

**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MINUTES
TUESDAY
December 16, 2014**

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

I. ROLL CALL

Present: M. Kelly, Acting Chairman, P. Kunkemoeller, I. Streeter, M. Collins, S. Bergeron, G. Keeler, J. Espada
Excused: J. Hedrick, D. Rose, D. Coleman
Staff: B. Goodrich

Chairman Kelly seated J. Espada and P. Kunkemoeller as voting members

II. PUBLIC HEARING

- a. Site Plan/Special Permit #447, Expansion of Sacred Heart Gym, 50 Sacred Heart Drive, Sacred Heart/Leon Mularski, Applicant

Acting Chairman Kelly read the Public Hearing Procedure

Staff read the legal notice and introduced the project. The proposal plans for the partial demolition, and rebuild and expansion of the Sacred Heart School gymnasium, relocation of dumpster area, new internal drive and parking lot reconfiguration.

M. Kelly said she is a member of Sacred Heart Parish but does not stand to gain from any decision rendered.

Leon Mularski, TMG Architect, presented application for the applicant. He reviewed all the uses on site. The gym will be expanded into the center of the site. It is not a full sized gym and will also be used as assembly space.

He reviewed staff comments and noted that drainage calculations were underway and would be submitted. He noted staff concerns with a phasing plan. He noted that the school would be in session during the project. Runoff recalculation and phasing details are pending. Mr. Mularski noted that they hope to start construction in March or April, footings in June and completed in August.

Staff addressed importance of pending information to review of the project.

General discussion followed on location of playground, impact to residential properties and access to the site. General discussion followed on drainage, main location to the gym, and the traffic circulation during and post construction.

Public Comments:

In Favor:

Larry Fitzgerald – Principal, Sacred Heart, student population growing and there is a need.

Darius Dudzik – Pastor, Sacred Heart spoke about the long term improvements to the property and that the gym is part of the long term plans.

In Opposition:

None

Motion: To continue the Public Hearing to the regularly scheduled meeting, January 20, 2015, at 7:30 PM in the Municipal Council Chambers to allow for all information to be submitted and reviewed. (Motion was amended to correct the date to January 21)

Motion: M. Collins

Second: J. Espada

Motion to correct the date of the next meeting to January 21, 2015 was made:

Motion: M. Collins

Second: J. Espada

Decision: 7-0 Approved motion as amended

III. APPROVAL OF MINUTES

- a. Minutes of the November 18, 2014 Meeting

Motion: To approve the minutes of the November 18, 2014 meeting.

Motion: M. Collins

Second: S. Bergeron

Decision: 5-0-2 (I. Streeter, P. Kunkemoeller) Approved

IV. PUBLIC COMMUNICATIONS

- Planning and Zoning Meeting Schedule for 2015

V. OLD BUSINESS

- a. Zoning Map Amendment, Change Boundaries of Zoning Map to Expand GC Zone to include 263 Mitchell St. Reduce R5.2 Zone by removing 263 Mitchell St., Cumberland Farms, Applicant

Staff reviewed the application.

Members expressed a positive opinion in regards to the zoning change. Mary did however have concerns about residents behind the proposed site. Will they be impacted more significantly than the commission believes? In general, the Commission believes this rezoning will have a “trickle up” effect, has the opportunity to improve the appearance, location of oil tanks and traffic flow of the neighboring property owned by Cumberland Farms, will fix a split zone, will aid in economic development.

Motion: To amend the City of Groton Zoning Map to expand the boundary of the GC zone to include the parcel known as 263 Mitchell Street, using Ledyard Street as the new GC zone boundary, and to remove 263 Mitchell Street from the R 5.2 zone, Cumberland Farms, Applicant. The Commission finds that this amendment to the Zoning Map boundary is generally consistent with applicable policies within the 2008 Plan of Conservation and Development. Effective date shall be January 19, 2015.

Motion: S. Bergeron

Second: J. Espada
Decision: 5-0 Approved

VI. NEW BUSINESS

- a. 8-24 Referral, Lease of Land at Water Treatment Plan for solar panel system,
1280 Poquonnock Rd, Groton Utilities, Applicant

Staff Planner and GU Staff reviewed the proposal. The Solar Panel field will produce about 4 mw, or about 10% of peak power consumption.

Action: Commission was unanimous in submitting a positive referral.

VII. REPORT OF COMMISSION

None

VIII. REPORT OF STAFF

Costa bulkhead is in.
Thames Street has asphalt base coat installed

IX. ADJOURNMENT

Motion: M. Collins

Time: 8:50 pm

Submitted by Girard Keeler