



**CITY OF GROTON, CT
PLANNING & ZONING COMMISSION
MEETING MINUTES**
Tuesday 6:30pm; December 20, 2022
MUNICIPAL BUILDING, COUNCIL CHAMBERS
295 Meridian Street
Groton, CT 06340-4012

I. ROLL CALL & ESTABLISH QUORUM

Call to order 6:31PM

Present: Chair P. Kunkemoeller, I. Streeter, S. Bergeron, J. Streeter, J. Rusk, Carlton Jenkins, Terry Rice
Staff: Leslie Creane. AICP, City Planner, Cierra Patrick. Economic Development Specialist.

II. APPROVAL OF: November 15, 2022 Meeting Minutes

Motion to approve the minutes: C. Jenkins

2nd: J. Streeter

Approved 7-0-0

III. RECEIPT OF APPLICATIONS:

Request for a favorable recommendation from the Planning and Zoning Commission to the City Council for City purchase of property located on Long Hill Road for use by Groton Utilities.

IV. NEW BUSINESS

Item 1: City of Groton

Groton Utilities has been granted approval to seek a location for the Information Technology department. Several employees are working remotely due to insufficient space at their current location in the City Municipal Building. Sue Blanchette, General Manager of the Information Technology Department presented to the Commission a location on Long Hill Road that would accommodate the full staff and additional staff in the future if needed. The Commission has been asked to issue a favorable (consistent with the most recent Plan of Conservation), or unfavorable (not consistent with the POCD) recommendation to the City Council per Connecticut General Statute 8-24.

Commissioners asked the following questions regarding the purchase of the property:

1. Will the property be owned by the City?
2. What is the cost of purchase and renovations to the Long Hill Road location?

Ms. Blanchette assured the Commission that the building would be owned by the City of Groton;
The cost to purchase and renovate the Long Hill Road location is anticipated to be approximately \$700,000.

Motion made to issue a favorable recommendation to the City Council, per CGS Section 8-24, for the purchase of property located on Long Hill Road, finding that this purchase is consistent with the POCD made by J. Rusk.

2nd. I. Streeter.

Approved 7-0-0

Item 2: 2023 Planning and zoning Commission Meeting Dates: 3rd Tuesday every month at 6:30pm unless otherwise noted:

Motion to approve schedule as presented:

J. Streeter

2nd. C. Jenkins

Approved 7-0-0

Item 3: Development Exercise

City Planner Leslie Creane presented photographs and maps to Commissioner of locations with the City and asked that we identify “catalyst sites” large enough for significant development that could spur development and designed to encourage pedestrian traffic. Commissioners participated in the planning exercises and shared numerous ideas that could encourage pedestrian development.

Item 4: Review preliminary draft of zoning section regarding Multi-Family Housing and Mixed Use Development.

City Planner Leslie Creane distributed revised draft of the current zoning regulations for the Commission to review for discussion at the January meeting.

- V. PUBLIC HEARING – None
- VI. Regular meeting –None
- VII. Old Business – None
- VIII. Report of Commission –None
- IX. Public Commission (Written only) -None
- X. Report of Staff – None
- XI. Executive Session – None
- XII. Adjournment 8:37pm
 - Motion I. Streeter
 - 2nd. C. Jenkins
 - Approved 7-0-0