



**CITY OF GROTON, CT
PLANNING & ZONING COMMISSION
MEETING MINUTES**

Tuesday 6:30pm; March 15, 2022
MUNICIPAL BUILDING, COUNCIL CHAMBERS
295 Meridian Street
Groton, CT 06340-4012

I. ROLL CALL & ESTABLISH QUORUM

Call to order 6:34 PM

Present: Chair P. Kunkemoeller, A. Bumgardner, J. Streeter, I. Streeter, M. Carmenati, Alternates C. Jenkins, R. Boris and C. Heede.

Absent: S. Bergeron, T. Rice.

Staff: Leslie Creane, AICP, City Planner, Cierra Patrick, Economic Development Specialist.

II. APPROVAL OF: February 15, 2022 Meeting Minutes

Motion: Marie Carmenati, 2nd: Conrad Heede. Approved 7-0-0.

III. RECEIPT OF APPLICATIONS: None

IV. REGULAR MEETING

Discussion regarding possible changes to zoning regulations. Commissioners suggested that the following concepts be reviewed:

- Scale and context
- Setbacks
- Utilities
- Form based codes and hybrid codes
- Revision of language to be consistent with CT State Statutes (specifically PA 21-29)
- Other areas within the City that could accommodate higher density development
- Encouraging walkability:
 - Small shops
 - Food service establishments
- Developers will not build if projects are not profitable
- Effect of rising flood insurance rates on the development
- Re-visit what uses are allowed and increase flexibility
- Bio-CT needs space to graduate their successful projects into
- Need for education of the public regarding MUDD regulations
- Revisit language in the adaptive re-use section regarding “minor” changes to existing structures
- Research regulations that address resiliency

V. OLD BUSINESS – None.

VI. REPORT OF COMMISSION – None.

VII. PUBLIC COMMUNICATIONS (WRITTEN ONLY) – None.

VIII. REPORT OF STAFF – None.

IX. EXECUTIVE SESSION – None.

X. ADJOURNMENT

Motion to adjourn, Conrad Heede, 2nd Jim Streeter. Meeting adjourned: 7:59 PM.

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