neill, so voted unanimously.

Respectfully submitted,

Richard Haviland