



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

Tuesday 6:30pm; September 20, 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, Conrad Heede and Alternate Jason Rusk (seated).

Staff: Leslie Creane. AICP, City Planner.

II. APPROVAL OF: July 19, 2022 Meeting Minutes

Motion: Marie Carmenati

2nd: Irma Streeeter

Approved 6-0-1(abstained)

III. RECEIPT OF APPLICATIONS:

Item 1: Site Plan #488

Jose A. & Theresa L. Stanley

186 Mirra Drive

Construction of swimming pool

Item 2: Site Plan #489 and Special Permit #467

Sacred Heart Church Corporation

50 Sacred Heart Drive

Lease parking Spaces/Amendment to Site Plan and Special Permit #447 (2015)

IV. NEW BUSINESS

Site Plan #488

Jose A. & Theresa L. Stanley

186 Mirra Drive

Construction of swimming pool

91 Thames Street – Bond Release Request

Applicant: Alexander Terlizzi

V. REGULAR MEETING

Item 1: Site Plan #488

Jose A. & Theresa L. Stanley

186 Mirra Drive

Construction of swimming pool

Leslie Creane, City Planner provided commissioners with details. The original application via the Building Department for installation of swimming pool did not include greater than 50 cubic yards of fill to complete the project. Ms. Creane has visited the site and voiced concerns regarding the issue of erosion control and lack of a landscaping plan showing how the Stanley's will stabilize the imported fill of over 50 cubic yards. Ms. Creane and

applicant agree that the current application should be supplemented with a plan showing regrading and landscaping to prevent erosion including the total amount of fill deposited on site. Ms. Creane commented that although the permitting of swimming pools is not within the jurisdiction of the Planning office, nor the Planning & Zoning Commission, a building permit is required for the above ground pool recently installed on property.

Motion was made by J. Streeter seconded by M. Carmenati for a new application to be submitted based on new landscaping for erosion control approved by City Planner Creane.
Approved 7-0-0

Item 2: Bond Release Request
91 Thames Street
Applicant: Alexander Terlizzi

Motion made by J. Streeter to release bond for 91 Thames Street as all conditions have been met.
2nd: M. Carmenati
Approved: 7-0-0

VI. Public Hearing

Site Plan #489 and Special Permit #467
Sacred Heart Church Corporation
50 Sacred Heart Drive
Lease parking Spaces/Amendment to Site Plan and Special Permit #447 (2015)

Dr. Gail Kingston, principal of Sacred Heart School/Church Corp (Sacred Heart), is requesting approval to lease parking spaces that are not used by the school or the church. Sacred Heart provided a copy of Site Plan #447, approved in 2015, a chart of the number of spaces each shift, the maximum number of spaces required for the school and church by shift, and the excess spaces available to be leased. Based on the data provided there are 151 spaces for Shift 1, 129 spaces for Shift 2, and 212 spaces available for Shift 3. The extra spaces will only be leased Monday through Friday. Sacred Heart intends to lease to individuals and Sacred Heart facility management will be responsible for enforcement of all parking at the site.

No one spoke in favor of or, opposed the leasing of parking spaces.
Motion to close the Public Hearing was made by M. Carmenati, 2nd by I. Streeter.

Motion to amend Special Permit #447 (2015) to lease excess parking spaces for use Monday through Friday only was made by I. Streeter ad 2nd by M. Carmenati.
Approved 7-0-0

VII. OLD BUSINESS – none

VIII. REPORT OF COMMISSIONER - none

IX. PUBLIC COMMUNICATIONS (WRITTEN ONLY) - The commission received an email regarding a draft amendment from a potential applicant.

X. REPORT OF STAFF - None.

XI. EXECUTIVE SESSION – None.

XII. ADJOURNMENT 9:09PM

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