



**THE CITY OF GROTON  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF  
Tuesday, January 15, 2019**

**LOCATION: Municipal Building: Council Chambers**

**I. ROLL CALL & ESTABLISH QUORUM**

Call to Order: Time - 6:30

Present: P. Kunkemoeller,  
D. Rose,  
G. Keeler,  
S. Bergeron,  
A. Bumgardner,

Absent: I. Streeter,  
J. Streeter,

Staff: Dennis Goderre, City Planner; Bryan LeClerc, City Attorney, Berchem  
and Moses

**II. PUBLIC HEARING**

**a. 70R and 78 Bridge Street (Continued)**

Chairman read into the record the public hearing directions.

E. Wenke: Stated no agreements regarding gate access to generators could be located and currently no parking exists on the railroad parking to block gate. A third dry-well was added to address the error in calculation.

Motion: To close the public hearing.

Motion by: D. Rose,  
Second: G. Keeler,  
5-0 approved

**b. 2018 Plan of Conservation and Development Update**

Hearing was opened by the Chairman.

D. Goderre read Legal Notice and CT DEEP letter into the record

G. Chalder provided a presentation via PowerPoint, including, what is a POCD and summary of major recommendations. PowerPoint presentation is exhibit #10. Presentation covered such topics as:

Themes of the POCD:

1. Enhance Sense of Place
2. Promote Economic Development
3. Capitalize upon Opportunities
4. Maintain Community Assets
5. Address Community Issues

Final Section: Implementation

**Comments in Favor**

Tom Althuis 5 Meridian Street: Enhancing residential areas, sense of place and historical resources is a good trait of the Draft POCD. Little attention in plan to older part of the City – i.e. Groton Bank. Most attention is given to Eastern Point. More attention should be given to historic nature of Groton Bank and Thames Street. Good conceptual direction but check some details and more emphasis on other historic areas.

Mike Burchette 16 Hillside Ave: Recommended adding recreation opportunities at GU reservoir, fulltime year-round uses of Zieberski House and Tyler House; described the city as South of Pfizer v. North of Pfizer with north end needing help. Plan should manage utility services; a 10 year plan for managing GU is needed. More diversity in management.

Jane Clukay, 380 Thames Street; Supports making Thames Street one-way.

**Comments in Opposition**

Bonnie Geisler. Does not support idea of Thames Street one-way.

**Additional Comments**

Tom Althuis: Thames St as one-way may funnel more traffic on side streets but it still may solve Thames St problems.

Sam S. Does not support Thames Street one-way.

A. Newberry, Thames Street: Does not support Thames St. one-way. Does not support walkway on private property for a boardwalk.

G. Chalder: p. 54 noted local historic district is in the plan; noted ‘After 1900...’ is used, not 1900. Recommendations to enhancing and increasing recreation options is provided in the plan.

Motion: To Close the Public Hearing

Motion by: D. Rose,

Second: A. Bumgardner,

Decision: 5-0 Approved

**III. APPROVAL OF MINUTES**

- a. Minutes of the Tuesday, December 18, 2018

Motion: Motion to approve the meeting minutes of:  
**Tuesday, December 18, 2018**

Motion by: D. Rose,  
Second: A. Bumgardner,  
Decision: 5-0 Approved

#### **IV. PUBLIC COMMUNICATIONS**

None

#### **V. OLD BUSINESS**

##### **a. 70R and 78 Bridge Street - Deliberations**

Chairman discussed gate location access to CEEMAC generators. There was no other discussion.

Motion: **MOTION FOR APPROVAL**  
70R and 78 Bridge Street

Motion to approve Special Permit #460, Section 7.1.C.1 Permanent Parking Reduction for A Single Property, Section 7.1.C.3 Permanent Compact Space Parking Reduction, Section 7.1.E.1.b Size of (parking) Space; and 7.7.D Modifications (Stormwater) with Site Plan Review, Application #467, plans dated October 2018 with revision date November 28, 2018, Proposed Commercial Building Addition, located at 70R and 78 Bridge Street. The Commission finds the following:

1. There is sufficient available on-street parking to support the use of one space to meet the parking requirements of the Property;
2. The reduction of parking space size to 8' x 18' is appropriate for the use;
3. The allowance of three parking spaces to meet "compact parking" dimensions and their location in proximity to the main entrance of the building is appropriate; and
4. The existing drainage patterns as described by the applicant has not created negative impacts to public safety or private property and the size and configuration of the property limits the applicant's ability to meet the requirements of Section 7.7.C and, the correspondence report dated January 15, 2019 by BL Companies, whom was hired by the Commission, and whose services will be paid for by the applicant, provides a positive recommendation associated with the modifications as required under Section 7.7.D.2.

Furthermore, the Site Plans shall be modified based upon the following conditions of approval:

1. The proposed handicapped parking sign be revised to meet current building code requirements;
2. The Applicant shall revise the drawings, as appropriate, to ensure the filter can fit in the depth of the structure called out on the drawings, and if necessary provide a deeper sump structure to contain the filter;
3. The engineer should provide an operation and maintenance schedule to the City for the stormwater system, including the maintenance schedule for the Abtech Ultra-Urban Filter.

4. The contractor should provide verification to the City that this inspection has been completed and the dry well is acceptable for reuse. If reuse is not acceptable, the dry well should be replaced.
5. The applicant pays all fees associated with the Commission's engineering consultant in conjunction with the review of the stormwater management design and calculations.

Motion by: G. Keeler,  
Second: D. Rose,  
Decision: 5-0 Approved

**---CAM: COASTAL SITE PLAN REVIEW---**

Motion to approve Coastal Site Plan #313 with plans dated October 2018 with revision date November 28, 2018, Proposed Commercial Building Addition, located at 70R and 78 Bridge Street and is consistent with all applicable coastal policies of CGS 22a-92. The Commission has determined the application includes reasonable measures to mitigate adverse impacts to the coastal environment in accordance with Section 5.2 of the City of Groton Zoning Regulations, applicable Connecticut General Statutes, and creates no unacceptable adverse impacts.

Motion by: D. Rose,  
Second: G. Keeler,  
Decision: 5-0 Approved

**b. 2018 POCD Update – Deliberation**

Motion to approve the 2018 Plan of Conservation and Development with the following considerations:

1. The Commission conducting various public meetings including a public presentation of the Final Draft on September 18, 2018; and
2. The plan as drafted was found to be consistent with the current State of Connecticut Conservation and Development Policies Plan and Regional Plan of Development as noted within the SECCOG referral response; and
3. The Commission acknowledges receipt of the CT DEEP November 19, 2018 review comments and their commendation for incorporation of public waterfront access and preparation for climate change; and
4. The City Council on December 3, 2018 resolved to endorse the 2018 Plan of Conservation and Development.

Furthermore, the following modifications were a result of public and Commission comments during the September 18, 2018 public meeting shall be incorporated into the plan:

1. Update cover letter.
2. Add a text box on the inside front cover indicating that the priority scale is for general guidance only and refer people to the sidebar on page 10.
3. Add pictures of boardwalks in the sidebar on page 11 and indicate that it may not be preferable for the boardwalk to extend out over the water.
4. Add text in the "red box" on page 16 to indicate that regulation changes in this area might be appropriate
5. Modify recommendation #5, page 63, to delete the parenthetical text since any such recommendation will come out of the Coastal Vulnerability Working Group.

6. Modify recommendation #6, page 63, to add a new subpart “d.” stating “*Update regulations to encourage or allow for increased structural integrity to the extent consistent with FEMA standards.*”

The 2018 Plan of Conservation and Development shall be effective February 4, 2019.

Motion by: A. Bumgardner,  
Second: D. Rose,  
Decision: 5-0 Approved

**c. Informal pre-application presentation; Section 9.1 Pre-Application Reviews - City of Groton Zoning Regulations; Presentation by General Dynamics / Electric Boat for improvements associated with the Assembly Building and supporting development, 0 Eastern Point Road**

Electric Boat representatives provided an overview of the Columbia Class/Assembly Building expansion project in the South Yard. Speakers included, Attorney John Casey, Paul Harren, Maura Dunn, Meg Parulis

**d. Referral – Zoning Board of Appeals: Application #504; General Dynamics / Electric Boat; 0 Eastern Point Road**

Motion to support the variance requests.

Motion by: G. Keeler,  
Second: D. Rose,  
Decision: 5-0 Approved

**VI. NEW BUSINESS**

**a. Proposal from BL Companies, Meriden, CT, to provide Peer Review Services associated with future Special Permit Application, General Dynamics / Electric Boat, Assembly Building and supporting improvements, 0 Eastern Point Road. Commission action required.**

D. Goderre provided an overview of the need to have peer review assistance and discussed the types of services that will likely be required. Overview of next steps to the City Council for approval on January 21, 2019 was noted.

Motion: To support the staff’s recommendation for peer review services.

Motion by: D. Rose,  
Second: G. Keeler,  
Decision: 5-0 Approved

**b. Receipt of Proposed Text Amendments by Commission; 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; Schedule Public Hearing on February 19, 2019, 6:30pm.**

D. Goderre noted a public hearing will be scheduled on February 20, 2019 and noted the error within the agenda and memorandum which erroneously stated the hearing would be February 19. The next regular meeting is February 20<sup>th</sup> because of President’s Day holiday.

**c. 8-24 Referral – Sale of Surplus Property; 108 Thames Street (Anna Warner Bailey House)**

Call attention to property with a plaque. Don't make conditions to restrictive.

Revenue go back into preservation of City owned historic property. Support with caveat prospective buyer be made aware of the historic sign. And do all consideration to preserve.

Motion: To support the sale of the property with suggestion staff provides recommendations during the preparation of the RFP/Q to call attention to the historic resources with a preference to adaptively reuse the building to the extent practical.

Motion by: G. Keeler,  
Second: S. Bergeron,  
Decision: 4-1 Approved

**d. Planning and Zoning Commission FY 2020 Budget Review and Action**

D. Goderre review the Commission's budget, noting no net increase.

Motion: To support the budget as proposed by staff.

Motion by: D. Rose,  
Second: A. Bumgardner,  
Decision: Choose an item.

**VII. REPORT OF COMMISSION**

None

**VIII. REPORT OF STAFF**

A. Bumgardner expressed interest in assisting with the Thames River Reconnection master plan and Commission agreed.

**IX. ADJOURNMENT**

Time: 9:42pm