



Town of Groton, Connecticut
Planning & Zoning Commission
Regular Meeting Minutes

Office of Planning and
 Development Services
 Town Hall Annex
 134 Groton Long Point
 Road
 Groton, CT 06340
 860-446-5970

Tuesday, February 25, 2020

7:00 PM

Town Hall Annex - Community Room 2

Chair

Chair Jeffrey C. Pritchard

Members

Member Michael D. Kane

Member Barbara Tarbox

Member Hal Zod

Alternates

Alternate Kevin Fiftal

Alternate Stephen Hudecek

Alternate Susan K. Sutherland

I. ROLL CALL

I.1. Roll Call

The meeting was called to order at 7:00 p.m.

Members Present: Pritchard, Kane, Hudecek

Members Absent: Zod, Tarbox, Sutherland, Fiftal

Staff Present: Jones, Hovland

Pritchard appointed Kane as Acting Secretary and sat Hudecek as voting member.

II. PUBLIC HEARINGS

III. CONSIDERATION OF PUBLIC HEARINGS

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

IV.1. February 10, 2020, Special Meeting

MOTION: To approve the minutes of February 10, 2020, as written.

Moved by: Hudecek, Stephen		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
APPROVED				

IV.2. February 11, 2020

MOTION: To approve the minutes of February 11, 2020, as amended.

Moved by: Kane, Michael D.		Seconded by: Hudecek, Stephen		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
APPROVED				

V. PUBLIC COMMUNICAITONS

V.1. Public Communications – None

VI. SPECIAL PERMITS

VII. SUBDIVISIONS

VIII. SITE PLANS

VIII.1. SIT19-16 - Steamboat Wharf / Gilbert Building (CAM) - Closure Modification

Matt Rakowski, RACE Coastal Engineering, distributed an updated dock closure plan to the Commission. Rakowski stated the contractor is aiming to complete construction by April 30th and will reopen the public walkway from March 20th through the 22nd for the parade weekend. Rakowski noted that more progress has been made than they anticipated so working in the fall is no longer necessary. Staff stated they have no concerns.

MOTION: To approve a modification to the Coastal Site Plan for the construction schedule and for the temporary closure of the public access deck for the repair of the Steamboat Inn and Gilbert (Main Block) buildings with the following modifications.

1. The construction schedule for the project shall be extended from 3/15/20 through 4/30/20.
2. The public access deck shall be opened from 3/20/20 through 3/22/20 and then closed in the vicinity of the work until 4/30/20.

Moved by: Pritchard, Jeffrey C.		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
APPROVED				

VIII.2. SIT19-17 - New England Hemp Farm Retrofit (CAM), 13 Fort Hill Road

Gregg Fedus, Fedus Engineering, reviewed the plans to convert the old Poquonnock Bridge Fire Station into a commercial CBD extraction facility, retail space, and restaurant with a small kitchen and live music stage.

The main entrance will be a new glass door on the west side with direct access to a new sidewalk on Fort Hill Road. There will be a grass strip between the curbing and sidewalk with an additional 10' landscape buffer across the frontage. The parking lot will no longer be shared with the neighboring property. Some employee parking will be provided inside the farthest bay and that bay will also be used for recycling and trash storage.

Fedus stated that impervious surface area will be reduced by 2,000 sqft. The parking lot will be reconstructed and the utilities will be moved underground. A photometric plan will need to be provided to show that lights will be full cut-off.

Bryan Edmonds, owner, discussed CBD extraction, growing hemp in Connecticut, and reviewed the history of the building. Staff noted that this is the first application to be located in the MVC zone and reviewed the goals of the zone, including the creation of vibrant and walkable public spaces.

A roof deck will be added onto the back side of the building. Kane asked about outdoor activities and potential noise pollution. Staff stated the music will be inside, but the doors will be open. The zoning regulations specify that 10:00 p.m. is the cutoff time for music and the applicants will have to adhere to that.

Kane was concerned with the length of the proposed parking spots. At 16' they are too short for larger pickup trucks and if those longer vehicles park all the way up to the curb it would cut off the sidewalk. Fedus and staff agreed that 18' would be feasible in some areas.

Hudecek asked if chemicals will be used in the CBD extraction process. Edmonds stated there are limited chemicals and that it will be a very safe closed system. Staff noted that the building has public water and sewer so the limited hazardous materials cannot be discharged into the ground.

Staff reviewed the history of the land ownership. Five parcels were combined to create the property including a small piece of the land which was deeded to the Poquonnock Bridge Fire District from the town. The deed from the town included a reverter clause. When the land was later sold, that piece auto-reverted back to the town. Staff reviewed the process to transfer the land to the current owner and noted the Commission will see an 8-24 referral soon. Edmonds stated that he would like to gain access to the public Poquonnock River Walkway for patrons.

MOTION: To approve Site Plan #19-17, New England Hemp Farm Retrofit, 13 Fort Hill Road, with the following modifications:

1. A photometric lighting plan consistent with Section 8.5 of the Zoning Regulations shall be incorporated into the site plan.
2. Fencing on the roof top deck shall meet the side yard building setback requirements.
3. Five parking stalls shall be 18 feet in length.
4. Technical items as raised by staff shall be addressed.

Moved by: Pritchard, Jeffrey C.		Seconded by: Hudecek, Stephen		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
APPROVED				

MOTION: To approve the Coastal Site Plan for New England Hemp Farm Retrofit, 13 Fort Hill Road, because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

Moved by: Pritchard, Jeffrey C.		Seconded by: Hudecek, Stephen		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
APPROVED				

IX. OLD BUSINESS

X. NEW BUSINESS

X.1. Referrals

X.2. CGS 8-24 Referral - Sale of the Colonel Ledyard, Groton Heights, and Pleasant Valley School Properties

Staff reviewed the sale of the properties with the Commission.

MOTION: The sale of Colonel Ledyard, Groton Heights, and Pleasant Valley School properties are consistent with the 2016 Plan of Conservation and Development.

Moved by: Pritchard, Jeffrey C.		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
APPROVED				

X.3. ZBA Referral for Public Hearing on March 11, 2020 - ZBA20-02 - Williams Residence Addition, 17 Bank Street

Staff reviewed the site plans and the proposed variance with the Commission. The Commission had concerns about the lack of space for maintenance between the applicant's property and the neighboring property.

X.4. New Applications

Staff reported receiving two new site plan applications since the last meeting:

SIT20-04 - Susan Lane Residence (CAM), 100 Susan Lane; and
 SIT20-05 - Proposed Mixed Use Building (CAM), 3 Water Street.

Staff also noted that they received an ASP application for the food truck located at 30 Fort Hill Road. It was requested that the ASP be advanced to a site plan application to be reviewed by the Commission. Staff stated they would let the applicant know.

XI. COMMISSION REPORTS

XI.1. Report of Chair

Chairman Pritchard reported receiving an invitation to the Connecticut Federation of Planning and Zoning Agencies 2020 Annual Conference and the Economic Development Strategic Action Plan presentation.

XI.2. Report of Commission - None

XII REPORT OF STAFF

XII.1. Report of Staff - None

XIII. ADJOURNMENT

XIII.1. Adjournment

MOTION: To adjourn the meeting at 8:15 p.m.

Moved by: Hudecek, Stephen		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Stephen Hudecek	X			
ADJOURNED				

 Michael Kane, Acting Secretary
 Planning and Zoning Commission

Prepared by Kara Hovland
 Office Assistant II