



**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES OF**

Tuesday, April 30, 2019

LOCATION: Municipal Building: Council Chambers

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:33pm

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

Absent: A. Bumgardener,

Staff: Dennis Goderre, City Planner
Bryan LeClerc, City Attorney
John Schmitz, BL Companies
Michael Dion, BL Companies
Dominic Celtruda, BL Companies

II. APPROVAL OF MINUTES

Motion to approve the minutes of April 9, 2019

Motion: I. Street

Second: D. Rose

Vote: 6-0-0 Approved

III. Public Hearing

The Public Hearing for Special Permit #461 was continued.

Ms. Streeter acknowledged she retired from Electric Boat and noted this would not influence her decision.

J. Streeter acknowledged he worked retired from Electric Boat and conducts forensic for Robinson and Cole and noted these facts would not influence his decision

D. Goderre read into record the exhibit list of new material submitted since the last hearing.

J. Casey commenced with the applicant's presentation; Noting amendment to the special permit request for the modified buffer strip

P. Harren Presented alternative analysis

L. Powers presented information regarding the building height

J. Casey noted for a record the Town of Groton Planning Commission provided no comment

R. Zimmerman presented building design option 9 as the preferred.

D. Goderre summarized J. Ireland's email regarding BL Companies coordination on building design options with the applicant.

K. Solloway provided an overview of site plan changes; reviewed utilities and coordination with Groton Utilities; Reviewed traffic study results

S. O'Conner discussed bulkhead construction processes

J. Casey concluded Applicant's presentation and reviewed the special permit criteria submitted on April 30, 2019

J. Schmitz provided testimony on overall review including CAM, SWM, Noise and stated for the record the appropriateness for modifications to stormwater management under Section 7.7.D Testimony for 7.7.D items 1 and 2 was provided

P. Harran: Noted the expectation is the SYAB overhead doors will remain closed with the goal is to reduce interior sound and require no hearing protection.

M. Dion noted the means and methods of the traffic studies were done in conformance with standards; recommend timings per the impact study and check to ensure loop detectors are functional.

Open to Public:

Speaking in favor of application: NONE

Speaking in opposition to Application

Lauren Nichols: 18 Chapman: Provided an assessment comparing the application to the goals and objectives of the POCD;

Jeff Nichols: Provided testimony expressing concerns on traffic impacts

Frank Ricci, 276 Eastern Point Road; Expressed concerns with the view being impacted

Elizabeth Weaver 37 Chapman Street and Lisa Virtue 17 Chapman Street also provided testimony

Motion to close the public hearing by D. Rose, second by I. Streeter; 6-0-0 approved.

IX. ADJOURNMENT

Adjoined by Chairman at 8:58PM

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