

**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 20, 2007**

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

I. ROLL CALL

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

Chairman Rose welcomed new alternate member Mark Williams.

II. PUBLIC HEARINGS

- a. Zoning Text Amendments, Sections 2,23, 2.32, 2.42, 2.52, 3.22, 3.321, Section 4.191, Section 4.35, Section 7.2_ARC of New London, applicant.

Chairman Rose read the Public Hearing Procedures. Staff read the Legal Ad and gave a project background.

Alan Messier, Attorney representing ARC of New London introduced the Executive Director of ARC of New London and Attorney Kidder, Attorney for Sacred Heart Church. He reviewed the purpose of the vocational training facility run by ARC of New London. He reviewed the purpose of the proposed text amendments which would allow vocational training facilities as a Special Permit use in R-5.1, R-5.2, GC, GI, and RM zones. He reviewed the revisions to the text that allowed for on site vehicle storage for up to four multi-passenger vehicles. He reviewed the requirement in the language for a description of all services to be provided by a vocational training facility.

Staff stated that neither the Town of Groton or the CT D.E.P had made comments. She read the letter from SCCOG into the record. The SCCOG recommended consistent buffers. Staff stated that as the text amendments are written no co-location of a vocational training facility with another primary use would be allowed. Staff reviewed a map of the City depicting all effected parcels (5+ acres in specified zones).

General discussion followed regarding screening for overnight vehicle storage and parking requirements.

Chairman Rose asked for comments from the public. There were none.

Motion: To close the public hearing.

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

- Motion:** To amend Zoning Regulations Article 2 – Residential and Open Space Zone Regulations to add new Sections 2.32h, 2.42h, 2.52h; Article 3 – Business and Industrial Zone Regulations to add new Sections 3.22s, 3.32l; Article 4 – Supplementary Regulations new Section 4.191 regarding Vocational Training Facilities; and new Section 4.35x regarding parking for Vocational Training Facilities; Article 7 – Definitions new term Vocational Training Facility to allow for Vocational Training Facilities as a Special Permit Use in selected zones with the following modifications:
1. The term “physically and developmentally disabled” shall be used consistently throughout
 2. The required recreation area shall be .5 acres or one-half acre.
 3. The buffer area required under new section 4.191g shall be a consistent 25’ (twenty-five feet).
 4. New section 4.191 f. shall include the RM zone in the restricted outdoor recreation hours.
 5. New section 4.191 shall permit Vocational Training Facilities as an accessory use as defined in 4.24, as well as permitted use.
 6. Section 4.191c shall include language clarifying overnight storage of multi passenger vehicles on site in the following manner: overnight vehicle storage shall be located only in the rear yard of the property, the storage area can not count towards the parking spaces required under Section 4.35 and the storage area shall be screened appropriately from public view as determined by the Planning and Zoning Commission with recommendation from staff.
 7. Technical items as raised by staff shall be addressed.

The Commission finds that these amendments are consistent with all applicable policies within the 1996 Plan of Conservation and Development. Effective date shall be December 20, 2007.

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

- b. Forestland Subdivision, 12-lot subdivision, Shennecossett Rd., Gary Sharpe, applicant

Staff read the legal notice and introduced the project.

Bernard Pellegrino, Attorney representing the applicant introduced Gary Sharpe, engineer for the project. He reviewed the history of the project to date and reviewed the revisions to the plans to comply with staff and other agency comments. The road is now designed to Highway standards. A Wetlands permit has been received and includes permits for the frontage sidewalks. The applicant is no longer requesting a waiver of the frontage sidewalk requirement. They are requesting a waiver of full internal sidewalks. The applicant proposes ending the internal sidewalks at the location of the shared driveway. To continue the sidewalk to the end of the new road on the North side would impact wetlands. He reviewed the changes to the plans required by Groton Utilities to install grinder pumps in each house rather than a pump station for the development. Revised plans showing those changes were presented at the meeting.

K. Jones questioned the frontage sidewalk construction process.

G. Sharpe reviewed the design and stated that the sidewalk would be built to go around existing poles and the sidewalk would be on the East side of the guard rail.

D. Coleman asked which existing buildings would remain and which would be removed.

G. Sharpe stated that the original Smith resident would remain.

D. Coleman asked for clarification on the elevation of the new road.

G. Sharpe stated it would be above base flood elevation.

K. Jones asked for clarification on the grinder pumps vs. pump station and the flood zones.

G. Sharpe reviewed the flood zone designations on site.

K. Jones asked if the deeds could note that the properties are in flood zones.

G. Sharpe stated yes

Attorney Pellegrino stated that conservation easements on lots 11 and 12 were required as part of the Wetlands approval and that the applicant would use a format provided by the City.

D. Coleman asked about the work on the wetlands.

G. Sharpe reviewed the improvements to the wetlands to handle the stormwater.

M. Williams asked how the sidewalk would terminate.

G. Sharpe reviewed the curb cut at the shared drive.

M. Williams asked why there was a shared drive vs. a city road proposed to serve Lots 10, 11, 12.

G. Sharpe stated cost and extent of disturbance to wetlands were issues. In addition there was a cost to the City to maintain it.

I. Streeter asked if the shared drive would accommodate emergency vehicles.

G. Sharpe stated yes.

Staff read referral letters from CTDEP, Town of Groton into the record. SCCOG had no comment.

Chairman Rose asked for public comments:

1. Al Restivo, 763 Shennecossett Rd. Not in favor of frontage sidewalks. Requested limits on hours of construction. Requested dampening earth disturbance to eliminate dust.
2. Joellen Anderson, 215 Plant St. Requested marking the limits of the wetlands, concerned about bonding for public coastal access.

Motion: To continue the public hearing to December 18, 2007 at 7:30 p.m.

Motion: I. Streeter

Second: K. Jones

Decision: Unanimous

Chairman Rose called a recess at 9:12PM. Meeting reconvened at 9:18 PM.

- c. Special Permit/Site Plan #400, CSPP #245, Nitrogen Generator, Eastern Point Rd., Pfizer, Inc. Applicant

Mark Williams was seated as a voting member.

Disclosures from Chairman Rose, D. Coleman, D. Kazolias, I. Streeter regarding interests in Pfizer. All stated the interests would have no impact on the decision.

Staff read the legal ad. She introduced the project and stated that revisions to the plans had been submitted the previous afternoon and staff had not had the chance to review them.

Kristen Solloway, project engineer and Gary Annino Pfizer Manager represented Pfizer. Ms. Solloway reviewed the project. The current nitrogen generation equipment is leased and the lease is up. Pfizer wants to relocate this function on the campus. Ms. Solloway reviewed the project specifics. The equipment will be located on a pad and there will be two tanks approximately 20 feet high. The site would be hidden by Building 83. The cut and fill of 340 cubic yards require the Special Permit. There

will be no impact on internal traffic or on residential areas. New pipes will be installed on existing pipe racks. Ms. Solloway presented certificates of mailing.

M. Williams asked what the purpose of the nitrogen generator was. K. Solloway it is to increase efficiency and decrease the size due to the elimination of the production side of Pfizer.

G. Anino stated that once the existing equipment is removed, that slab will be removed and the site restored with grass.

Motion: To continue the public hearing until December 18, 2007 at 7:30 p.m.

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

III. APPROVAL OF MINUTES

a. Minutes of the October 16, 2007 regular meeting.

Motion: To approve the minutes of the October 16, 2007 Planning and Zoning Commission meeting:

Motion: K. Jones
Seconded: I. Streeter
Decision: 5-0-1 (Williams abstained)

IV. PUBLIC COMMUNICATIONS

- Letter regarding 21 Thames Street
- Notice of a Parliamentary procedure workshop
- Letter of welcome to new member Mark Williams
- The Navigator newsletter
- Planning Commissioner Journal

III. OLD BUSINESS

a. Plan of Conservation and Development Update

Editing changes and priorities have been completed. Once the hearing date is set the draft document can be referred as required.

Motion: To set the public hearing for the update to the Plan of Conservation and Development for February 20, 2008 @ 6:30 p.m. in Council Chambers.

Motion: D. Rose
Second: M. Williams
Decision: Unanimous

IV. NEW BUSINESS

- a. Site Plan #402, CSPR #256, Modifications to Building 100, Eastern Point Rd., Pfizer, Inc. Applicant

Clint Brown, DeCesare/Bentley Engineers, representing Pfizer gave an overview of the modifications proposed to Building 100. There is no change in footprint. One new overhead door is planned for equipment access during construction and for use 2-3 times a year to allow for filter changes. Two new exit doors and metal stairs for egress are planned and roof penetrations some are over 6 feet high but are set back from the roof edge and obscured partially by a 2 foot parapet.

D. Kazolias asked about the location and size of the vents and about the noise generation.

C. Brown stated all motors would be inside the building

K. Jones asked about screening options.

C. Brown stated that the equipment can be screened, or the entire roof can be screened with a façade along the roofline.

D. Rose asked the purpose of the overhead door.

C. Brown stated that the only existing large access in on a lower level.

M. Williams asked what type of door was proposed.

C. Brown most likely interior

V. Streeter asked if required screening could be part of the motion.

C. Brown stated that Pfizer would replace any trees or light bollards.

Motion: To approve Site Plan #402, Modifications to Building 100, Pfizer, Eastern Point Rd. with the following modifications:

1. A note shall be added to the plans that all disturbed surfaces shall be restored to pre-existing conditions.
2. A note shall be added to the plans that any trees and bollard lights removed during construction will be replaced.
3. A note shall be added to the plans that screening of roof penetration may be required by staff during construction.
4. Technical items raised by staff shall be addressed.

Motion: K. Jones

Second: D. Coleman

Decision: Unanimous

Motion: To approve Coastal Site Plan #256, Pfizer Building 100m Eastern Point Rd., because the application is consistent with all applicable coastal policies in CS22a-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: D. Coleman
Decision: Unanimous

b. Request for bond release, Garbo Lobster, 359-421 Thames Street

Motion: To table until the meeting on December 18, 2007 at 7:30p.m.

Motion: D. Coleman
Second: D. Kazolias
Decision: 6-0-0 Passes

c. New Applications

1. CSPR Building 294 Demolition, Eastern Point Rd., Pfizer, Inc.,
Applicant

VII REPORT OF COMMISSION

D. Coleman asked if Sousa Seafood and Suds had closed.

VIII. REPORT OF STAFF

None

IX. ADJOURNMENT

Motion: Jones
Seconded: Streeter
Decision: Unanimous
Time: 10:12 p.m.

Secretary, David Coleman