



City of Groton, Connecticut
Planning & Zoning Commission
Minutes

City Municipal Building
295 Meridian Street
Groton, CT 06340

Municipal Building;
Council Chambers

Tuesday, October 18, 2022

6:30pm

Chair Paul Kunkemoeller, James Streeter, Susan Bergeron, Marie Carmenati, Colton Jenkins, Terry Rice, Irma Streeter
Robert Boris, Conrad Heede and Jason Rusk

I. ROLL CALL

Call to order 6:30 p.m.

Present: Chair P. Kunkemoeller, J. Streeter, I. Streeter, M. Carmenati, C. Jenkins, T. Rice (Via Zoom),
Alternate R. Boris, Alternate C. Heede (Via Zoom), Alternate J. Rusk
Staff: City Planner L. Creane, ACIP and Econ. Dev. Specialist C. Patrick

II. APPROVAL OF MINUTES

Approval of minutes from September 20, 2022

Motion: Marie Carmenati

2nd: Irma Streeter

Approved: 5-0-2 (C. Jenkins and T. Rice abstained) with minor clerical edits.

III. RECEIPT OF APPLICATIONS

Item 1: Site Plan #490, CAM #332, Special Permit #468

City of Groton, Groton Utilities

311 Thames Street

Proposed upgrades to the Groton Water Abatement Facility

1. Commission noted receipt of the application.

2. No action required at this meeting; item will be placed on the agenda for the November meeting.

IV. NEW BUSINESS

A. Addition to the agenda: Citizen Comments – Approved 7-0-0

B. Citizens Comments

1. Ms. Fulton (300 Mitchell St.) discussed upcoming construction project at adjacent property
312 Mitchell St.

a. Fulton expressed concerns about proposed landscaping (arborvitae along border fence)

1). Could impact sun exposure to Ms. Fulton's residence, lead to algae/mold and affect
household heating

2). Likely would not provide substantive acoustic barrier from future equipment
operation at 312 Mitchell

b. Ms. Fulton asked the Commission to intervene to prevent the use of the proposed
landscaping

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.

2. Commission authorized City Planner to work with the builder and resident to resolve landscape plan concerns.

V. PUBLIC HEARING

None

VI. REGULAR MEETING

VII. OLD BUSINESS

Item 1: Site Plan #488

Jose A. & Theresa L. Stanley

186 Mirra Drive

Construction of swimming pool

A. Prior to the meeting, the engineer asked for an extension to provide an updated plan (not in attendance)

B. Commission must decide on application by 11/15 meeting or new application will be required

C. City Planner noted that Commission interest is regarding the previous unauthorized land fill

D. The proposed swimming pool aspect of the plan is Building Dept. purview, not P&Z

Item 2: Dan DelGrosso, local property owner and developer

Preliminary presentation and discussion about increasing the number of dwelling units allowed to be constructed within the General Commercial Zone.

(2 dwelling units is currently the limit per Section 4.3.D.8

A. Mr. DelGrosso was not in attendance; the presentation was postponed to the November meeting agenda

Item 3: Preliminary discussion of draft sections for revision to the Zoning regulations

A. Completed initial review of draft; further discussion and drafts ahead

B. Proposed future workshops on Parking, Signs, Multi-Family and MUDD

-Priority will be Multi-Family and MUDD; proposed for the December meeting agenda

VIII. REPORT OF COMMISSION

None

IX. PUBLIC COMMUNICATIONS (WRITTEN ONLY)

None

X. REPORT OF STAFF

None

XI. EXECUTIVE SESSION

None

XII. ADJOURNMENT

The meeting was adjourned at 8:50 pm.

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