



CITY OF GROTON, CT
PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY 6:30pm; November 16, 2021
 MUNICIPAL BUILDING, COUNCIL CHAMBERS
 295 Meridian Street
 Groton, CT 06340-4012

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

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:32

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

II. APPROVAL OF: August 17, 2021 Meeting Minutes

Motion to approve the meeting minutes of August 17, 2021, A. Bumgardner, second M. Carmenati.
 Approved unanimously.

III. RECEIPT OF APPLICATIONS

A. APPLICATIONS RECEIVED with EFFECTIVE Date of Receipt 11/16/2021

MUDD MASTER PLAN, 46 BENHAM RD

MD # 002 = ZC # 07-21, TA # 03-21, ZMA # 07-21

Action	Deadline or Date	Notes
Date of Receipt (DOR)	November 16, 2021	Date of 1 st regular meeting after filing
Hearing	Public Hearing Required	Docketed for December 2021 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 1/25/2022
Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available¹	See Footnote 1 below	1 st 35-day extension – 03-01-2021 2 nd 35-day extension – 04-05-2021
Notice of Decision²	See Footnote 2 below	Within 35 days after close of hearing

Accepted.

MUDD MASTER PLAN, 2 BENHAM RD & 91 POQUONNOCK RD.

**MD # 002 = ZC # 08-21, TA # 03-21,
ZMA # 08-21**

Action	Deadline or Date	Notes
Date of Receipt (DOR)	November 16, 2021	Date of 1 st regular meeting after filing
Hearing	Public Hearing Required	Docketed for December 2021 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 1/25/2022
Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available³	See Footnote 1 below	1 st 35-day extension – 03-01-2021 2 nd 35-day extension – 04-05-2021
Notice of Decision⁴	See Footnote 2 below	Within 35 days after close of hearing

Accepted.

¹ 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.

² 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.

³ 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.

⁴ 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.

MUDD MASTER PLAN, 8 BENHAM RD**MD # 002 = ZC # 09-21, TA # 03-21, ZMA # 09-21**

Action	Deadline or Date	Notes
Date of Receipt (DOR)	November 16, 2021	Date of 1 st regular meeting after filing
Hearing	Public Hearing Required	Docketed for December 2021 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 1/25/2022
Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available⁵	See Footnote 1 below	1 st 35-day extension – 03-01-2021 2 nd 35-day extension – 04-05-2021
Notice of Decision⁶	See Footnote 2 below	Within 35 days after close of hearing

Accepted.

MUDD MASTER PLAN, 22 BENHAM RD**MD # 002 = ZC # 10-21, TA # 03-21, ZMA # 10-21**

Action	Deadline or Date	Notes
Date of Receipt (DOR)	November 16, 2021	Date of 1 st regular meeting after filing
Hearing	Public Hearing Required	Docketed for December 2021 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 1/25/2022
Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available⁷	See Footnote 1 below	1 st 35-day extension – 03-01-2021 2 nd 35-day extension – 04-05-2021
Notice of Decision⁸	See Footnote 2 below	Within 35 days after close of hearing

Accepted.

MUDD MASTER PLAN, 1 MARIANI CT**MD # 002 = ZC # 11-21, TA # 03-21, ZMA # 11-21**

Action	Deadline or Date	Notes
Date of Receipt (DOR)	November 16, 2021	Date of 1 st regular meeting after filing
Hearing	Public Hearing Required	Docketed for December 2021 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 1/25/2022
Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available⁹	See Footnote 1 below	1 st 35-day extension – 03-01-2021 2 nd 35-day extension – 04-05-2021
Notice of Decision¹⁰	See Footnote 2 below	Within 35 days after close of hearing

Accepted.

PUBLIC HEARING TO BE HELD DECEMBER 21, 2021.

⁵ 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.

⁶ 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.

⁷ 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.

⁸ 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.

⁹ 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.

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IV. NEW BUSINESS

A. PRESENTATION OF FIVE CORNERS

Attorney Heller summarized Sections 5.4 and 5.4a; he stated that these sections authorize the Commission to adopt a floating MUDD Master Plan in the Five Corners Zone if such change is consistent with targeted development objectives within the FCZ and in accordance with the regulations. The Commission is required to consider plan of conservation when making decisions related to a MUDD.

B. ELECTION OF OFFICERS

Chairman: Paul Kunkemoeller

Motion: A. Bumgardner

2nd: M. Carmenati

Approved: 5 In favor, 0 Against, 1 Abstained

Vice Chairman: James Streeter

Motion: M. Carmenati

2nd: S. Bergeron

Approved: 6 In favor, 0 Against, 0 Abstained

Secretary: Susan Bergeron

Motion: A. Bumgardner

2nd: I. Streeter

Approved: 6 In favor, 0 Against, 0 Abstained

C. ZONING REGULATIONS – PRELIMINARY DISCUSSIONS

Groton City Planner Leslie Creane gave a brief presentation of how the Commission should review the revised draft document of the City of Groton's Zoning Regulations. *Italic text* generally refers to exceptions, text in **red** is typically proposed language. In reviewing the draft, the Commission should consider removal of sections that are no longer applicable to the City.

V. REGULAR MEETING – None.

VI. OLD BUSINESS – None.

VII. REPORT OF COMMISSION – None.

VIII. PUBLIC COMMUNICATIONS (WRITTEN ONLY) – None.

IX. REPORT OF STAFF – None.

X. EXECUTIVE SESSION – None.

XI. ADJOURNMENT

8:39pm

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