

**THE CITY OF GROTON  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
February 21, 2007**

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

Meeting called to order at 7:30 PM

**I. ROLL CALL**

Present: M. Orkney, K. Jones, C. Harrison, D. Rose, I. Streeter, M. Collins  
Excused: D. Kazolias, D. Coleman  
Absent: D. Jenkins  
Staff: B. Goodrich

C. Harrison was seated as a voting member

**II. PUBLIC HEARINGS**

- a. Forestland Subdivision CSUB06-01, CAM #241, 770-776 Shennecossett Rd. 12-lots, (Gary Sharpe, Applicant)- Continuation

Chairman Rose announced that the public hearing would be continued until the next regular meeting on March 20, 2007 at the request of the Applicant. He stated the applicant asked that further discussion be postponed until that date. The applicant is revising the plans.

Chairman Rose invited the Public to speak on the project. No one spoke.

Collins verified the statutory hearing timeline with staff.

Motion: To accept the grant of continuance from the Applicant and postpone further discussion and continue the Public Hearing until the next regularly scheduled meeting, Tuesday, March 2007 at 7:30 in Council Chambers.

Motion: Collins  
Second: Harrison  
Decision: Unanimous

**III. APPROVAL OF MINUTES**

- a. Minutes of the January 17, 2007 regular meeting.

Motion: To approve the minutes as written.

Motion: M. Collins  
Seconded: K. Jones  
Decision: 5-0-1 (Orkney)

**IV. PUBLIC COMMUNICATIONS**

- a. Planning Commissioner's Journal
- b. CT Land Use Law Seminar for Municipal Land Use Agencies
- c. Main Street Navigator newsletter
- d. SCCOG Annual Report for 2006
- e. Avalonia Trails newsletter
- f. Sound Outlook newsletter

**V. OLD BUSINESS**

- a. Plan of Conservation and Development Update

Chairman Rose gave update on the February 1, 2007 meeting. The Steering Committee reviewed and discussed booklet #5, Community Facilities. Items discussed included additional space needed at Municipal Building, potential for change within the EB and Pfizer fire departments and continued need for parks, playgrounds and recreation fields. Possible "roundabouts" discussed for traffic movement on Rainville Ave.

Next meeting of the committee is scheduled for April 5, 2007 when a draft of the full document will be presented.

**VI. NEW BUSINESS**

- a. Site Plan #390, Bridge Street Laundry, 123, 113, and 103 Bridge Street, (Scott Weston, Applicant)

The Site Plan for the installation of above ground propane tanks to serve the Bridge Street Laundry was introduced by staff. An overview of the need for the eight 100 lb. propane tanks and the need to install the tanks on the adjacent property was discussed. Details for easements and permission for the installation on adjacent properties was reviewed.

Scott Weston, applicant, explained size/description of tanks and location of tanks. He stated the Fire Marshall reviewed the plans. Mr. Weston agreed to remove abandoned equipment and clean up site prior to CO.

M. Collins asked about zoning regulations regarding parking, and use of site. Staff reviewed the existing use at the site, parking and the location of the tanks that would not impact any parking spaces.

Harrison asks about security and safety issues.

Motion: To approve Site Plan #390, Bridge Street Laundry, installation of propane tanks on adjacent property, with the following modifications:

- 1. Add details of the "safety posts" or bollards to the plans.
- 2. Show location and details for the pipe trench and connections on the plans.
- 3. Add Parcel Identification Numbers to each affected parcel (3 parcels) on the plans.
- 4. Provide the final easement to the Planning Department staff for approval prior to final plans being signed and filed.

5. Add a note to the plan that all unused, stored equipment at the site shall be removed or moved inside the building prior to receipt of a Certificate of Occupancy.
6. Technical items raised by staff shall be addressed.

Motion: I. Streeter  
Second: M. Orkney  
Decision: Unanimous

b. Preliminary Review of site development plans, 526 Thames Street (Daniel DelGrosso, owner)

Staff reviewed the request from the new owner of the property for a pre-application review of several conceptual plans for the parcel with the Commission. The Commission has been asked to give general guidance about issues such as frontage parking lots, building design, access. The project is a proposed motel and would require a special permit.

Ed Wenke represented the applicant. He presented 6 conceptual plans including multiple buildings vs. one building on the site, parking in the rear or in the front of the parcel. Intent is to maintain Appy's as individual parcel. The balance of site is proposed as a commercial site, specifically a motel of up to 50 units with adequate parking for both parcels. Several different concepts were presented. The property is zoned GC. One plan included mixed use of retail, Appy's bar and motel, another plan showed 31 motel units.

Mr. Wenke noted the difficulties presented at the site including the grade, a pre-existing use on one lot that will remain and proximity of any access drive to the corner of Thames Street and Ledyard that presents safety concerns noted by staff.

Mr. Wenke asked for direction on whether the Commission would prefer parking or buildings along the Thames Street frontage. The Commission made comments regarding designs to make buildings fit in with neighboring area. Blank walls facing the street are not harmonious with the neighborhood.

Harrison asked if neighboring properties are at the sidewalk or set back. Mr. Wenke responded they were at the sidewalk.

Streeter asked if there were other parking options such as putting parking below the buildings. Mr. Wenke responded that the height regulation would not allow this.

Collins expressed concern with the amount of impervious surface and lack of space for a landscaped buffer area.

Collins stated that the regulation to site an access drive no less than 50' from the intersection precluded several of the designs shown.

General discussion followed. The Commission stated that they support placing parking behind the buildings. They expressed concern about a curb cut and access onto Thames Street at this location. The Commission generally feels that

impervious surface should be limited in the coastal area and that adding more green space should be explored.

Collins reviewed options for connecting the “upper parking lot” with the motel site with pedestrian walkways.

- c. Request for Waiver from Site Plan Requirements – Installation of new dugouts at Field 3 at Washington Park, (City of Groton, applicant)

Staff reviewed the proposed project. The existing dugouts are below grade and collect rainwater and mud. The project would require the demolition of the existing below grade dugouts, fill to grade and the construction of new dugouts above grade. The dugouts would be in the same location with new fencing. They would be approximately 10 feet longer. They would be higher which would reduce problems with vandalism of the roofs. The project does not intensify use. No other changes to the site are proposed.

Collins discusses whether City is intensifying use by enlarging dugouts. Staff responded that although the size of the dugouts is a slight increase it does not create an intensification of use or lead to more players or spectators. The amount of impervious surface at the park is not an issue.

Motion: To grant the waiver of the formal site plan requirement for the installation of new dugouts at Field 3, Washington Park.

Motion: K. Jones  
Second: I. Streeter  
Decision: Unanimous

- d. Mayor’s Capital Improvement Program- Referral

Staff reviewed the purpose of the Capital Improvement Program and the format for the proposals including summaries and project details. The CIP is referred under CGS 8-24. The Commission requested that a special meeting be held to discuss the CIP in detail. A workshop was scheduled for March 12, 2007 at 6:30 PM at the Municipal Building.

## **VII. REPORT OF COMMISSION**

- ❖ Rose attended the SCCOG meeting. The public hearing on the Regional Plan of Development has been scheduled. They discussed Route 11 plan and the regional Transportation Plan.
- ❖ Rose discussed the need to begin to draft a zoning overlay or “Village concept for Thames Street that would address design requirements.

## **VIII. REPORT OF STAFF**

- ❖ Workshops for land use planning are available if Commission is interested.
- ❖ Pfizer anticipates 1000 people coming in to local facilities. Most will be “officed” on the Groton site. Officials indicate they are moving on plans for new buildings on the production side of the campus.
- ❖ DEP has formally responded re: Forestland Subdivision.
- ❖ Northfield Commons site and special permit plans are expected to be submitted within a month.

**IX. ADJOURNMENT**

Motion: Collins  
Seconded: Streeter  
Decision: All in favor  
Time:

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Acting Secretary      Ken Jones