



# City of Groton, Connecticut

## Planning & Zoning Commission MINUTES

Tuesday, July 20, 2021

City Municipal Building  
295 Meridian Street  
Groton, CT 06340

Municipal Building;  
Council Chambers OR  
virtually via Zoom

**7:00PM**

Chair Paul Kunkemoeller, Aundre Bumgardner, Susan Bergeron, James Streeter, Irma Streeter,  
Marie Carmenati & Terry Rice

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### I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:30

Present: P. Kunkemoeller, A. Bumgardner, S. Bergeron, I. Streeter, J. Streeter, M. Carmenati, T. Rice, Staff: Leslie Creane, AICP, City Planner

### II. APPROVAL OF June 15, 2021 Regular Meeting Minutes

Motion to approve the meeting minutes of: June 15, 2021; A. Bumgardner, Second: M. Carmenati. S. Bergeron offered a few spelling changes to the minutes, those changes were accepted.

### III. RECEIPT OF APPLICATIONS

#### A. APPLICATIONS RECEIVED with EFFECTIVE Date of Receipt June 20, 2021

##### Item 1:

Atlantic Broadband – 0 Mitchell Street

Site Plan # 484

### IV. NEW BUSINESS

#### A. Public Hearing

**Item 1: PUBLIC HEARING FOR: 150 & 0 (adjacent) Bridge Street Applicant: Eribart Gjonaj / Mark Zamarka, Esq., agent. GC Zone**

**Site plan #483  
Special Permit #466**

Attorney Zamarka spoke about the plan for the Automotive Paint Protection Establishment proposed for 0 & 150 Bridge Street. Attorney Zamarka explained the process of applying the protective coat including that no hazardous products will be used in the process, and that all work will be done in the lower level of the building. The upper level will strictly be used to show case cars that have undergone the protection process. He provided details regarding upper level and lower level parking that is sufficient for the business based on current regulations. Customer cars will be dropped off in the back lower level parking lot.

Mr. Seamus Moran, professional engineer, spoke about the restoration work planned for the site including a retaining wall that has been constructed separating the upper and lower level parking, the scraping of paint from the outside walls to restore the building's original brick, paving and decorative plantings outside street level of building.

Chairman Kunkemoeller opened comments to the public:

In favor of:

Barbara Nagy questioned if this new location would be used for an existing business owned by the applicant since the mailing address for both businesses are the same as the applicant's current business (Alpha Detailing). Presila Bejo who was representing Mr. Gjonaj clarified that the mailing address is temporary until the new location is occupied and that there are no plans to include the current Alpha Detailing into the 150 Bridge Street location.

Carol Banton, an area resident, stated that she appreciates the work done to date and the improved look of Bridge Street.

Ann Rousseau, 324 Thames St., commended the significant improvements made to the building and the effect on the surrounding area.

Opposed: none

Public Hearing was continued until the August 2021 meeting while the PZC awaits a decision by the Conservation Commission.

**Item 2: Public Hearing for Atlantic Broadband – 0 Mitchell Street**  
**Gary Sadler and N. Dewhurst of Bohler Engineering**

**Site plan # 484**

Atlantic Broadband (Atlantic) proposes a building on the site that will house equipment to provide broadband service to the City of Groton and surrounding areas. Atlantic will surround the lot with wrought iron fencing for security and will plant small trees and shrubs to enhance the property.

J. Streeter asked how close the new building would be to the existing houses, if there would be a generator on the property and what the sound levels from the generator is expected to be. Atlantic responded that the property line is approximately 21 feet from buildings to the rear, there will be a generator behind the building that will need weekly maintenance. This maintenance will take approximately 1-2 hours. L. Creane City Planner asked that Atlantic maintain the front sidewalk in proper condition between both abutting properties lines so that residents can continue to use the sidewalk safely which Atlantic agreed to. L. Creane also questioned if the lighting is in compliance with City regulations. The applicant confirmed that fixtures will be full cut-off and will not bleed from the property lines onto neighboring properties.

Chairman Kunkemoeller asked if there were any comments from the public.

None.

Public Hearing closed.

Chairman Kunkemoeller asked if there was a motion.

Motion to approve Site Plan #484: with following amendments:

- a. Maintenance on generators to be performed during normal business hours;
- b. Front sidewalk between abutting properties to be maintained. Any damage will be repaired prior to the issuance of a Certificate of Zoning Completion;
- c. Lighting will be full cut-off downward lights and will not cross over into abutting neighbors yards,
- d. Wrought iron fence will surround the building. No chain link fencing will be used on the property.

Motion: M. Carmenati,

Second: T. Rice

Decision 7 – 0 - 0 Approved

## **V. REGULAR BUSINESS**

None

## **VI. OLD BUSINESS**

None

## **VII. REPORT OF COMMISSION**

S. Bergeron spoke regarding attending City of Groton Planning & Economic Development Workshops. The workshops provide an opportunity for the commission to hear the views of the public and to hear what the City Planning and Development intent is for the City.

P. Kunkemoeller spoke regarding the benefit of attending the City held meetings regarding climate changes and the City's plan to combat its effects on the shoreline.

A. Bumgardner spoke regarding he will be attending a Southeast Area Transit (SEAT) meeting this week. Other Commissioners agreed there is a need in this area to provide alternate transportation.

L. Creane, City Planner spoke to the Commission regarding the recently approved Multiple Use Development District (MUDD) and some confusion regarding the regulation. Ms. Creane suggested that the commission review the regulation to consider if changes should be made.

Respectfully submitted: \_\_\_\_\_

Leslie Creane, AICP  
City Planner