

**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MINUTES
Tuesday, August 18, 2015**

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

I. ROLL CALL

Present: J. Hedrick, D. Rose, P. Kunkemoeller, S. Bergeron, D. Coleman, M. Kelly, G. Keeler

Excused: I. Streeter, J. Espada

Absent: M. Collins

Staff: B. Goodrich

Chairman Rose seated as Joyce Hedrick & Paul Kunkemoeller as voting members.

II. PUBLIC HEARING

- a. Zoning Text Amendments to Sections 3.22, 4.35 and 7.0 to allow a microbrewery, distillery winery use in the General Commercial (GC) zone by Special Permit, Vincent Antonelli, Applicant.

Chairman Rose read public hearing procedure. Staff B. Goodrich read the public notice and provided a background history. Ted Marris, representing the client, provided additional detail specific to micro-breweries. Regulations limit size to 3000 sq ft., more restrictive than other uses in the general commercial zone.

Motion: To close the Public Hearing

Motion: M. Kelly

Second: J. Hedrick

Decision: 7-0-0 Approved

Motion: To approve the revisions to the Zoning Regulations pertaining to adding micro-brewery, distillery and winery use to the GC zone by Special Permit with the following modification:

The planner shall approve the final draft for proper numbering, lettering, and formatting.

The Commission finds that this amendment to the Zoning Regulations is consistent with applicable policies within the 2008 Plan of Conservation and Development. Effective Date shall be September 30, 2015.

Motion: M. Kelly

Second: P. Kunkemoeller

Decision: 7-0-0 Approved

III. APPROVAL OF MINUTES

a. Minutes of the June 16, 2015 Meeting

Motion: To approve the minutes of the June 16, 2015 Meeting

Motion: D. Coleman

Second: M. Kelly

Decision: 6-0-1 Approved (J. Hedrick abstained, not present at last meeting)

IV. PUBLIC COMMUNICATIONS

None

V. OLD BUSINESS

NONE

VI. NEW BUSINESS

a. Referral from Conservation Commission, Wetlands, for Site Plan #448, Ice Cube Building, 541 Eastern Point Rd, Tom Green Applicant.

Motion: To accept the referral

Motion J. Hedrick

Second: M. Kelly

Decision: 7-0-0 Approved

b. Modification to Site Plan #448 and Coastal Site Plan #302, Ice Cube Building, Eastern Point Rd, Tom Green Applicant.

B. Goodrich provided background. Schuck presented. 1 potential tenant may require additional parking. The approved plan had 114 parking spaces. A total of 125 parking spaces is proposed. The revised plans are still awaiting wetlands approval.

Motion: To table Modification to Site Plan #448 until Wetlands decision is reached.

Motion: M. Kelly

Second: S. Bergeron

Decision: 7.0.0 Approved to table the motion

Motion: To table a waiver of Coastal Site Plan Review under Section 4.631 until Wetlands decision is reached.

Motion tabled until wetlands rendered decision.

Motion: M. Kelly

Second: S. Bergeron

Decision: 7.0.0 Approved to table the motion

- c. Request for release of balance of bond for CSUB13-01, 0 Grove Avenue, Salt Island Properties, Applicant

Motion: To approve the release of the \$1500 bond balance for CSUB13-01, as all public improvements have been completed.

Motion: D. Coleman

Second: M. Kelly

Decision: 7.0.0 Approved

VII. REPORT OF COMMISSION

Election of Officers scheduled for September.

VIII. REPORT OF STAFF

More blight enforcements occurring, as soon as information is available Staff will inform the commission. Groton Sail Committee is still looking at possible sites.

IX. ADJOURNMENT

Motion: M. Kelly

Time: 8:40 pm

Respectfully Submitted, Girard Keeler, Secretary