



CITY OF GROTON, CT
PLANNING & ZONING COMMISSION
MEETING MINUTES
WEDNESDAY 6:30pm; January 19, 2022
 MUNICIPAL BUILDING, COUNCIL CHAMBERS
 295 Meridian Street
 Groton, CT 06340-4012

I. ROLL CALL & ESTABLISH QUORUM

Call to order 6:34PM

Present: Chair P. Kunkemoeller, A. Bumgardner, S. Bergeron, J. Streeter, I. Streeter, M. Carmenati, T. Rice, C. Jenkins, Alternates Robert Boris and Conrad Heede. Staff: Leslie Creane. AICP, City Planner, Cierra Patrick. Economic Development Specialist. Jill Rusk, Mayor Assistant.

II. APPROVAL OF: December 21, 2021 Meeting Minutes

Motion: Aundre Bumgardner

2nd: Susan Bergeron

Discussion: minutes should also include that a request was made by Commissioner Bumgardner to have Planning and Zoning meetings recorded and posted online.

Bumgardner and Bergeron agreed to accept friendly motion change. Approved 7-0-1

III. RECEIPT OF APPLICATIONS: None

IV. NEW BUSINESS

A. ELECTRIC BOAT - B217 NORTH YARD HEATING PLANT – CAM SUBMISSION

CSP # 328

Action	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 – 05-03-2022
Notice of Decision²	See Footnote 2 below	Within 35 days after close of hearing

Mark Griffin presented Electric Boats (EB) need to demolish and replace 2 existing boiler buildings. The buildings are approximately 600ft and will be replaced with one story 2400 sq. ft. buildings in the same location. The existing foundations will be removed. The buildings will not be seen from the street. EB intends to replace steam lines and erect a bridge structure to cross roadway. They have erosion control in place, catch basins and sandbags. Commissioner Bumgardner questioned if there needed to be a public hearing. Chairman Kunkemoeller advised a public hearing was not needed as the project did not abut any residential area.

Motion to approve: T. Rice

2nd. M. Carmenati

Vote: A Bumgardner, No, S. Bergeron Yes, M. Carmenati Yes, T. Rice Yes, I. Streeter Yes, J. Streeter Yes, P. Kunkemoeller Yes, Approved 6-1-0

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.

V. REGULAR MEETING

A. INFORMAL WORKSHOP – 120 WEST STREET HOUSING PROPOSAL

The original proposal for 120 West Street housing envisions renovation of the existing school into a single story apartment building. Inspection by a structural engineer for the purpose of removing interior walls determined that the building could support a second story. Applicant (Bill Bellock) is requesting guidance regarding whether a second floor is added would Section 6.13.D (2) allow for the addition and, if a second story on the building would be considered more than a minor alteration. Attorney Harry Heller who is not associated with the applicant offered the definition of “Minor” for flood regulations is 50% of FMV or more is considered a major improvement. The benefit of the second floor is that it would reduce the number of buildings. It was determined that the applicant would schedule an informal meeting with the neighborhood then will apply for a change to include the second floor if justified.

VI. OLD BUSINESS

A. FIVE CORNERS PROJECT – MUDD 002

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 Available ³	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision ⁴	See Footnote 2 below	Within 35 days after close of hearing

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
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Notice Required	Yes	Notice to adjacent municipalities is required
Extension Available ⁵	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision ⁶	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
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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.

Extension Available ⁷	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision ⁸	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
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Extension Available ⁹	See Footnote 1 below	1 st 35-day extension – 03-01-2022 2 nd 35-day extension – 04-05-2022
Notice of Decision ¹⁰	See Footnote 2 below	Within 35 days after close of hearing

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

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Continuation of Public Hearing from the December 21, 2021 meeting:

Attorney Harry Heller recommended Commission approval as the project with mixed use of residential and commercial brings the opportunity to begin the revitalization of the 5 Corners area.

Seamus Moran of Loureiro Engineering detailed the revised design provided for some of the concerns regarding the building including:

- New design reduced the size of some apartments to further separate property lines
- Building height of 55ft is within the 60ft. parameters of the MUDD zone.
- Traffic – per request of the Commission the garage entrance/exit has been moved from the middle of the proposed building to the farther end of the building providing a triangle between the building the bank and the gas station exits.

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- Sidewalk requirements within the City are 5ft. The proposed building will have 12ft sidewalks in the front of the building.

Due to the lateness of the meeting a motion was made to continue the public hearing until the February 15th meeting to allow time for everyone to review new information entered into the record.

Motion: S. Bergeron

2nd I. Streeter

Discussion: Commissioner Bumgardner voiced that the public has been waiting to speak.

Vote on motion: A. Bumgardner, No; S. Bergeron, No; C. Jenkins, No; I. Streeter, No; J Streeter, Yes; P. Kunkemoeller, Yes; T. Rice, Yes

Motion failed. 4- 3-0

The following members of the public spoke against the project:

Mike Boucher

Tristian Taylor

Jan Thomas

Dave Costello

Frank Jennette

Michael Kane

Alan Sherer

Portia Bordelon

Syma Ebbin

Concerns raised were scale, sidewalks, traffic, and affordability of apartments for Electric Boat workers, vacancy at current city apartments, no requirement for greenery and the use of MUDD zones within the city.

VII. REPORT OF COMMISSION

Leslie Creane, City Planner read "Planners Comments and Criteria for Decision" into the record.

VIII. PUBLIC COMMUNICATIONS (WRITTEN ONLY) - None

IX. REPORT OF STAFF - None

X. EXECUTIVE SESSION – None.

XI. ADJOURNMENT

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

Motion to adjourn: S. Bergeron 2nd. A. Bumgardner

Meeting closed: 11:35 PM