

PLANNING AND ZONING COMMISSION
Regular Meeting of December 2, 1964

The meeting was called to order at 7:30 P. M. by J. Capon Chairman.

Those in attendance were: B. Blackwood; S. Hall, I. Andrzejewski, Acting Secretary; R. L. Brown, Zoning Enforcement Officer; and A. Thompson, Clerk.

Due to the secretary's absence the minutes of the previous meeting were not read.

With respect to Matthew Garvey's sub-division plans, Mr. Garvey was present and discussed the drainage pattern as worked out with the Board of Selectmen as shown on the maps.

An agreement is to be drawn up and filed granting the town easement rights of a certain number of lots.

Other conditions outlined by the Commission and the letter of September 10, to Mr. Garvey have been met with the exception of item "B" with respect to lot no. 8 which on previous maps was under the minimum required size. As shown on this last map, lot 8 is still under size since much of it is now under water and beyond the building line. There is only approximately 6,400 sq. ft. available, therefore, this lot will not be approved at this time.

Mr. Garvey intends to fill in both of the areas to provide a lot which will meet the approval of the Commission. When this has been done approval will be given.

The approval of this final plan will be withheld pending the filing and submission of the agreement and the easements and the recording of it in the land records.

George Dieter presented, for approval the proposed road location discussed at a previous meeting with the Groton Water Utilities, Board of Selectmen and Planning & Zoning Commission.

Tentative plan approval was requested in writing by the Selectmen on the proposed location of the road to replace Sandy Hollow Road. The motion for approval was made by S. Hall, Seconded by I. Andrzejewski, and approved by those present.

A request for re-zoning 1.8 acres of land at the intersection of Pumpkin Hill Road and Gallup Hill from a Residential-40 to a Commercial-2 zone was received from Lifetime Homes, Inc. It is their intention if this request is granted, to construct a neighborhood shopping center at this location. Mr. Sykora, representing Lifetime Homes, outlined some of the plans for the shopping area.

A Public Hearing in connection with this request for re-zoning is set for Wednesday January 13, 1965.

The Sub-division application known as Stoneybrook acres submitted by Kenneth and Ann Mc Bride of Stoneybrook Road was discussed. The sanitation inspection report showed that the percolation tests gave a class "B" reading.

Mrs. Blackwood moved to accept this plot as submitted which was seconded by S. Hall and unanimously accepted.

The Norman property of Ferry View Heights was discussed as agreed by the Commission on November 4th. Mr. Norman was present at the November 4th meeting when he requested his plot plans be considered valid as filed prior to zoning. Mr. Norman based his request on a vested interest in the Water Co. layout.

His letter of November 27 gave the Commission the information requested, itemizing a loss of \$8552.85 due to Zoning.

A motion was made by S. Hall that further consideration be given to a revised sub-division plan when an application is filed. The motion was seconded by Mrs. Blackwood and carried with I. Andrzejewski abstaining.

A letter from the Ledyard Historical Society recommended the approval of preserving an old saw mill and pond area on the property of Harry Main and suggested the future possibilities of making this a park area.

A meeting was set for Saturday, December 12, 1:00 P. M. to review the site before any decisions be made.

A four lot Sub-division map with acreage was submitted by W. Hurlbutt for his property on Chapman Lane. After much discussion pro and con, Mrs. Blackwood moved and S. Hall seconded that no action be taken at this time due to the absence of a formal application. The vote was 3 to 1 in favor with I. Andrzejewski negative.

Respectfully submitted,

I. Andrzejewski,
Acting Secretary

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