



Wednesday, October 4, 2023 | 5:30 PM

Minutes

Chairman Nishant Sahoo, Secretary Matthew Longino, Commissioner Margaret Hirsch, Commissioner Jason Rusk, Commissioner Cameron James, Commissioner Fallyn Fonville-Smith, Councilor Paul Norris, Groton Utilities Business Development Manager Aaron Brooks, and Economic Development Manager Cierra Patrick

.

I. ROLL CALL ~ 5:31pm

- a. Commissioners: Nishant Sahoo (Chair), Matthew Longino, Fallyn Fonville-Smith, Cameron James, Jason Rusk (late), Margaret (late at 6:34)
- b. Liaisons: None
- c. Staff: Cierra Patrick
- d. Presenter/ Guest: Leslie Creane, City Planner

II. INTRODUCTIONS

III. APPROVAL OF MINUTES

- a. Motion to approve minutes of September 6th 2023
 - i. Motion made by Nishant Sahoo
 - ii. Seconded by Fallyn Fonville-Smith
 - iii. Decision 4-0-1

IV. PUBLIC COMMENTS ~ 3 MINUTES PER PERSON: None

V. NEW BUSINESS

- a. Report on Development in the City of Groton w/ Leslie Creane, City Planner
 - i. Overview of the Planning & Zoning Commission's proposed updates to the Zoning Regulations to:
 1. Child Care facilities will be treated similar to Single family homes.
 2. CT State Bill PA22-25: An Act Concerning the Connecticut Clean Air Act. A municipality shall require each new construction of a commercial building or multiunit residential building with 30 or more designated parking spaces for cars or



light duty trucks to include electric vehicle charging infrastructure that is capable of supporting two electric vehicle charging stations or direct current fast charging stations in at least 10% of such parking.

- a. Can property owners then charge for electric charging stations under new state law?
3. Northern GC Zone amendments to increase the number of dwelling units allowed to be constructed within the General Commercial Zone.
 - a. Currently allows 2 dwelling units.
 - b. The Southeastern CT Region is experiencing a housing crunch with a growing interest from developers to build more multifamily projects.
 - c. City Planner is of the opinion that the City of Groton should allow larger multifamily properties in the GC Zone. Proposal is 4 stories by site plan (50ft), 6 stories by special permit and public hearing.
 - d. The goal is to allow more and denser housing, closer to the street; parking in the back of the building; livening up the street.
4. Adjusting parking requirements to align with the state statutes for residential properties only. Parking lots shall not have prominent frontage. Parking for multifamily will be set in the back of the building.

b. Ordinance Revisions

- i. Ordinance
 1. Memberships were enhanced beyond the statute.
 2. Further edits as needed for formatting only.



3. Edits suggested to be sent to council as it is; process barring any final formatting issues.
 - a. Motion by Nishant Sahoo to forward these edits to the Mayor's office, City Clerk, and City Council
 - b. Seconded by Fallyn Fonville-Smith
 - c. Decision: 5-0-0

ii. Bylaws Revisions

1. Memberships was cleaned up to reflect the ordinance above.
2. Bylaws are tabled until ordinance is approved by City Council.
3. Bylaws Revisions will be on the November meeting agenda.

VI. OLD BUSINESS

a. Business Outreach

i. Fallyn Fonville-Smith:

1. Avery Market, business owner was happy with the brew run.
2. Is working with an entrepreneurs of a non-dairy coffee shop that wants to establish a space in the City of Groton.

ii. Cierra Patrick:

1. Staff will update the Business Outreach List and send to commissioner
2. CJ's Laundromats Minor Façade Improvement grant was approved by City Council on October 2nd; staff finalizing reporting to receive the award check and will scheduled a photo opp. with the Awardee.
3. Working with Barking Pumpkins LLC, on final items for their Minor Façade Improvement application.
4. Richonni's owner is interested in the Minor Façade Improvement Program to replace he façade window of the establishment; Also connected to WBDC for further assistance in writing a business plan for renovations to the venue space and kitchen.



5. Working with a new therapy practice looking to move into 404 Thames St.
 6. In talks with 40 Thieves on possible outdoor space upgrades.
- iii. Economic Development Grant Program Policy and Procedure Revision:
1. Discussed making the program matching vs 100% reimbursement. At this time the Commission is keeping the program as an 100% reimbursement.
 2. Applicants are highly encouraged to contact Cierra Patrick prior to starting project.
 3. Staff will add an application process timeline and applicant check list.
- iv. Ribbon Cutting Stroll for new businesses
1. Staff will identify dates and work with Nishant to schedule ribbon cuttings.
- v. The City of Groton was awarded the CEDAS Best Practice in Economic Development and Land Use Gold certificate.

VII. ADDITIONS TO AGENDA

VIII. ADJOURNMENT

- a. Nishant Sahoo moved to adjourn meeting
- b. Matthew Longino seconded
- c. Meeting adjourned at 6:55pm

Submitted by: Matthew Longino and Cierra Patrick