



**THE CITY OF GROTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES OF
Wednesday, January 20, 2021**

Zoom Meeting - Pursuant to State of Connecticut Executive Order No. 7B

FINAL

I. ROLL CALL & ESTABLISH QUORUM

Call to Order: 6:32PM

Present: P. Kunkemoeller,
D. Rose,
A. Bumgardner,
S. Bergeron,
I. Streeter
J. Streeter
M. Carmenati, Alternate, Seated for G. Keeler

Absent: G. Keeler
C. Foster

Staff: Leslie Creane, AICP, City Planner
Jill Rusk, Mayor's office

II. APPROVAL OF MINUTES

a. Minutes of the Tuesday, November 17, 2020

Motion: Motion to approve the meeting minutes of:
November 17, 2020;

Motion by: A. Bumgardner

Second: I. Streeter,

Decision: 6-0 Approved; J. Streeter abstained

III. RECEIPT OF APPLICATIONS

Effective Date of Receipt: 12/15/2020

1. Site Plan Application #479, Building #604, Electric Boat Corp., 75 Eastern Point Road

2. CAM Application #321, Building #604, Electric Boat Corp., 75 Eastern Point Road

Effective Date of Receipt: 01/20/2021

1. CSP Application #324, Utility Modification, Pfizer Corp., 445 Eastern Point Road
2. Site Plan #480 Applicant: Shennecossett Yacht Club, Agent: Docko, Inc., Boat Launch Ramp Paving, 1010 Shennecossett Road
3. CSP #323, Applicant: Shennecossett Yacht Club, Agent: Docko, Inc., Boat Launch Ramp Paving, 1010 Shennecossett Road

IV. NEW BUSINESS

A. Bond Release Request: Electric Boat Corp., 75 Eastern Point Road Sedimentation & Erosion Controls

Motion: Motion to hold the bond until the work is complete
Motion by: D. Rose
Second by: J. Streeter

Motion to hold the bond is Approved 7-0-0

B. Site Plan #478 / CSP #320, 47 Beach Pond Road

Applicant: Igor Boris, Agent: John Paul Mereen

By request of a 35-day extension, the hearing for this application was originally continued to the PZC's regularly scheduled meeting on January 20, 2021. A second, and final 35-day extension was been granted at the request of the applicant on January 14, 2021. This second extension allows the applicant to complete their revised proposal and submit documentation for the continuation of the hearing at the PZC's regularly scheduled meeting of February 17, 2021.

At the request of the applicant, this hearing is continued to February 17, 2021;

C. Site Plan Application #479, Building #604, Electric Boat Corp., 75 Eastern Point Rd

CAM Application #321, Building #604, Electric Boat Corp., 75 Eastern Point Rd

Kristen Solloway, PE introduced the EB team and continued to introduce the application: new construction of a support building for the use during the construction of the Columbia Class Submarine.

Bulk Dimensions: 4 stories, 18,150 sf, 45 ft in height, 160' x 110'.

Ms. Solloway reviewed the site plans and the proposed uses.

Uses include office and support functions, information services, emergency control center, and naval support groups. EB will continue to meet the City's requirements for parking, trash storage and removal area have been included, as well as loading area. Justin Hopkins, Tecton Architects, gave an overview of the proposed program and layout of the building.

Paul Williams stated that there is no plan to remove any soil.
Jill Rusk stated that the City Council recently approved the purchase of flashing beacons. These beacons will be installed at crosswalks, and funded by EB.

Motion: Motion to approve Site Plan Application #479
The following friendly amendments accepted:

1. Full Sedimentation & Erosion Controls, including silt fence and hay bales, in place for stockpile(s),
2. Site plan to show location of stockpile(s), and shall be submitted prior to the commencement of site work;
3. Supply a revised Photometric Plan showing a foot-candle range between 1.5 and .5;
4. All exterior light fixtures shall be full cut-off fixtures; and
5. The Traffic Management Plan that is required to be prepared by contractors for vehicular and pedestrian traffic will be provided to Building Department and the Police Chief prior to the commencement of site work.

Motion by: A. Bumgardner
Second by: D. Rose

Motion is Approved 7-0-0

Motion: Motion to approve CAM Application #321 with the same amendments attached to the approval for Site Plan Application #479 above.

Motion by: D. Rose
Second by: A. Bumgardner

Motion is Approved 7-0-0

PUBLIC HEARING

A. Text Amendment TA-20-01, GC Zone

At the request of the applicant, this hearing is continued to the next regularly scheduled meeting of the PZC, February 17, 2021.

V. OLD BUSINESS

None

VI. REPORT OF COMMISSION

No Report

Request by the Commission for an update on the status of the JLUS parking study being done through SECOG. L. Creane will inquire and report back to the Commission.

L. Creane will contact City Attorney regarding an update on legal issues.

VII. PUBLIC COMMUNICATIONS (WRITTEN ONLY)

None

VIII. STAFF REPORT

- A. Administrative approval given for the following:
 - a. Stockpile removal at B-Lot
- B. 404 Thames Street / 33 Baker Street, Zone WBR Continuation of discussion of site design
- C. Colonel Ledyard School: Still owned by the Town of Groton, and no applications have submitted as of 1/20/2021
- D. Staff review of Zoning Regulations: Staff will propose minor amendments to resolve missing text and internal inconsistencies in the future;
- E. Discussion of a future presentation by the City Planner on ideas for upgrading the current Zoning Regulations;
 - a. Additions to substance such as shared parking, build-to lines, street tree types and requirements, etc.

IX. EXECUTIVE SESSION:

None

X. ADJOURNMENT

Motion: Motion to adjourn

Motion by: J. Streeter

Second by: S. Bergeron

Motion is Approved 7-0-0

Time: 7:58 PM

Paul Kunkemoeller, Chairperson