



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

I. ROLL CALL & ESTABLISH QUORUM

Call to order 6:30PM

Present: Chair Paul Kunkemoeller, Susan Bergeron, James Streeeter, Irma Streeeter, Marie Carmenati, Terry Rice, and Conrad Heede.

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

II. APPROVAL OF: May 17, 2022 Meeting Minutes

Motion: Marie Carmenati

2nd: Irma Streeeter

Approved 7-0-0

III. RECEIPT OF APPLICATIONS:

Item 1: Site Plan #487 and CAM #331

Building 100

Pfizer

445 Eastern Point Road

Construction of 15,000 +/- square feet expansion to Building 100

IV. REGULAR MEETING

Kristin Solloway, PE from Fuss & O'Neill representing Pfizer and Paul Wiseman of Pfizer presented the application for the 15,000 sq. ft. expansion to an existing warehouse at 775 Eastern Point Road in Groton CT. Construction to begin 8/1/2022 and is anticipated to be completed 3/31/2023. Hours of construction will be limited to 7AM - 6PM Monday thru Friday. All construction will be in accordance with state and local guidelines. The building will be the same height as the existing warehouse and will have the same visibility as the current warehouse. City Planner Leslie Creane communicated to the commission that she had discussed with Ms. Solloway the addition of landscaping in the southern corner.

Questions from Commissioners:

Marie Carmenati asked if any hazardous materials were to be stored at the warehouse. Paul Wiseman (Pfizer) said storage will be limited to medical ingredients that can be shipped to any Pfizer facility worldwide.

Paul Kunkemoeller:

- How many floors would be inside the building? Mr. Wiseman said the building would be a warehouse with one floor.
- Do they anticipate any rock drilling or any noise that would be disruptive to the neighborhood? Mr. Wiseman was hopeful that there would not be any rock drilling at the site but would notify the Commission if circumstances changed.
- Is there any weekend work planned? Mr. Wiseman stated not at this time.

Motion was made by Jim Streeter and seconded by Marie Carmenati to approve the application with the addition of a Landscape Plan to be approved by City Planner Creane.

Approved 7-0-0

V. New Business

Election of Officers

1. Chair—Marie Carmenati nominated Paul Kunkemoeller. No other nominations were received.
Approved 7-0-0
2. Vice Chair – Terry Rice nominated James Streeter. No other nominations were received.
Approved 7-0-0
3. Secretary – Marie Carmenati nominated for Susan Bergeron. No other nominations were received.
Approved 7-0-0

Staff and Commissioners reviewed portions of the existing zoning regulations that may need revision. The bulk of the discussion centered on regulations that need revision to be consistent with State Statutes, are internally inconsistent, recommended changes from the Building official, syntax, grammar, clarity and ease of use, consistency with best planning practices, correction of scrivener’s errors, and the like. The Commission reviewed Sections 1-5; Sections 6 forward will be reviewed at a future date. No changes were made.

VI. Public Hearing – none

VII. Old Business – none

VIII. Report of Commission

Commission Chair Paul Kunkemoeller notified the Commission that Aundre Bumgardner’s term as Commissioner had expired. Colton Jenkins’ name will be forwarded to the City Council as a full member to the new commissioner.

IX. PUBLIC COMMUNICATIONS (WRITTEN ONLY) - None

X. REPORT OF STAFF - None.

XI. EXECUTIVE SESSION – None.

XII. ADJOURNMENT

Motion to adjourn: I. Streeter 2nd. S, Bergeron Meeting adjourned: 8:33 PM

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