

DRAFT

THE CITY OF GROTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
WEDNESDAY  
February 20, 2013

MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
7:30 PM

D. Rose opened the meeting at 7:30 pm.

**I. ROLL CALL**

Present: D. Rose (Chair), G. Keeler, D. Coleman, M. Kelly, I. Streeter, S.  
Bergeron, L. Pulaski  
Excused: J. Hedrick, M. Collins  
Absent: N. Ross  
Staff: B. Goodrich

Chairman Rose appointed L. Pulaski as a voting member

**II. APPROVAL OF MINUTES**

a. Minutes of the January 16, 2013 Meeting

Motion: To approve the minutes of the January 16, 2013 Planning and Zoning Commission meeting

Motion: D. Coleman  
Second: M. Kelly  
Decision: 6-0-1 (I. Streeter abstained)

**III. PUBLIC COMMUNICATIONS**

- Letter from FEMA notification of need to revise Flood Regulations
- Brochure re: CT Land Use Law Training

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

a. Coastal Site Plan Review #292, Construct single family home, 76 Pine Island Road, Jay Dempsey, Applicant Continuation

b.

Staff provided overview.

Jay Dempsey, applicant, presented revisions to the plans based on the comments of the Commission from the January meeting. He added note about cleaning out the sedimentation basin and the berm. He confirmed that the drainage will remain on the site.

L. Pulaski noted that arborvitae would grow too tall for the site. He suggested that the applicant work with the planner to select a more appropriate plant(s) for the berm area.

**Motion:** To approve Coastal Site Plan #292, Construct Single Family Home at 76 Pine Island Road J. Dempsey, Applicant, because the application, with the following modifications 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.

1. A note shall be added to the plans that a maintenance easement allowing Connecticut DEEP to inspect and clean and maintain the tidal wetlands shall be recorded prior to receipt of a building permit.
2. A note shall be added to the plans that the structure shall be pinned and As-Builts showing compliance with zoning and coastal regulations submitted to the Building Department prior to receipt of a Certificate of Occupancy.
3. A note shall be added to the plans that all runoff shall be retained on site.
4. Technical items raised by staff shall be addressed.

Motion: M. Kelly

Second: D. Coleman

Decision: 5-1-1 L. Pulaski voting no. I. Streeter abstained.

c. Mayor's Capital Improvement Program 2014-2019

General discussion was held on the role of the Commission in the review of the document.

Motion: Recommend in favor of the Mayor's Capital Improvement Program for 2014-2019.

Motion: L. Pulaski

Second: D. Coleman

Decision: 7-0

**VI. REPORT OF COMMISSION**

D. Coleman reported that there has been a lot of site work and blasting at a lot on Tyler Ave. It will be a modular house in 4 sections.

**VII. REPORT OF STAFF**

City has counter sued Empire and is including the bonding company. The budget is completed.

**VIII. ADJOURNMENT**

Motion: D. Rose

Time: 7:10 pm

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**Submitted by Girard Keeler, Secretary**