



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

**GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING
April 09, 2018 at 7:00 P.M.
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351**

Agenda

SALUTE TO OUR FLAG



I. PUBLIC HEARING (6:30 P.M.)

1. **Call to Order**
2. **Roll Call**
3. **Determination of Quorum**
4. **Matter Presented for Consideration**

A. SE 01-18 Delmac, LLC and Titan, LLC - Proposed 110 Unit Assisted Living and Memory Care Facility, 134 Preston Road Griswold, CT

II. REGULAR MEETING (7:00 P.M.)

1. **Roll Call**
2. **Determination of Quorum**
3. **Approval of Minutes**

Approval of the Minutes of the Regular Meeting of the February 12, 2018.

5. CORRESPONDENCE

- A. Mark Branse proposed revisions to **Section 4.2.5 concerning Farming.**
- Town Planner - **Road Side Stand Definitions.**

J. Kelly U. Ratzke
2018 MAR 28 AM 10:22

6. Matters Presented for Consideration

A. SE 01-18 Delmac, LLC and Titan, LLC - Proposed 110 Unit Assisted Living an Memory Care Facility, 134 Preston Road Griswold, CT Property is Zoned "C" Commercial.

B. Jewett City, LLC - Zoning Text Amendment 03-17 - Borough Zoning Regulations to add new Section 9.8.3 "Density Exception for the addition of Fair Housing Act compliant accessible dwelling units including new sub-sections 9.8.3.1 thru 9.8.3.8

C. Subdivision 01-18 Mark Sullivan proposed 3 Lot Subdivision, 508 Preston Road, Griswold.

D. Subdivision 02-18 JF Holdings, LLC proposed 3 Lot Subdivision, 603 Hopeville Road, Griswold, CT

8. Old Business

A. Section 4.2.5 Farming Text Revisions. Prepared by Attorney Mark Branse.

9. Reports from the Zoning Enforcement Officer

- ZEO will update the Commission on the following enforcement matters at the regular meeting:
 - **44 Brown Avenue, Jewett City** Violation Section 10.10 Animals. Owner has Rooster in violation of said Section. Six Chickens are not properly confined to property allowed to Free Range.
 - **1 Lisa Drive, Griswold** Illegal Apartment constructed above free standing garage structure in Violation of Section 21 – Definitions; Section 4.2 Permitted Uses; Section 4.2.2 Two Family Dwelling; Section 11.2 Multiple Uses and Buildings. Issue dates back to 2011.
 - **92 Arrowhead Drive** Illegal cutting of trees on town property at 98 Arrowhead Drive.
 - **55 Haley Meadow Road** Illegal storage of miscellaneous materials. On-going issue.

10. Any other business that may properly come before this Commission.

11. Adjournment

Martin McKinney

Chairman