



**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES OF
Tuesday, July 16, 2019**

LOCATION: Municipal Building: Council Chambers

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:37pm

Present: P. Kunkemoeller,
S. Bergeron,
A. Bumgardener,
D. Rose

Absent: G. Keeler,
I. Streeter

Staff: J. Streeter
D. Goderre

II. APPROVAL OF MINUTES

No minutes available to review

III. OLD BUSINESS

a. No old business

IV. PUBLIC HEARING (CONTINUATION); 107 Thames Street; Special Permit w/ Site Plan Review

Site Plan #470; Special Permit #462; CSP #315

It is noted that D. Rose listened to the public hearing recording

D. Goderre provided an overview of the staff comments

Mr. Neilson provided an overview of how staff comments had been addressed.

No members of the public were present to speak.

Motion to close the hearing

Motion by: D. Rose
Second: A. Bumgardener
Decision 4-0 approved

V. NEW BUSINESS

- a. Receipt of Application: Site Plan #472 and CSP#317: 75 Eastern Point Road Parking Lot B expansion (Vicinity of Chicago and Mumford Avenues)

The applicant provided an overview of the application including total increase in parking, stormwater management methods.

Motion:

- A. Motion to approve Coastal Site Plan #317 with plans dated July 3, 2019, revised to July 16, 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.

Motion by: D. Rose,
Second: A. Bumgardener,
Decision: 4-0 approved

Motion:

- B. Motion to approve Site Plan Application #472 Electric Boat Corporation, applicant; plans dated July 3, 2019, revised to July 16, 2019 with the following modifications:
1. Any remaining staff comments be incorporated into the modified plans.
 2. An Erosion Control Bound be posted for the full amount of erosion control measures at Lot B.
 3. All plant material must be guaranteed for two years from planting.
 4. A landscape maintenance bond at Lot B in the amount of 10% of the actual landscape construction cost (lawn, trees, shrubs, grasses, perennials, mulch, etc.) shall be provided for two years from planting.
 5. The fence along Chicago Avenue shall be a decorative opaque 6' high fence.
 6. Revised drainage calculations be provided for the modified subsurface detention area.

Motion by: D. Rose,
Second: A. Bumgardener,
Decision: 4-0 approved

VI. PLANT/GOLF STREET SUBDIVISION – MODIFICATION OF SIDEWALK

Mr. Jekens requested the release of the bond for sidewalk improvements as no other side walks exist for the new walk to connect to and utilities are in the way.

Motion: To release the bond of the Plant/Golf Street Subdivision

Motion by: D. Rose,
Second: A. Bumgardener,
Decision: 4-0 approved

VII. POSSIBLE DELIBERATIONS AND POSSIBLE VOTE: 107 Thames Street; Special Permit w/ Site Plan Review Site Plan #470; Special Permit #462; CSP #315

Motion:

- A. Motion to approve Coastal Site Plan #315 with plans dated May 7, 2019, as amended 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.

Motion by: D. Rose,
Second: A. Bumgardener,
Decision: 4-0 approved

Motion:

- B. Motion to approve Site Plan Application #470 & Special Permit #462 for the following sections of the City of Groton Zoning Regulations: 4.1.D.7 shell fishery, Principal Use and the raising of oyster seed as an accessory use; with plans dated May 7, 2019, as amended. The Commission finds the following: The shell fishery operation has addressed the criteria of 9.4.E (Special Permit) Decision Criteria. Furthermore, the Site Plans shall be modified based upon the following conditions of approval:
1. There shall be no refueling of boats or vehicles from the property either through fuel transported to site or tanks/mobile trucks located upon the property.
 2. There shall be no harvesting, packaging or processing of marketable oysters on the property. Vehicles and vessels are prohibited from transporting marketable oysters to or from the property. This excludes oyster larvae and oyster set used for the purpose of raising oyster seed.
 3. No box trucks of any nature is permitted beyond the size of a crew cab pickup truck (4 door).
 4. Deliveries to and from the site shall be limited to the minimum necessary to support the limited shellfishing operation.
 5. There shall be no maintenance or repairs conducted at the site. Repairs that may be emergency in nature may be permitted only with prior written permission from the City Planner and shall be the minimum necessary to make a vessel seaworthy for navigation to another facility for final repairs.
 6. Normal hours of operations shall coincide with that allowed by the State of Connecticut's shellfishing time standards with employees operating upon the property to the minimum time to transport vessels to the fishing locations being accessed from the property, including the starting and stopping of vessel engines.
 7. There shall be no overnight accommodations upon the premises including within the vessels.
 8. Temporary events occurring during the day or after sunset may be permitted in accordance with the City's Zoning Regulations for temporary events.

9. In the event of an emergency or inclement weather, the transport of vessels to and from the site, including vehicles entering and exiting the site may be permitted outside of the normal hours of operation with prior approval of the City Planner, or designated representative.
10. There shall be no more than four vessels at any one time utilizing the docks. Up to and including six (6) vessels are permitted only after fire protection is provided in accordance with 2018 CT Fire Safety Code which includes the 2015 International Fire Code and with prior approval by the Fire Marshall.
11. There shall be no retail operation on the site without receiving a modification to this special permit.
12. No activity which create noxious odors beyond the property line is permitted.
13. There shall be no refuse areas on site. All trash shall be managed daily and removed from site.
14. Heavy machinery shall be limited to fork lifts and the hydraulic lift on the dock. Welding is permitted.
15. An interpretive sign shall be provided to the City for installation prior to issuance of certificate of compliance. Final design shall be approved by the City Planner and sign shall be mounted upon the Thames Street retaining wall overlooking the property.
16. The retaining wall design shall be designed by a Connecticut Licensed Professional Engineer and said plans shall be approved by the City Building Official prior to commencing with its construction.
17. All lighting shall conform to the City's Zoning Regulation and a revised lighting plan submitted to staff for approval prior to the installation of light fixtures and conduit.
18. All utilities shall meet and be approved by Groton Utilities.
19. Test pits shall be conducted along the existing retaining wall in areas that require excavation. A report from a Connecticut Licensed Professional Engineer shall be submitted to the City Planner for approval attesting to the excavations not impacting the structural integrity of said wall.

Motion by: D. Rose,
Second: S. Bergeron,
Decision: 4-0 Approved

VIII. CITY OF GROTON TIF DISTRICT: ACTION ON REFERRAL FROM THE CITY COUNCIL

Motion:

The City of Groton Planning and Zoning Commission finds the City and Town of Groton Joint TIF District Master Plan as developed per Chapter 105b of the CGS, is consistent with the 2019 City of Groton Plan of Conservation and Development (POCD) as it promotes community character, economic development, encourages sustainable land use development, and is consistent with the following recommendations:

1. Provides incentives to promote enhancing the sense of place, encourage mixed-use developments, and higher housing densities in the Five Corners and Thames Street Action Areas (Section 2)

2. Provides incentives and strategies to promote economic development as outlined in the POCD (Section 3)
3. Provides incentives to maintain community assets, in particular transportation systems (Section 5)

Motion by: D. Rose,
Second: A. Bumgardener,
Decision: 4-0 approved

IX. ZONING BOARD OF APPEALS REFERRAL

Motion:

To support the variance for building height to West Side Middle School.

Motion by: D. Rose,
Second: A. Bumgardener,
Decision: 4-0 approved

X. REPORT OF COMMISSION

No report

XI. PUBLIC COMMUNICATIONS

- a. None

XII. REPORT OF STAFF

Report postponed

IX. ADJOURNMENT

8:00pm