



**CITY OF GROTON, CT  
PLANNING & ZONING COMMISSION  
MEETING AGENDA  
TUESDAY 6:30pm; May 18, 2021  
MUNICIPAL BUILDING, COUNCIL CHAMBERS  
295 Meridian Street  
Groton, CT 06340-4000**

Pursuant to State of Connecticut Executive Order No. 7B "Protection of Public Health and Safety During Covid-19 Pandemic and Response – Further Suspension or Modification of Statutes", dated March 14, 2020, suspending in-person open meeting requirements, all public meetings will be closed to the public at this time.

Email communications relative to applications on this agenda to: [creanel@cityofgroton-ct.gov](mailto:creanel@cityofgroton-ct.gov) and received by 12:00 noon May 18, 2021. Join Zoom meeting to view this meeting in real time.

**ZOOM ONLY**

Join Zoom Meeting

<https://zoom.us/j/96935999067?pwd=b0RubEYzWXpwSnRTTDNxOC9YZk1tdz09>

Meeting ID: 969 3599 9067

Passcode: 317576

**I. ROLL CALL & ESTABLISH QUORUM**

**II. APPROVAL OF May 4, 2021 Special Meeting Minutes**

**III. RECEIPT OF APPLICATIONS**

**A. APPLICATIONS RECEIVED with EFFECTIVE Date of Receipt May 18, 2021**

**5 Minute Summary**

Item 1:

Description: Map Amendment: rezone from R-8 to R-5.1

Zone Change: #07-21

Applicant: William Bellock, Bellsite Development, LLC

Agent: William Sweeney, Esq.

Owner: Town of Groton / John Burt

R-8 Zone

Action	Deadline or Date	Notes
<b>Date of Receipt (DOR)</b>	May 18, 2021	Date of 1 <sup>st</sup> regular meeting after filing
<b>Hearing</b>	Public Hearing Required	Docketed for June 2021 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 7/20/2021
<b>Notice Required</b>	none	Notice to adjacent municipalities not required
<b>Extension Available<sup>1</sup></b>	See Footnote 3 below	1 <sup>st</sup> 35-day extension – 08-24-2021 2 <sup>nd</sup> 35-day extension – 09-28-2021
<b>Notice of Decision<sup>2</sup></b>	See Footnote 4 below	Within 35 days after close of hearing

<sup>1</sup> The applicant may consent to one or more extensions of time to commence a public hearing, complete any such hearing, and make the decision, provided the total period of all such extensions does not exceed 65 days.

<sup>2</sup> If City does not issue notice to applicant by certified mail and publish legal notice of decision within 15 days, applicant may publish legal notice within the following 10 days.

**IV. NEW BUSINESS**

Opportunity for the Commission to raise a *Motion to Reconsider* the approvals for:

New Construction: Building #605	Site Plan #481
Applicant: Electric Boat / James Waldron, agent	Special Permit #464
I/T Zone	CAM #325

**APPLICATIONS RECEIVED with EFFECTIVE Date of Receipt April 20, 2021**

**Item 1:**

**Addition of new dock and Removal of existing Dock**

**Coastal Site Plan Permit #326**

**Applicant: Pine Island Real Estate / Keith Neilson, agent**

**R-12 Zone**

Action	Deadline or Date	Notes
<b>Date of Receipt (DOR)</b>	April 20, 2021	Date of 1 <sup>st</sup> regular meeting after filing
<b>Hearing</b>	Public Hearing not Required	Docketed for May 2021 regular meeting. Deadline for Decision is 65 days after close of the hearing.
<b>Notice Required</b>	none	Notice to adjacent municipalities not required
<b>Extension Available<sup>3</sup></b>	See Footnote 3 below	Deadline to close hearing 6/24/2021 1 <sup>st</sup> 35-day extension – 07-29-2021 2 <sup>nd</sup> 35-day extension – 09-02-2021
<b>Notice of Decision<sup>4</sup></b>	See Footnote 4 below	Within 65 days after close of hearing

**V. REGULAR MEETING**

**A. PUBLIC HEARINGS:**

**Item 1: Public Hearing left open for traffic discussion.**

**Five Corners Mixed-Use Design District (MUDD) Master Plan Applications<sup>5</sup>**

<b>2 Benham Road / 91 Poquonock Road</b>	<b>MD-002; ZC 03-21; TA 02-21; ZMA 03-21</b>
<b>8 Benham Road</b>	<b>MD-003; ZC 04-21; TA 02-21; ZMA 04-21</b>
<b>22 Benham Road</b>	<b>MD-004; ZC 05-21; TA 02-21; ZMA 05-21</b>
<b>46 Benham Road</b>	<b>MD -001; ZC 01-21; TA 02-21; ZMA 01-21</b>
<b>1 Mariani Court</b>	<b>MD-005; ZC 06-21; TA 02-21; ZMA 06-21</b>

**Applicant: Loureiro Engineering Associates, Agent for GBU Capital, LLC**

Action	Deadline or Date	Notes
<b>Date of Receipt(DOR)</b>	February 17, 2021	Date of 1 <sup>st</sup> regular meeting after filing
<b>Hearing</b>	Required	Docketed for March 16, 2021 regular meeting. Deadline for Decision is 65 days after close of the public hearing.

<sup>3</sup> The applicant may consent to one or more extensions of time to commence a public hearing, complete any such hearing, and make the decision, provided the total period of all such extensions does not exceed 65 days.

<sup>4</sup> If City does not issue notice to applicant by certified mail and publish legal notice of decision within 15 days, applicant may publish legal notice within the following 10 days.

<sup>5</sup> MD - Mixed-Use Design District Master Plan Application; ZC – Zone Change Application; TA – Zoning Text Amendment; ZMA – Zoning Map Amendment.

<b>Notice Required</b>	Bldg./Zoning, SECOG, Sewer/Water, Police, Fire,	Notice to adjacent municipalities required
<b>Extension Available<sup>6</sup></b>	See Footnote 3 below	Deadline to close public hearing 4/23/2021 1 <sup>st</sup> 35-day extension – 5/28/2021 2 <sup>nd</sup> 35-day extension – 7/2/2021
<b>Notice of Decision<sup>7</sup></b>	See Footnote 4 below	Within 65 days after close of public hearing

Applications are being heard together, however, each application must be voted upon separately.

**Item 2: Continued from May 4, 2021**

**New Construction: Multi-Family Residences**

**Applicant: MMR III Development, LLC / Birgit Stevenson-Loureiro  
128-138 Meridian Street**

**Site Plan #482**

**Special Permit #465**

**RM Zone**

Action	Deadline or Date	Notes
<b>Date of Receipt (DOR)</b>	March 16, 2021	Date of 1 <sup>st</sup> regular meeting after filing
<b>Hearing</b>	Required	Docketed for April 2021 regular meeting. Deadline for Decision is 65 days after close of the public hearing.
<b>Notice Required</b>	Bldg./Zoning, Sewer/Water	Notice to adjacent municipalities required, 3 <sup>rd</sup> Party Review
<b>Extension Available<sup>8</sup></b>	See Footnote 3 below	Deadline to close public hearing 5/20/2021 1 <sup>st</sup> 35-day extension – 6/24/2021 2 <sup>nd</sup> 35-day extension – 7/29/2021
<b>Notice of Decision<sup>9</sup></b>	See Footnote 4 below	Within 65 days after close of public hearing

**B. Possible action on items heard during this meeting.**

**VI. OLD BUSINESS**

**VII. REPORT OF COMMISSION**

**VIII. PUBLIC COMMUNICATIONS (WRITTEN ONLY)**

**IX. REPORT OF STAFF**

Item 1: Administrative approvals given for the following:

- Coastal Area Management Exemption Request for Pfizer, Soil Remediation Project on West Campus. No construction involved.

Item 2: EB SYAB construction status 9 Stormwater Monitoring Reports received

Item 3: EB 3 Week Look Ahead received

<sup>6</sup> The applicant may consent to one or more extensions of time to commence a public hearing, complete any such hearing, and make the decision, provided the total period of all such extensions does not exceed 65 days

<sup>7</sup> If City does not issue notice to applicant by certified mail and publish legal notice of decision within 15 days, applicant may publish legal notice within the following 10 days.

<sup>8</sup> The applicant may consent to one or more extensions of time to commence a public hearing, complete any such hearing, and make the decision, provided the total period of all such extensions does not exceed 65 days.

<sup>9</sup> If City does not issue notice to applicant by certified mail and publish legal notice of decision within 15 days, applicant may publish legal notice within the following 10 days.

**X. EXECUTIVE SESSION - None**

**XI. ADJOURNMENT**

**\* THE COMMISSION, AT ITS DISCRETION, MAY CHOOSE NOT TO CONSIDER NEW BUSINESS OR AGENDA ITEMS  
AFTER 9:30pm**