

**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
DRAFT
MEETING MINUTES
SEPTEMBER 21, 2004**

**MUNICIPAL BUILDING
COUNCIL CHAMBERS
7:30 PM**

I. ROLL CALL

Present: David Coleman, Kenneth Jones, Marion Orkney, Debra Jenkins, Hubert Poppe, Irma Streeter, Michael Collins, David Rose (Alt)

David Rose appointed as voting member.

Staff: S. Quinn, S. Cullen, B. Goodrich

II. PUBLIC HEARINGS

None

III. APPROVAL OF MINUTES

Approval of July 20, 2004 meeting minutes

Motion to approve: Poppe

Seconded: Jones

2 abstentions (Rose, Coleman)

IV. PUBLIC COMMUNICATIONS

Discussion about 2005 calendar for meetings (January 19).

V. OLD BUSINESS

a. Request for Site Plan Waiver under Section 6.62 (f) of the Zoning Regulations for 359 Thames Street, Seahorse Restaurant, (Paul Cerullo, Applicant)**

Staff Cullen explained that this was a request for outdoor seating along the water. This request is being made because of a damaged dock that was previously used for outdoor seating. More information is needed for the Liquor Commission, Building and Fire Departments. Staff recommends denial without prejudice so that the applicant may come back when more information is available.

Moved: David Rose

Second: Marion Orkney

Decision: Unanimous

Reason: Denied without prejudice because of incompleteness.

VI. NEW BUSINESS

a. Schedule Public Hearing for Corkhill Subdivision, 6 lots, 92 Virginia Avenue, (Dempsey, Applicant).

Public hearing scheduled for October 19, 2004

Moved: Poppe
Second: Rose
Decision: Unanimous

b. Schedule Public Hearing for Golf/Plant St. Subdivision, 2 lots, 22 Golf Street, (Jakan, Applicant).

Public hearing scheduled for October 19, 2004

Moved: Streeter
Second: Jones
Decision: Unanimous

c. Site Plan #373, CSPR #228, Pfizer Security Upgrades Phase II, (Pfizer, Applicant).
Security Poles & Fencing

For applicant – Steven Hess and Dominic Celtruda

Staff explained that this is the second phase of the previously reviewed project that had to be broken out because it invaded the side yard setback. Five poles and associated fencing were the subject of an approved variance and are now back before the commission for approval as the second phase of this project. Staff reviewed the security concerns and plantings and the coastal resources involved.

Moved: Marion Orkney
Second: Irma Streeter
Decision: Unanimous

- Plus CAM Site Plan #228 for this project:

Moved: Kenneth Jones
Second: David Coleman
Decision: Unanimous

d. ZBA Referrals #434, 435, 436, 437.

ZBA #434 – Andriola Property

37 Hamilton Avenue – 3 apts w/office space – wants 5 units

Motion: Collins – unfavorable referral
Second: Coleman

Application is not consistent with the POCD:

Streeter abstains 7 for

ZBA #435 – Kosloskey Property
28 Spicer Avenue – ramp in front yard set back
Motion: David Rose
Second: Irma Streeter
Decision: Favorable due to hardship

ZBS #436 – Mark Touchette
76 Warner Street – use Rainville Avenue as frontage
Previously denied 2 years ago doesn't have 25 feet
Moved: Poppe – unfavorably
Second: Collins
Decision: Unanimous
Reason: Lack of 25 feet of frontage

ZBA #437 – Bill Heenan:
24 West Elderkin Avenue – Frontage & Access
Motion: Collins unfavorable referral
Second: Rose
Reason: Driveways do not have adequate frontage

VII. REPORT OF COMMISSION

Discussion of Dunkin Donuts

VIII. REPORT OF STAFF

a. Information regarding Potential Lot Splits in Residential Zones.

Commission generally in favor of changing rear lot & lot split regulations. Staff Cullen will take emailed suggestions for the next ten days and bring a proposal to be discussed at October meeting. If this proposal can be completed at that meeting it will be referred out for a possible public hearing in December.

IX. ADJOURNMENT

Moved to adjourn -

Moved: Irma Streeter
Second: Kenneth Jones
Decision: Unanimous

Michael Collins, Secretary