



**THE CITY OF GROTON  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF  
Tuesday, June 18, 2019**

**LOCATION: Municipal Building: Council Chambers**

**I. ROLL CALL & ESTABLISH QUORUM**

Call to Order: 6:30pm

Present: P. Kunkemoeller,  
G. Keeler,  
S. Bergeron,  
A. Bumgardener,  
I. Streeter,  
J. Streeter,

Absent: D. Rose,

Staff: Absent

**II. APPROVAL OF MINUTES**

**a. Minutes of the Tuesday, May 21, 2019**

Motion: Motion to approve the meeting minutes of:  
**Tuesday, May 21, 2019**

Motion by: J. Streeter,  
Second: A. Bumgardener,  
Decision: 6-0 Approved

**III. OLD BUSINESS**

**a. No old business**

**IV. PUBLIC HEARING: 107 Thames Street**

Chairman opened the hearing and read the hearing instructions.

Keith Neilson of Docko provided an overview of the site plan and proposed uses. Including:

- No building located on site
- Primarily operation is during daylight hours
- 4 boats berthing at the dock
- 6 parking spaces proposed
- 6 tanks will be on site to grow oyster sets; water drawn from the river.
- Site will be gated; a decorative fence located on top of wall

Lauren Gauthier, of Norm Bloom and Son, described the oyster raising process and reviewed possible content for an interpretive sign to be provided to the City in-lieu of public waterfront access.

Various members of the public spoke:

Speaking in favor: Ms. Dechineau of 118 Thames Street and Sean Hoar of 1376 Thames Street

Other spoke neither in favor or directly opposed, simply stating their concerns.

Hearing was continue to the July 16, 2019 meeting

#### **V. PUBLIC HEARING: 18 Thames Street**

Chairman opened the hearing.

Mr. Sorrentino provided an overview of administrative requirements including property owner notices and posting of signs.

An overview of the proposed and existing conditions was provided including curb cuts, existing streetscape and lighting.

Parking lot will be repaved and additional parking added where curb cut will be closed.

A review of the stormwater management plan was provided noting BL Companies recommendations. Considerable discussion occurred regarding maintaining the existing retaining wall v. low impact development.

No public comment.

Motion to close the public hearing.

Motion: A. Bumgardener

Second: I. Streeter

Decision: 6-0 to close

#### **VI. Referral: ZBA 75 Eastern Point Road for parking within the front yard.**

Motion to provide support

Motion by: J. Streeter  
Second by: I. Streeter  
Decision: 6-0-0

**VII. POSSIBLE DELIBERATION AND POSSIBLE VOTE: 107 Thames Street**

No Action; Public Hearing Continued

**VIII. POSSIBLE DELIBERATION AND POSSIBLE VOTE: 18 Thames Street**

Motion:

- A. Motion to approve Coastal Site Plan #316 with plans dated May 2019, revised to June 7, 2019 and find that such is consistent with all applicable coastal policies of CGS Section 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.
  
- B. Motion to approve Site Plan Application #470 & Special Permit #463 for the following sections of the City of Groton Zoning Regulations: 7.1B Permanent Parking Reduction for a Single Property; 7.1.E Size of Spaces; 7.7.D Modification (Stormwater), Thames Leasing, LLC applicant; plans dated May 2019, revised to June 7, 2019. The Commission finds the following:
  - 1. 7.1B Permanent Parking Reduction for a Single Property: There is adequate nearby on-street parking to support the required parking quantity;
  - 2. 7.1.E Size of Spaces; the reduction in space size is appropriate and helps with the reuse of the property
  - 3. 7.7.D Modification (Stormwater); modification to the stormwater requirements is appropriate as outlined in correspondence from BL Companies dated June 17, 2019

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

- 1. The proposed island on the north side of the remaining driveway (containing the ground mounted identification sign) should be converted to a raised, curbed island with a 2-foot wide paved leakoff at the street side of the island.
- 2. A Type c basin frame and grate and drywell shall be installed at the corner of the parking lot adjacent to the aforementioned island and leakoff, to provide a measure of stormwater quality treatment, or other method as approved by staff;
- 3. The Stone Mulch Ground Cover Detail on sheet 4 of 6 should be modified to indicate the depth of 2" crushed stone mulch.
- 4. The letter of approval, motion and conditions of approval be added to the final revised plans.

Motion by: S. Bergeron,  
Second: J. Streeter,  
Decision: 6-0 Approved

**IX. REPORT OF COMMISSION**

None

**X. PUBLIC COMMUNICATIONS**

None

**XI. REPORT OF STAFF**

None

**IX. ADJOURNMENT**

Motion: To adjourn

Time: 9:35 PM