



**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, April 28, 2020**

**7:00 PM**

**Virtual Meeting - Zoom**

**Chair**

Chair Jeffrey C. Pritchard

**Members**

Member Michael D. Kane

Member Barbara Tarbox

Member Hal Zod

Member Susan K. Sutherland

**Alternates**

Alternate Kevin Fiftal

Alternate Stephen Hudecek

**I. ROLL CALL**

**I.1. Roll Call**

Members Present: Pritchard, Zod, Kane, Tarbox, Sutherland

Alternates Present: Hudecek, Fiftal

Staff Present: Jones, Glemboski, Lofgren, Hovland

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

Staff reviewed the Zoom procedures.

**II. PUBLIC HEARINGS**

**III. CONSIDERATION OF PUBLIC HEARINGS**

**IV. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**

**IV.1. April 14, 2020**

**MOTION:** To approve the minutes of April 14, 2020, as amended.

Moved by: Pritchard, Jeffrey C.		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Barbara Tarbox	X			
Hal Zod	X			
Susan K. Sutherland	X			
APPROVED				

## V. PUBLIC COMMUNICAITONS

V.1. Public Communications - None

## VI. SPECIAL PERMITS

## VII. SUBDIVISIONS

## VIII. SITE PLANS

VIII.1. SIT20-04 - Susan Lane Residence (CAM), 100 Susan Lane

Norm Thibeault, Killingly Engineering Associates, reviewed the coastal application for a new 40' x 40' residence with a 14' x 20' rear deck at the end of Susan Lane. The house will be built on two vacant properties that the applicant will be legally merging. The deck will be 86' from the water line at the closest and a silt fence backed with hay bales will be established 64' from the water to limit disturbance of the coastal resource. No land disturbance will occur seaward of the silt fence.

The CT DEEP issued a Notice of Non-Compliance in December of 2019 due to unauthorized clearing of the tidal wetlands. Thibeault stated that the root systems in place now have not been disturbed or removed and the vegetation that was removed previously is expected to regenerate. The DEEP will monitor the growth and if the vegetation does not come back or flourish the way it is expected to, a planting plan has been prepared and submitted to the DEEP for approval. Staff stated that the plan shows no adverse impacts to coastal resource.

Pritchard asked if there is any landscaping planned between the house and the coast. Thibeault said there is no landscaping planned and there is no intention of landscaping that area in the future.

MOTION: To approve Coastal Site Plan #20-04, Susan Lane Residence, 100 Susan Lane, subject to the following modifications:

1. Technical items as raised by staff shall be addressed.
2. That there shall be no land disturbance seaward of the silt fence line demarcated on the plan.
3. Both parcels shall be legally merged prior to the issuance of a Building Permit.
4. That an access, maintenance, and utility easement is established and recorded for all other appropriate lots abutting Susan Lane. This easement shall be recorded in Land Records prior to the issuance of a Building Permit.

In approving this application, the Commission finds that the proposed activity, as modified, is consistent with all applicable goals and policies in CGS 22a-92 and that it incorporates reasonable measures which would mitigate the adverse impacts of the proposed activity on coastal resources.

Moved by: Pritchard, Jeffrey C.		Seconded by: Sutherland, Susan K.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Barbara Tarbox	X			
Hal Zod	X			
Susan K. Sutherland	X			
APPROVED				

VIII.2. SIT20-06 - Oyster Club Modification, 13 Water Street

Gregg Fedus, Fedus Engineering, reviewed the Oyster Club site plan application (SIT19-18) that was approved in December 2019 that had the work divided into two phases in order to open the restaurant during peak season. Now with restaurants being closed due to COVID-19, the phasing is unnecessary and the work can be completed now.

Fedus discussed the progress made with removing the ledge in the back of the property. Due to the unpredictability of the ledge they ended up with more room in the back than they anticipated. Because of the extra room a second egress was able to be added for the Treehouse and the 4.5 foot encroachment onto the Mystic Art Center property was removed. Additionally, the original staircase proposed was 10' closer to Water street and is now moved further to the east on the property.

With new social distancing standards anticipated, this new site plan application includes a small dining room expansion which will add 4' to the back of the building and will be replacing the lean-to currently in that area. A walk-in cooler is also proposed in this area. They will be redoing the raingarden and cleaning and replacing the pervious brick walkway. The rest of the original approved plan, including drainage, will remain the same.

Julia Leeming, Architect, shared the proposed floorplan. Kane asked about heating and cooling units at the back of the building and if they will be in the way of the walkway. Leeming stated the units will not be in the way and that there is plenty of space to hide them. Kane questioned the drop-off of the ledge and how it will be protected. Leeming noted that there are code-compliant guardrails added along the stairs and along every ledge for patron safety. They will also have vertical pickets so there will be no ladder effect.

Tarbox asked about handicapped access to the Treehouse. Leeming stated there is a ramped outdoor area that can be used as an equal version for people unable to climb the stairs. Dan Meiser, owner, noted that he has used that area before to seat guests and they are served the Treehouse menu there.

MOTION: To approve a site plan modification SIT20-06 for additions to the Treehouse and the Oyster Club, 13 Water Street, with the following modification:

1. A Connecticut P.E. shall certify the safety of the ledge prior to certificate of occupancy and certificate of site plan compliance for the Treehouse and the new addition.
2. Any staff technical items shall be addressed.

Moved by: Pritchard, Jeffrey C.		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Barbara Tarbox	X			
Hal Zod	X			
Susan K. Sutherland	X			
APPROVED				

IX. OLD BUSINESS

X. NEW BUSINESS

X.1. New Applications - None

X.2. Referrals - None

XI. COMMISSION REPORTS

XI.1. Report of Chair

In regards to the Susan Lane CAM application, Chairman Pritchard asked staff to request a written report from the Town Attorney regarding how changes can be made to unimproved roads shown on subdivisions approved long ago. There are several similar situations that the report would apply to and the Commission needs to know how to properly address them in the future.

He noted that the Steamboat Wharf approval expires at the end of the month and asked staff what the status of it is. Staff contacted the applicants earlier today and they said they are almost finished. Aside from some possible underwater work to complete they will be done by Thursday, April 30<sup>th</sup>, and the walkway will be opened again Friday.

XI.2. Report of Commission - None

XII REPORT OF STAFF

XII1. Report of Staff - None

XII2. April 2020 ASP Report

XII3. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

XIII. ADJOURNMENT

XIII.1. Adjournment

MOTION: To adjourn the meeting at 7:55pm

Moved by: Pritchard, Jeffrey C.		Seconded by: Kane, Michael D.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Jeffrey C. Pritchard	X			
Michael D. Kane	X			
Barbara Tarbox	X			
Hal Zod	X			
Susan K. Sutherland	X			
ADJOURNED				

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Hal Zod, Secretary  
Planning and Zoning Commission

Prepared by Kara Hovland  
Office Assistant II