

**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MINUTES
WEDNESDAY
February 17, 2010**

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

I. ROLL CALL

Present: D. Rose, M. Williams, G. Keeler, M. Kelly

Excused: D. Kazolias, I. Streeter, M. Orkney, M. Collins

Absent: D. Coleman, C. Harrison

Staff: B. Goodrich

Chairman Rose seated M. Kelly and G. Keeler as voting members and appointed G. Keeler as Acting Secretary

II. PUBLIC HEARING

- a. Special Permit/Site Plan #425, Broad Street Fire Headquarters, 140 Broad St., City of Groton, Applicant-CONTINUATION

Staff reviewed the departmental comments received since the January meeting with the Commission.

Russell Seargent, Architect, representing the applicant reviewed the outstanding site issues. He stated that the generator was an emergency generator and will not run all the time. He stated that he believes therefore that it does not need to meet the state regulations with regard to noise. He stated that there would be a test cycle run every week. He stated he is proposing an air to air heat pump on the roof. The noise level exceeds the state regulations. He stated that no acoustical review on the equipment has been done. He stated that he would propose fencing around the heat pumps but there is no information on the sound attenuation value it would give. He suggested the Commission could require that detail at the time of the building permit.

M. Williams asked if the generator would meet the noise regulations. Mr. Seargent stated it would not without further attenuation or buffering.

D. Rose stated that it appears the Commission is being asked to approve something that does not meet the standards. Mr. Seargent stated that the Commission could make meeting the standards a condition of approval to the extent possible.

General discussion followed regarding the lack of detailed information.

Motion: To continue the public hearing until the March meeting and get an extension from the applicant.

Motion: M. Williams

Second: M. Kelly

Decision: Unanimous

III. APPROVAL OF MINUTES

Motion: To approve the minutes of the January 20, 2010 meeting as corrected for spelling of G. Keeler and M. Kelly

Motion: M. Williams

Second: G. Keeler

Decision: Unanimous

IV. PUBLIC COMMUNICATIONS

None

V. OLD BUSINESS

VI. NEW BUSINESS

- a. Special Permit/Site Plan #424, Marine Science Magnet School, 130 Shennecossett Road, LEARN Applicant

Staff reviewed the history to date and the additional staff comments received since the previous meeting. All outstanding staff comments had been addressed.

Chairman Rose asked for a representative from LEARN to discuss maintaining the access to the play fields for the community.

Bruce Kellogg, JCJ Architects, representing LEARN reviewed the plans for removing the two sets of stairs to the field. He stated that LEARN is willing to grade out the hill at the entrance to the field from the neighborhood to make it more accessible.

General discussion on the slope, danger of stairs vs. hill and possible re-grading followed.

General discussion on the bond waiver request followed.

Motion 1: To approve Site Plan #424, Marine Science Magnet School, 130 Shennecossett Rd. Project LEARN, Applicant with the following modifications:

1. Project LEARN shall include the draft language dated Dec. 2009, submitted to the P&Z Commission on January 20, 2010, regarding "Parking and Traffic Regulations" in the final handbook and submit a copy of the handbook to the Planning Department for the files.
2. Project LEARN shall notify the Planning Department if the number of employees increases.

3. Notification of cleaning/maintenance for the on site stormceptors and catch basins shall be submitted to the Building Dept. and Highway Dept.
4. Project LEARN shall submit proof that the Notice of Intent for General Permit has been filed with DEP.
5. A note shall be added to the plans that As-Builts shall be submitted to the City prior to issuance of a Certificate of Occupancy.
6. Technical items as determined by Staff

As per Section 4.37, the Commission determines that the 83 parking spaces as shown on the plans have been determined to be the minimum required to meet the parking demand generation for a listed use of similar characteristics, such as a Vocational Training Facility, based on employee count of 28.

The Commission notes that the approval of the site plan includes approval of the conceptual location of signs only.

Motion: M. Williams
Second: M. Kelly
Decision: Unanimous

Motion 2 : To approve Special Permit #424, Marine Science Magnet School, LEARN, Applicant. The Commission finds this meets Section 6.54 of the Zoning Regulations

Motion: M. Williams
Second: M. Kelly
Decision: Unanimous

Motion 3: To waive the bond requirements for the project as it is a state funded project.

Motion: M. Williams
Second: M. Kelly
Decision: Unanimous

- b. ZBA Referral #475, 130 Shennecossett Rd., requests relief from Section 4.43 (sign size)

It was the consensus of the Commission to give a positive referral.

VII. REPORT OF COMMISSION

None

VIII. REPORT OF STAFF

Staff reviewed the receipt of plans from the Town to construct the Thomas Rd. Bicycle and Pedestrian Path. General discussion followed on the timing and funding of the plans and the lack of complete/accurate plans. The Commission indicated their support of the

project generally and their interest in being involved as the City of Groton section is being designed.

IX. ADJOURNMENT

Motion: M. Williams

Second: M. Kelly

Time: 9:15 PM

Submitted by Girard Keeler

Draft