



CITY OF GROTON, CT
PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY 6:30pm; December 21, 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: 6:31

Present: P. Kunkemoeller, A. Bumgardner, S. Bergeron, I. Streeter, J. Streeter, T. Rice, C. Jenkins; **Absent:** M. Carmenati. Staff: Leslie Creane, AICP, City Planner. Cierra Patrick, Economic Development Specialist, Jill Rusk, Mayor’s Assistant

II. APPROVAL OF: November 16, 2021 Meeting Minutes

Motion to approve the meeting minutes of November 16, 2021, C. Jenkins, second A. Bumgardner
 Approved 5-0. One abstention as not present at meeting.

III. RECEIPT OF APPLICATIONS

A. APPLICATIONS RECEIVED with EFFECTIVE Date of Receipt 12/21/2021
ELECTRIC BOAT – B217 NORTH YARD HEATING PLANT – CAM SUBMISSION.

CSP #328

	Deadline or Date	Notes
Date of Receipt (DOR)	December 21, 2021	Date of 1 st regular meeting after filing
Hearing	Public Hearing Required	Docketed for January 2022 regular meeting. Deadline for Decision is 35 days after commencement of the hearing: 2/22/2022.
Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available¹	See Footnote 1 below	1 st 35-day extension – 03-29-2022 2 nd 35-day extension – 06-03-2022
Notice of Decision²	See Footnote 2 below	Within 35 days after close of hearing

ACCEPTED.

IV. NEW BUSINESS

A. PUBLIC HEARING – FIVE CORNERS PROJECT –MUDD 002

V. MUDD MASTER PLAN, 46 BENHAM RD

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

	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 – 03-01-2022 2 nd 35-day extension – 04-05-2022

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.

Notice of Decision⁴	See Footnote 2 below	Within 35 days after close of hearing
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VI. 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 Available⁵	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision⁶	See Footnote 2 below	Within 35 days after close of hearing

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 Available⁷	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision⁸	See Footnote 2 below	Within 35 days after close of hearing

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 Available⁹	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision¹⁰	See Footnote 2 below	Within 35 days after close of hearing

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.

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.

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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.

¹⁰ 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, 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 Available ¹¹	See Footnote 1 above	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision ¹²	See Footnote 2 above	Within 35 days after close of hearing

PUBLIC HEARING OPENED DECEMBER 21, 2021.

Leslie Creane, City Planner explained to the commission and those in attendance at the public hearing that there has been a change in State legislation since the 1st application was received but enacted before the current application, therefore it will pertain to the current application being discussed.

Attorney Harry Heller (Heller) representing GB Capital of Arizona also spoke regarding the change in text amendment 5.4 of zoning regulations. Heller also asked for the prior discussions to be included in consideration for the current application. Heller reported that the new design that will be presented added more commercial space, changed the design of the building to incorporate into a beachside community, and reduced the size of some apartments to increase the space between the apartments and the abutting house by three (3) feet.

The meeting was opened for comments from the public.

In favor:

Nicolette Doukas
Mark Kuhn
Mahmut Tanbogan

Majority of comments related to the current condition of the Five Corners area and felt the building would be a huge improvement to the area.

Opposed:

David Costello	Mark Frucht	Barbara Frucht	Frank Genette
Henry Allen	Rob Vibert	Emily Donnel	Sherry Taylor
Alan Shearer	Steve Nye	Mike Boucher	

Majority of comments related to the building height, possible decrease in property values, the effect on street traffic due to vehicles entering and exiting parking garage, the effect of parking, construction traffic, and possible road closures on abutting businesses. Concern was raised regarding the loss of residential atmosphere, noise and hours of use of a rooftop patio.

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¹² 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.

Neither against or in favor:

Jessica Howe questioned the change, if any, to the current SEAT bus route;

Brian Niemann mentioned that Poquonnock Road is slated to be repaved next spring. Will construction require repaving or will building be completed before planned roadwork?

Motion by S. Bergeron, seconded by I. Streeter to continue the public hearing until January 19, 2022, for staff comments, answers to questions posed during the public input portion of the hearing, and closing remarks from applicant. Approved unanimously.

A. Bumgardner requested that Planning & Zoning Commission Meeting audio recordings be posted online.

VII. REGULAR MEETING – None.

VIII. OLD BUSINESS – None.

IX. REPORT OF COMMISSION – None.

X. PUBLIC COMMUNICATIONS (WRITTEN ONLY) – None.

XI. REPORT OF STAFF – None.

XII. EXECUTIVE SESSION – None.

XIII. ADJOURNMENT

Motion made to adjourn by A. Bumgardner, second J. Streeter. All in favor, 6-0-0. Motion carried. Meeting was adjourned at 9:37pm.

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