

**CITY OF GROTON
PLANNING & ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 18, 2007**

Municipal Building
Council Chambers

Meeting called to order at 7:30 p.m.

I. ROLL CALL

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

Chairman Rose welcomed D. Kazolias as a regular member

Chairman Rose noted that an item had been presented to be added to the agenda.
I. Streeter recused herself due to conflict.

Motion: To add consideration of CSPR #251, Demolition of Building 159,
Electric Boat to agenda as New Business Item # d
Motion: K. Jones
Second: M. Orkney
Decision: 5-0-1 (I. Streeter)

II. PUBLIC HEARINGS

- a. Zoning text Amendments, Sections 2.23, 4.141, 7.2, ARC of New London, applicant.

Chair Rose read Public Hearing Procedures. Staff read Legal Notice from the New London Day. Staff gave an overview of the project which is an application to amend the zoning regulations to allow for Vocational Training Facilities as a special permit use in zones R-5.1,R-5.2, RM, GC, GI.

Attorney Alan Messier, representing the applicant ARC of New London gave a history of the organization. Went over regulation amendments as they were presented. He reviewed the site requirements for a facility including parking, buffer areas and site of site.

I. Streeter asked if the terms developmentally and developmentally and physically should be used consistently throughout. Attorney Messier responded that they should and it would be corrected.

D. Coleman asked for clarification of the amount of recreation area required. Attorney Messier stated the number should be .5 (1/2 acre) and the proposed regulations will be corrected.

Staff reviewed the changes that the applicant had just submitted. The change in ages served was substantive enough to require additional review by outside agencies and the regulations have been re-referred. The public hearing should be continued and the regulations re-advertised to list all affected sections.

Staff commented on the buffer areas and the extra review a special permit allows the Commission.

K. Jones asked how many parcels could be affected by this regulation. Staff will map them for the next meeting.

There were no public comments.

Motion: To continue the public hearing to the next regularly scheduled meeting October 16, 2007, at 7:30 p.m., and re-advertise the new regulation changes.

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

b. Special Permit/Site Plan #397, CSPR #249, Steam Line to Building 200, Eastern Point Road, Pfizer, Inc., Applicant

Chair Rose read Public Hearing Procedures. Staff read Legal Notice from the New London Day. Staff gave an overview of the project. The Commission approved a site plan for the installation of steam lines in May. Ledge and pre-existing pipes made the original location for the lines difficult. The new location is closer to wetlands and required a new permit. The new site plan includes grading and fill to cover the pipes, a temporary construction road and new topsoil stockpile areas.

Kristen Solloway, Fuss & O'Neill represented the applicant. She handed in the certificates of mailing. She reviewed the changes to the site including the removal of the pine trees around the cooling tower. There is no change to the impervious surface. One-way traffic will be maintained during construction. There will be no change in drainage amount or pattern. She stated the existing surfaces will be restored.

D. Coleman asked for a review of the location of the grade changes and whether it would be visible from E. Point Rd. K. Solloway reviewed location, which is not visible from the road.

I. Streeter asked if the large stockpile area, as shown was the one shown on the May 2007 plans. K. Solloway stated it was.

D. Coleman asked how long the stockpile areas would remain. K. Solloway stated the project should be completed by May 2008.

D. Rose questioned the traffic flow. K. Solloway stated one lane would be open at all times.

Staff reviewed the request for a waiver of the A-2 survey.

There were no public comments.

Motion: To close public hearing for Special Permit/Site Plan #397

Motion: K. Jones
Second: M. Orkney
Decision: Unanimous

D. Coleman, I. Streeter, D. Kazolias, D. Rose all made public ties with Pfizer but stated that it will not affect judgment.

Motion: To approve the request to waive the requirement for an A-2 Survey as the project does not entail the construction of a new structure or addition to an existing structure.

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

Motion: To approve Site Plan #397, installation of High Pressure Steam Utility to Bldg. 200, Pfizer, Inc. applicant with the following modifications:

1. The Coastal Site Plan shall be revised to reflect the revisions to Site Plan #397 dated 9/7/07.
2. Details for the construction of the temporary construction road shall be added to the plans and plans shall be revised to include a description of all surface preparation, necessary grading, erosion and sedimentation control devices as required.
3. Technical items identified by staff shall be addressed.

Motion: K. Jones
Second: M. Orkney
Decision: Unanimous

Motion: To approve Coastal Site Plan#249, installation of High Pressure Steam Utility to Bldg. 200, Pfizer, Inc. applicant because the application as modified is consistent with all applicable coastal policies in CGS 22a-92, and includes all reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 4.6 of the Zoning Regulations and creates no unacceptable adverse impacts.

Motion: K. Jones
Second: M. Orkney
Decision: Unanimous

III. APPROVAL OF MINUTES

a. Minutes of the August 21, 2007 regular meeting

Motion: To approve the minutes of the August 21, 2007, Planning and Zoning Commission meeting:

Motion: I. Streeter
Second: D. Kazolias
Decision: 5-0-1 (K. Jones)

IV. PUBLIC COMMUNICATIONS

- CCM announcement of annual convention
- Copy of a letter from staff to Keith Nelson, Docko, clarifying STC information
- Letter from DEP regarding coastal permit application
- SCCOG newsletter

V. OLD BUSINESS

a. Plan of Conservation and Development Update
Staff recommends special meeting due to amount of material 1st or 4th Wednesday in October was discussed.

VI. NEW BUSINESS

a. Site Plan Modification #399, CSPR #252, New Building 98, Eastern Point Road (Modifies Site Plan #394), Pfizer, Inc. Applicant

Staff reviewed the original site plan approved in July of 2007. Pfizer made changes to the size of the building, location of utilities, parking and stock-pile areas requiring submittal of a site plan modification.

Harry Clark of DiCesare- Bentley Engineers represented the applicant. He reviewed the proposed changes to the building size, utility connections and grade changes. Some parking spaces were reconstructed.

- Motion:** To approve Site Plan #399, Building 98, Pfizer, Eastern Point Road, with the following modifications:
1. The parking counts on sheet C-3 shall be corrected to show accurate total new spaces.
 2. A note shall be added to the Plans that As-Builts shall be supplied to the Zoning and Building Official.
 3. A note shall be added to the Plans requiring a special inspector to be on-site during drainage installation
 4. Technical items raised by staff shall be addressed

The Commission notes that the A-2 survey is a partial boundary survey only and does not fully meet the City's regulations.

Motion: M. Orkney
Second: K. Jones
Decision: Unanimous

- Motion:** To approve Coastal Site Plan #252, Pfizer Building 98, Eastern Point Rd because the application is consistent with all applicable coastal policies in CGS 22a-92, and includes all reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 4.6 of the Zoning Regulations and creates no unacceptable adverse impacts.

Motion: M. Orkney
Second: K. Jones
Decision: Unanimous

- b. Site Plan #398, CSPPR #250, Temporary Modular Offices, Eastern Point Rd, Pfizer, Inc. Applicant

Staff gave a project overview. The site is a slope. It used to house 4 buildings that were demolished over the previous 2 years. The site was stabilized and replanted.

Clint Brown, DiCesare-Bentley represented the applicant. He reviewed the coastal site plan application and the resources at the site. He reviewed the purpose of the @10,000 sq. foot building and the entrances and exists and the six parking spaces provided. He stated that most trees on the site would remain. He reviewed the lighting on the one story building. He described the roof top equipment. He stated that it will not exceed 2 feet above the roof and will be vents, not HVAC equipment. Minimum

grading will be required. He reviewed the drainage on the site. The roof drains is the only directed drainage. It will drain to plunge pools and then sheet flow across the site. He reviewed the utility connections. The existing utility lines to the previous buildings will be reused to the extent possible. He reviewed the additional lines and runs that will be added for this project.

K. Jones asked how long the buildings would remain on the site. Clint Brown responded that it was unknown. Once they were no longer needed Pfizer could build on the site or restore the site.

D. Coleman asked about the maximum occupancy of the building. Clint Brown responded 50-60 people.

D. Coleman asked where the contractors would park if there were only 6 spaces provided. Mr. Brown responded that they would be required to park elsewhere such as in the Hess lot, or at the lot by Building 100.

D. Kazolias asked if there is any landscaping proposed due to the length of time the buildings would be there. Mr. Brown stated that the site currently has trees and those will remain. No additional landscaping is proposed.

D. Kazolias asked if the building would be visible from E. Point Rd. Mr. Brown responded that the building is 300 feet away, only one story and the grade reduces the visibility.

Motion: To approve Site Plan #398, Pfizer Temporary Modular Offices with the following modifications:

1. A note shall be added to the plans that when modular offices are removed a site restoration plan shall be submitted to the Planning and Zoning Commission for review and approval.
2. Technical items raised by staff shall be addressed.

The Commission notes that if the plans submitted in support of the Building permit show interior areas of assembly in excess of 750 sq. ft. the building will be required to have sprinklers and a new site plan and coastal site plan would be required to be submitted for review and approval by the Planning and Zoning Commission.

Motion: D. Kazolias

Second: K. Jones

Decision: Unanimous

Motion: To approve Coastal Site Plan #250, Pfizer Temporary

Modular Offices, Eastern Point Rd because the application is consistent with all applicable coastal policies in CGS 22a-92, and includes all reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 4.6 of the Zoning Regulations and creates no unacceptable adverse impacts.

Motion: D. Kazolias
Second: K. Jones
Decision: Unanimous

- c. Request for waiver of Site Plan requirements for change of doors and installation of roof exhaust, Pfizer Building 100, Pfizer, Applicant

Staff reviewed the minor changes Pfizer proposes to make at this location. She reviewed the ruling regarding administrative vs. Commission review of modifications. The changes are very minor in nature.

Motion: To allow administrative approval of the modifications.

Motion: D. Rose
Second: I. Streeter
Decision: Unanimous

- d. CSPR #251, Demolition of Building 159, Electric Boat applicant.

I. Streeter recused herself from the agenda item.

Staff reviewed the project location and the plans for partial demolition within the coastal boundary and the proximity to the Thames River.

Paul Aas represented Electric Boat. He reviewed the project. He explained the existing stormwater system, and the abandoned pipe that runs under Bldg. 159. He explained the erosion and sedimentation controls that will be used to protect against seepage into the river. All refueling of the construction and demolition equipment will be handled off-site. He reviewed the excavation process and stated it would be approximately a 12-week project. The area will be restored as a gravel area. Future plans are to grass it over.

K. Jones asked if the tanks would be removed and asked what they contained. Mr. Aas stated that floor drains washed waste into the tanks for storage and recycling.

K. Jones asked if the remainder of the building is used. Mr. Aas stated it is mostly decommissioned.

K. Jones asked if all storage sumps and possible contaminants will be removed. Mr. Aas stated it would.

D. Rose asked if there were any contaminants. Michael Battistelli, Woodard and Curran also representing Electric Boat stated that they estimate about 10 cubic yards of contaminates and they will be shipped off site.

D. Kazolias asked what the building size was. Mr. Aas stated it was 250 sq. feet.

Mr. Aas reviewed the utility shut off and removal and stated there would be an engineering sign off of the demolition. The remainder of the building would have the exterior restored to match the rest of the building.

- Motion:** To approve Coastal Site Plan #251, Building 159 Demolition, Electric Boat with the following modifications:
1. Note that stormwater piping system to outfall #26 is abandoned and show the relocated piping originally associated with outfall 26.
 2. Show the catch basins and stormwater collection system within the project area on the Plans.
 3. Contour lines shall be corrected and added where necessary
 4. A note shall be added to the Plans that outfall #26 will be capped prior to the start of demolition
 5. Details shall be added to the Plans regarding the restoration of the demolition and staging area
 6. A note shall be added to the Plans that a copy of the Annual report of the licensed Environmental Professional to DEP shall be submitted to the Planning Department if remediation of the Site is required.

Motion: K. Jones
Second: M. Orkney
Decision: 5-0-1 (I. Streeter)

I. Streeter returned as voting member.

e. Annual Report

Motion: To approve the Planning and Zoning Commission Annual Report.

Motion: D. Rose
Second: D. Coleman
Decision: Unanimous

f. New Applications

1. Special Permit/Site Plan, CSPR, Nitrogen Generator, Pfizer, Applicant
Motion: To set the public hearing for November 20, 2007, at 7:30 p.m. in the Municipal Building.

Motion: D. Rose
Second: D. Coleman
Decision: Unanimous

VII. REPORT OF COMMISSION

D. Kazolias asked to have her home address and phone number removed from the annual City calendar.

Ken Jones volunteered as a member of the steering committee for the reuse of Groton Heights School. Irma Streeter, alternate.

D. Rose attended the Regional Planning Commission meeting on September 17, 2007. Discussion was on the completion of Route 11. There is \$10 million available to the Greenway Authority to purchase property as an open space greenway and trails. They discussed the proposals for the Norwich Hospital site. All propose mixed use. The public hearing on the regional Plan of Conservation and Development is on October 15, 2007 at 7:30 PM.

VIII. REPORT OF STAFF

Staff reviewed the status of the POCD. General discussion on holding a special meeting to review on the first or fourth Wednesday of October to review the draft. Staff will send out an agenda and a copy of the priority recommendations in advance. Staff reviewed the work of the Costa Committee.

IX. ADJOURNMENT

Motion: K. Jones
Second: I. Streeter
Decision: Unanimous
Time: 9:48

David Coleman, Secretary