



**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES OF
Tuesday, March 19, 2019**

LOCATION: Municipal Building: Council Chambers

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:30pm

Present: P. Kunkemoeller,
D. Rose,
G. Keeler,
I. Streeter,
J. Streeter,

Absent: S. Bergeron,
A. Bumgardener,

Staff: Dennis Goderre, City Planner

II. APPROVAL OF MINUTES

a. Minutes of the Monday, January 15, 2018

Motion: Motion to approve the meeting minutes of:
Monday, January 15, 2018

Editorial and spelling changes were noted

Motion by: G. Keeler,
Second: D. Rose,
Decision: 3-0-2 to approve
Abstained: I. Streeter,; J. Streeter,

III. PUBLIC COMMUNICATIONS

None

IV. OLD BUSINESS

a. 213 Bridge Street – Professional office use

Mr. Springsteel provided presentation of the improvements with a focus upon building architecture. It was noted façade revisions were made to the building face towards the I-95 interchange and based upon staff comments. The use of the building was presented including office on the top floor and garage/service with tool storage below. It was noted by Staff and Mr. Springsteel that the applicant is addressing staff comments.

No action required and continued until next meeting pending applicant addressing staff comments.

b. 160 North Street – Gas Station; Proposed plan revisions; grading changes and exterior stair

The proposed revisions to the plan were reviewed including the new enclosed exterior stair, underground propane tank, bollards placed at the end of each parking space. It was noted the grading plan was revised because of an error in the engineered plans. Screening of the relocated ice storage and propane tank rank was noted. Staff will further review the plan changes.

No Commission action.

V. Public Hearing

Chairman opened the public hearing. Mr. Goderre reviewed the proposed amendments with specific highlights of the following revisions: Flood Regulations, changes in staff's ability to approve site plan applications, and the requirement to notify CT DEEP under CAM for Text Amendments.

Motion: Motion to close the public hearing

Motion by: D. Rose,

Second: J. Streeter,

Decision: 5-0-0

VI. Deliberations

Motion: Motion to approve application TA-19-01, Text Amendments to Sections 2.1, 2.2, 4.1, 4.2, 4.3, 4.4, 4.5, 5.2, 5.3, 7.1, 7.3, 7.8, 9.3, 9.4, 9.5, 9.6, 9.7, 9.9, Appendix A, and Appendix B as outlined in Memoranda dated January 7, 2019 revised February 2019 and February 13, 2019 effective April 3, 2019.

Motion by: D. Rose,

Second: I. Streeter,

Decision: 5-0-0

VII. NEW BUSINESS

None

VIII. REPORT OF COMMISSION

None

IX. REPORT OF STAFF

Mr. Goderre reviewed possible future amendments associated with fences and food trucks.

A review of Staff's Report associated with Electric Boat's Assembly Building application and scheduling site visits for the Commission occurred.

The Joint City and Town TIF District Master Plan was introduced. The Plan was referred to the Commission by the City Council. Discussion of the Plan will be further discussed at a later meeting and prior to the September 3, 2019 Joint City and Town Council Public Hearing

IX. ADJOURNMENT

Adjourned by Chairman at 8:45PM