



City of Groton, Connecticut

Planning & Zoning Commission MINUTES

Tuesday, August 17, 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

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:35

Present: A. Bumgardner, S. Bergeron, I. Streeter, J. Streeter, M. Carmenati, T. Rice

Staff: Leslie Creane, AICP, City Planner

Excused: P. Kunkemoeller

II. APPROVAL OF July 20, 2021 Regular Meeting Minutes

Motion to approve the meeting minutes of: July 20, 2021; A. Bumgardner,
Second: M. Carmenati.

III. RECEIPT OF APPLICATIONS

A. Applications received with an effective date of 7/20/2021 –None.

IV. NEW BUSINESS

A. **Public Hearing:**

WBR Text Amendment to include Single – family housing as allowed use.

Attorney M. Zamarka spoke regarding the need for the approval of the WBR text change to include single family houses as there are a number of single family housing within the WBR zone that are now grandfathered in

In favor of:

Dr. Regina Moller of the Noank Community Support Services also spoke in support of the need for the text change as it now creates an issue for anyone buying or selling a single family within a WBR zone.

Opposed: none.

Public hearing closed.

Jim Streeter acting as Chair for the August 17, 2021, asked if there was a motion to approve.

Motion to approve WBR text to include Single-family as allowed use.

Motion: Marie Carmenati.

Second: A. Bumgardner

In favor: A. Bumgardner, S. Bergeron, M. Carmenati, T. Rice, I. Streeter, J. Streeter.

A second motion was made to include a start date for the text amendment of September 10, 2021.

Motion: M. Carmenati

Second: A. Bumgardner

In favor: A. Bumgardner, S. Bergeron, M. Carmenati, T. Rice, I. Streeter, J. Streeter.

V. OLD BUSINESS

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**

Public Hearing held July 20, 2021, was held open until receipt by PZC of decision by the Conservation Commission. Approval by the Conservation Commission has been received.

No public comments in favor or opposed were received.

Public hearing closed.

Motion to approve site plan #483

Motion: T. Rice

Second: A. Bumgardner

In favor: A. Bumgardner, S. Bergeron, M. Carmenati, T. Rice, I. Streeter, J. Streeter.

Motion to approve special permit #466

Motion: T. Rice

Second: A. Bumgardner

In favor: A. Bumgardner, S. Bergeron, M. Carmenati, T. Rice, I. Streeter, J. Streeter.

VI. REPORT OF COMMISSION – none

VII. PUBLIC COMMUNICATIONS – none

VIII. REPORT OF STAFF – none

IX. EXECUTIVE SESSION – none

X. ADJOURNMENT – 7:10pm

Respectfully submitted: _____

Leslie Creane, AICP
City Planner