



**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES OF
Tuesday, April 9, 2019**

LOCATION: Municipal Building: Council Chambers

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:34pm

Present: P. Kunkemoeller,
D. Rose,
S. Bergeron,
I. Streeter,
J. Streeter,

Absent: G. Keeler,
A. Bumgardener,

Staff: Dennis Goderre, City Planner

II. APPROVAL OF MINUTES

a. Minutes of the Tuesday, March 19, 2019

Motion: Motion to approve the meeting minutes of:
Tuesday, March 19, 2019

Editorial and spelling changes were noted

Motion by: D. Rose,
Second: I. Streeter,
Decision: 4-0-0 to approve
Abstained: None

III. PUBLIC COMMUNICATIONS

None

IV. OLD BUSINESS

a. 213 Bridge Street – Professional office use

65-day extension requested.

V. Public Hearing

Chairman Opened Public Hearing at 6:37pm and read the standard public hearing instructions D. Goderre read legal notice, exhibit list, and CT DEEP CAM referral letter

1. Attorney John Casey began presentation at 6:48pm, covering the following points:

- a. Attorney Casey noted clarification regarding DEEP's letter re: visual impact and D. Goderre read DEEP's follow up correspondence
- b. Reviewed federal permits required and in-process;
- c. Noted submissions to harbor management, shell fish commission and CT bureau of aquaculture
- d. Provided an overview of the three variance for flood hazard obtained
- e. Noted wetlands approval received
- f. Reviewed the special permit requirements; lighting, building height and stormwater management
- g. J. Casey introduced the members of the applicant team.

2. M. Dunne: VP of Facilities and Organizational Development provided the following:

- a. Overview of priority need of Columbia Class fleet.

3. Paul Harren: Provided the following testimony

- a. Overview of ship sizes
- b. Reviewed why the building height is needed; necessary for cranes to place materials into the sail and the structural design to support to the crane
- c. Siting options for the building's proposed location was provided as well as rationale of selecting the proposed site.

4. K. Solloway provided an overview of:

- a. The site plan and overall design
- b. Reviewed utilities that will be provided to service the project
- c. Noted receiving station location has been modified from initial submission; moving it away from Eastern Point Road
- d. Reviewed the special permit lighting request
- e. Noted various ecological mitigation sites that will take place throughout the state of CT including in Waterford and Groton. (Pertains to impacts within the Thames River under ACOE and CT DEEP jurisdiction)
- f. Discussed an oil boom or silt curtain will be used during in-water construction
- g. Demarcated the location of eel grass with 25' buffer
- h. Installation and maintenance of floating turbidity measures will be used
- i. Blasting plan shall be reviewed by DEEP
- j. J. Streeter: Noise to put in coffer dam

5. Joe Devine PE Fuss and ONeill

- a. Reviewed the stormwater management plan noting a 90 AC watershed draining through the site.
- b. Reasons for SWM Special permit request:
 - Discharge road drainage directly into river with no treatment: applicant will conduct routine monitoring
 - Allow a 2% increase in run-off: because of rock at shallow depth for a 100 year event
- c. Mentioned sediment traps are not proposed as they are problematic for construction activities
- d. Pipe design is 25 year event design
- e. Proposed 35k electrical power is redundant

6. John Ossecy from Jacobs

- a. Reviewed flood permit requirements as it pertains to the building design
- b. Noted building design and reviewed the process of color selection and how they arrived at the matte grey

7. Stephanie White Fuss and O'Neill Landscape Architect

- a. Provided an overview buffer planting and process working with public
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8. Attorney Casey noted a condition of approval for the special permit may be appropriate to allow a reduced buffer/modified buffer to address neighborhood concerns as public wants more streetscape and less industrial feel.
 9. Noted moving the fence away from the street to allow for the new landscaping
 10. J. Streeter – Are cranes located on the dry-dock?
 11. P. Herran – There will be one crane; but noted the dry-dock is under design (30% level) but there may be two cranes.
 12. J. Casey explained DEEP's jurisdiction on the dry-dock.
 13. John Ossecy Jacobs reviewed the noise study.
 14. K. Solloway reviewed parking and traffic, noting the application meets the requirements of 3:1ratio
 15. K. Solloway noted a revised traffic report is underway and will be submitted in the near future. No level of service change was noted and improvements are limited to signal timing adjustments
 16. Steve O'Conner AECON Construction Provided an overview of the construction sequence
 17. Public Comment
 - a. D. Goderre read Frank Ricci letter into the record
 - b. No one spoke in favor of application
 - c. Public Speaking In Opposition
 - Jeffery Nichols, 18 Chapman Street
 - Lauren Nichols, 18 Chapman Street
 - Lisa Virtue, 17 Chapman Street
 - Edward Vasquez, 30 Chapman Street
 - Jenna McClain, Nicholas Avenue

VI. NEW BUSINESS

None

VII. REPORT OF COMMISSION

None

VIII. REPORT OF STAFF

None

IX. ADJOURNMENT

Adjoined by Chairman at 9:44PM

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