

**THE CITY OF GROTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
TUESDAY, August 21, 2018**

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

**I. ROLL CALL**

Call to order: 7:32PM

Present: P. Kunkemoeller, D.Rose, G. Keeler, S. Bergeron, A. Bumgardner

Absent: I. Streeter

Staff: D. Goderre

**II. APPROVAL OF MINUTES**

a. Minutes of the June, 19 2018 Meeting

Motion: To approve the minutes of the June 19, 2018 meeting

Motion: D. Rose

Second: Aundre

Decision: 5-0

**III. PUBLIC COMMUNICATIONS**

None

**IV. OLD BUSINESS**

a. Draft of POCD-Review and Discussion

D. Goderre reviewed the upcoming meeting workshop to be held as a special meeting at 6:30-7:30pm in Council Chamber on September 18, 2018. Draft of the POCD with revisions were distributed. It was noted that G. Chalder will join the commission at its regular meeting on same night to discuss draft and topics discussed with the public during the workshop.

**V. NEW BUSINESS**

a. *Site Plan Application #463; 103 Bridge Street change of use from Retail to Personal Service Establishment – barber shop*

D. Goderre explained this was a change of use solely and no site improvements are required. Use is proposed to be a personal service establishment allowed by Site Plan approval by Commission.

**Motion**

Motion to approve Site Plan #463 to establish the use of a personal service establishment (barber shop) at 103 Bridge Street.

Motion: D. Rose  
Second: A. Bumgardner

Decision 5-0-0 Approved

*b. Coastal Site Plan #308; Birch Plain Creek Trail extension, Branford Manor*

Ms. Hann of LADA provided an overview of the routing and explained the trail extension was a condition of approval for the prior application. Trail will meander through woodlands and over a wetland via bridge. A wetland approval has been issued. The trail will connect Birch Plain Creek Town Open Space trails to Nathan Hale Rd and Groton Heights.

Motion

To approve Coastal Site Plan #308, Birch Plain Creek Trail extension, consisting of approximately 125' of new trail on City property, approximately 900' of new trail with new bridge on Branford Manor property and northerly gate with electrical improvements on City property in the vicinity of Nathan Hale Road as depicted on plans L-1 through L-5 dated 3/22/18 with revision date of 05/15/18 with the following modifications to be consistent with all applicable coastal policies on CGS 22a-92, and includes reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 5.2 of the City of Groton Zoning Regulations and creates no unacceptable adverse impacts:

1. A note shall be added to the plans stating Branford Manor shall maintain and conduct repairs to all improvements associated with the trail located on Branford Manor property; and
2. A note shall be added to the plans stating Branford Manor shall draft an agreement, for City to review and recommend changes, to enable Branford Manor to construct the improvements upon City property.

Motion: A. Bumgardner  
Second: D.Rose  
Decisions: 5-0-0 Approved

*c. Coastal Site Plan #309, Electric Boat Demolition of two buildings, new lumber store and propane tank, 75 Eastern Point Rd.*

Ms. Salloway provided an overview of the project orienting the commission to the location of the improvements on site and within the North Yard. She explained the lumber stores and demolition of a structure to support the lumber store construction has been removed from the application because the structures finished floor elevation could not be placed above the base flood elevation and that a variance was being pursued. She noted the base of the propane tank would be below BFE which is permitted by the regulations when certain structural elements are provided. She also noted the fill cap is being placed above BFE per zoning regulations which necessitated the installation of a metal stair structure to access the fill cap.

Motion

Motion to approve Coastal Site Plan #309, Electric Boat demolition of two structures and new propane tank, 75 Eastern Point Rd. to include the demolition of one building, installation of a 1,000 gallon propane tank and supporting utility infrastructure with the following modifications to be consistent with all applicable coastal policies on CGS 22a-92, and includes reasonable

measures to mitigate adverse impacts to the coastal environment in accordance with Section 5.2 of the City of Groton Zoning Regulations and creates no unacceptable adverse impacts:

1. Plans shall be modified to remove the proposed two lumber stores and demolition of structure;
2. Plans shall be modified to raise the propane tank fill cap at an elevation above base flood elevation (BFE);
3. Plans shall be modified for the addition of a new stair to access the fill cap to be located above base flood elevation and said stair and propane tank construction measures shall conform to all building and fire codes as required by the City Fire Department and Building Official;
4. Plans shall be modified to incorporate permanent inlet filters with a rating appropriate to the application and within the nearby catch basins;
5. Plans shall be modified to show the location of the haybale/silt fence erosion control measures;
6. Plans shall be modified to incorporate notes regarding required inspection and maintenance requirements for the inlet structures during and following construction and as required by staff; and
7. Inspection reports of all erosion control measures during construction shall be submitted to the City Planner within 24 hours of said inspection.

Motion: D. Rose  
Second: S. Bergeron  
Decision: 5-0-0 Approved

*d. Coastal Site Plan #310, Electric Boat demolition of multiple buildings, installation of new utilities, and construction of support structures, 75 Eastern Point Rd.*

D. Goderre explain this is both a CAM application with site plan review because the earthwork associated with the construction of the central waste facility required more than 50 CY of excavation per Section 73 of the zoning regulations.

Ms. Salloway first explained the structures to be demolished along waterfront, noting various buildings, a dock and a guard tower to be relocated. Ms. Salloway and D. Xenelis described that environmental remediation would occur for all structure demolition to ensure proper characterization and remediation would be done in accordance with CT DEEP and EPA requirements.

The central waste facility was then reviewed. Applicant noted hazard materials would be stored within 55-gallon drums and various containment procedures are provided to help ensure containment if there was a leak. Some of the hazardous materials are flammable and all materials are only stored in the facility for a 90 day or less period. The containers are not opened in the facility. It was noted that bulky materials are within the cart. Also highlighted was that the existing waste facility is closer to the Thames River, thus the new location will be further away and at a higher elevation from the coastal resource.

D. Xenelis explained that Electric Boat has a robust plan for management of hazardous materials. In addition to containment measures there is routine monitoring and inspection for leaks on a

daily basis throughout the campus with a team responsible for these measures. The process reviewed by DEEP and the fire department receives training in hazardous waste handling. Furthermore it was noted that EB has a contract with Clean Harbors. In case of a spill, Clean Harbors would be contacted immediately and deployed to the site.

Ms. Salloway explained the excavated material from the waste facility is primarily ledge that would be blasted in order to remove it. EB will work with the contractor to establish all protocols for blasting to ensure protection of the neighboring properties. This would likely include establishing the sequence of blasting, seismographic monitoring, and pre and post neighboring inspections.

Ms. Salloway also explained fueling facility; it has a canopy, above ground tanks and fire suppression.

Ms. Salloway explained the use inlet filters to help with treating stormwater management and explained the inspection process. The filters will collect solids as well as hydrocarbons if fuel pollutes the runoff

### Motion

Motion to approve Coastal Site Plan #310, Electric Boat demolition of multiple buildings, installation of new utilities and construction of support structures 75 Eastern Point Rd. to include the demolition of 14 structures including dock, relocation of an existing guard tower to the vicinity of buildings 83 and 84, central waste facility, sewer pump chamber, re-fueling station, and Building 154 loading area with the following modifications to be consistent with all applicable coastal policies on CGS 22a-92, and includes reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 5.2 of the City of Groton Zoning Regulations and creates no unacceptable adverse impacts:

1. Plans shall be modified to incorporate all applicable building and fire codes to the satisfaction of the Building Official and Fire Department including but not limited to fire suppression and water supply location;
2. Plans shall be modified to incorporate permanent inlet filters with a rating appropriate to the application and within the nearby catch basins;
3. Plans shall be modified to clarify construction details of the dual hay bale/silt fence erosion control measure;
4. Plans shall be modified to incorporate notes regarding required inspection and maintenance requirements for the inlet structures during and following construction and as required by staff;
5. Plans shall be modified to incorporate the means, standards and methods of blasting;
6. Plans shall be modified to demonstrate the stockpile area shown is of adequate size to accommodate the quantity of material;
7. Plans shall be modified noting the recommended frequency of inspection of invert filters during construction in accordance with manufacturer's specifications and staff requirements;
8. Inspection reports of all erosion control measures during construction shall be submitted to the City Planner within 24 hours of said inspection; and

9. A performance guarantee for all erosion and sedimentation measures shall be posted in conformance with *Section 9.9.L Performance Guaranty* in the City's Zoning Regulations.

Motion: A. Bumgardner  
Second: D. Rose  
Decisions: 5-0-0 Approved

- e. Site Plan Application #462, 135 Brandegee Ave., modification of antenna on tower and addition of new utility cabinets on ground.*

D. Goderre explained this application has been handled administratively because of a revision to lower the antenna to match existing.

- f. 8-24 Referral – 343 Thames St.; Construction of new dock and kayak launch (aka Costa Property)*

The commission had consensus to support the design and construction of all docks and restroom as depicted in the master plan incorporated into the 2017 SHIPP Grant application.

- g. Town of Groton Referral; 456 Poquonnock Rd, EB R&D Annex Parking*

The commission had consensus to support the improvements for container storage, new parking and easement in favor of the Town of Groton on 456 Poquonnock Rd.

## **VI. REPORT OF COMMISSION**

A. Bumgardner noted he is on SEAT board. D. Rose noted he felt it could be easier to receive information on SEAT service. A field trip was suggested.

## **VII. REPORT OF STAFF**

D. Goderre provided an overview of various projects and initiative including T.R.I.P., Tax Increment Finance District, possible adjustments to Planning and Zoning Fees and consultant services for design review within the village districts.

## **IX. ADJOURNMENT**

Motion: D. Rose  
Second: S. Bergeron  
The meeting was adjourned at 9:00PM

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Respectfully submitted, Girard Keeler, Secretary