



**CITY OF GROTON, CT
PLANNING & ZONING COMMISSION
MEETING MINUTES**
Tuesday 6:30pm; November 15, 2022
MUNICIPAL BUILDING, COUNCIL CHAMBERS
295 Meridian Street
Groton, CT 06340-4012

I. ROLL CALL & ESTABLISH QUORUM

Call to order 6:32PM

Present: Chair P. Kunkemoeller, I. Streeter, S. Bergeron, J. Streeter, M. Carmenati, Carlton Jenkins, Alternate, Robert Boris.

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

II. APPROVAL OF: October 18, 2022 Meeting Minutes

October 18, 2022, minutes amended to reflect that J. Streeter made the original motion and M. Carmenati 2nd.

Motion to approve the amended minutes: I. Streeter

2nd: M. Carmenati

Approved 6-0-1

III. RECEIPT OF APPLICATIONS:

Item 1: Site Plan #491, CAM Application #333

Electric Boat Corp
230 Eastern Point Road
Lawn/Rain garden

Item 2: Site Plan #492, CAM Application #334

Electric Boat Corp
230 Eastern Point Road
Lawn/Rain garden

Item 3: Site Plan #493, CAM Application #335

Electric Boat Corp
230 Eastern Point Road
Parking Lot

IV. NEW BUSINESS

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

City of Groton, Groton Utilities
311 Thames Street
Proposed upgrades to the Groton Water Abatement Facility

V. PUBLIC HEARING

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

City of Groton, Groton Utilities
311 Thames Street
Proposed upgrades to the Groton Water Abatement Facility
Dennis Dievert, PE from Wright Pierce Engineering delivered a presentation on the changes to the existing HVAC system to help eliminate odors emanating from the plant. The new tank will be double-walled tanks, will be situated outside the building and, will be 100-year flood elevation compliant. In addition to eliminating more of the off-site odors, the new equipment will also be shorter than the existing system.

Commissioner I. Streeter:

- What is the expected lifespan of the new HVAC. Mr. Dievert: the new system is fiberglass and may last for 50 years; the carbon used internally to filter the odors will need to be replaced every 5-10 years.

Commissioner M. Carmenati:

- Are there any environmental concerns. Mr. Dievert: if any are encountered, testing will be done, but they do not anticipate any.

Commissioner J. Streeter:

- What is the time frame from start to completion of the replacement portion of the project. Mr. Dievert: 2 months.
- Requests that the neighbors be notified of the span of the replacement period so that they are aware of the additional odors that may be encountered. Mr. Dievert agreed.
- Can the replacement portion of the project be completed during the winter months to lesser the odor for the neighbors. Mr. Dievert will look into with Groton Utilities and the contractor.
- Can project be completed in less than the anticipated 2 months? Mr. Dievert: will look into the question but less time may incur additional costs.

Chair P. Kunkemoeller:

- Does the 1,000 gallon propane tank require any special tie down? Mr. Dievert: Tie downs are designed for the project.

The Public Hearing was opened to the public for comments in favor: none, opposed: none, and comments neither in favor or opposed: none.

Motion to close Public Hearing:

Motion I. Streeter

2nd, R. Boris

Approved 7-0-0

Motion to approve Special Permit #468 with the following conditions:

- The applicant shall notify neighbors when the system will be shutdown;
- Shutdown shall not take place during the months of June, July or August.

Motion: M. Carmenati

2nd: R. Boris

Approved 7-0-0

Motion to approve Special Permit #490 with following amendment:

- The applicant shall notify neighbors when the system will be shutdown;
- Shutdown shall not take place during the months of June, July or August.

Motion: M. Carmenati

2nd: R. Boris

Approved 7-0-0

Motion to approve CAM #332 with following amendment:

- The applicant shall notify neighbors when the system will be shutdown;
- Shutdown shall not take place during the months of June, July or August.

Motion: M. Carmenati

2nd: R. Boris

Approved 7-0-0

VI. REGULAR MEETING

Item 1: Site Plan #491, CAM Application #333

Electric Boat Corp

230 Eastern Point Road

Lawn/Rain garden

Item 2: Site Plan #492, CAM Application #334

Electric Boat Corp

230 Eastern Point Road

Lawn/Rain garden

Item 3: Site Plan #493, CAM Application #335

Electric Boat Corp

230 Eastern Point Road

Parking Lot

Frank Buranski of PDS Engineering and Construction and Paul Williams of Electric Boat submitted applications for three empty parcels at 230, 236 and 224 Eastern Point Road. They would like to expand the existing parking on Lot G to lot 224. Lots 236 and 230 will be regraded and seeded and will include lawn and a rain garden. Any existing retaining walls or other public nuisances on the lots will be removed and a new driveway/sidewalk will be added for the convenience of the neighbor situated on a back property. A variance allowing a 5-foot buffer on the southern border of parcel 224 Eastern Point Road, where 25-feet is required, was approved by the Zoning Board of Appeals at their October 18, 2022 meeting.

Motion to approve Site Plan #491: 230 Eastern Point Road

Motion: C. Jenkins

2nd. M. Carmenati

Approved 7-0-0

Motion to approve CAM #333 Eastern Point Road

Motion: J. Streeter

2nd: C. Jenkins

Approved 7-0-0

Motion to approve Site Plan #492: 230 Eastern Point Road

Motion: C. Jenkins

2nd. M. Carmenati

Approved 7-0-0

**CITY OF GROTON, CT
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November 15, 2022
Page 4**

Motion to approve CAM #334 Eastern Point Road

Motion: J. Streeter

2nd: C. Jenkins

Approved 7-0-0

Motion to approve Site Plan #493: 230 Eastern Point Road

Motion: M. Carmenati

2nd: I. Streeter

Approved 7-0-0

Motion to approve CAM #335 Eastern Point Road

Motion: J. Streeter

2nd: C. Jenkins

Approved 7-0-0

VII. Old Business

Item 1: Site Plan #488 – continued from 9/18/22

Jose & Theresa Stanley

186 Mira Drive

Construction of swimming pool

Ms. Creane had 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. Greg Fedus of Fedus Engineering re-engineered the existing landscaping to eliminate erosion and grading issues. SLR did the third party review requested by the City. SLR reviewed the proposed changes and believes the new plan, along with SLR's recommendations, will rectify any erosion concerns.

No additional fill will be needed as the regrading and adding of top soil will suffice.

Motion made to approve Site Plan #488 amended to include the recommendations made by the City's engineering consultant.

Motion: I. Streeter

2nd: C. Jenkins

Approved 7-0-0

Item 2: Dan DelGrosso, local property owner developer

Not present.

VIII. Report of Commission

Commission Chair Paul Kunkemoeller attended the Regulations and Planning Commission which focused on zoning issues being encountered by area municipalities. The two major issues relate to apartments and cannabis zoning.

IX. PUBLIC COMMUNICATIONS (WRITTEN ONLY) - None

X. REPORT OF STAFF - None.

XI. EXECUTIVE SESSION – None.

XII. ADJOURNMENT

Motion to adjourn: I. Streeter 2nd.M. Carmenati. Meeting adjourned: 7:58 PM

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