

**GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARINGS & REGULAR MEETING
MINUTES**

JANUARY 9, 2006

GRISWOLD TOWN HALL

I. PUBLIC HEARING (7:15 P.M.)

1. Call to Order

Acting Chairman Philip Anthony called this public hearing of the Griswold Planning & Zoning Commission to order at 7:15 p.m.

2. Roll Call

Present: Vice Chairman Philip Anthony, Member Clyde Seaman, Alternates Courtland Kinnie, Martin McKinney, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Gail Rooke-Norman, Daniel DeGuire, Roland Harris

3. Determination of Quorum

4. Matter Presented for Consideration

A. SE 04-06 Hamel, Kevin, 122 East Main Street, Jewett City. Applicant requests approval of a Special Exception to reduce the frontage on a street from 50 ft. to 25 ft. in accordance with Section 9.1.3 of the Borough of Jewett City regulations in order to create a new building lot and construct a single family residence. The subject property is located in the R and RC zoning districts.

P. Anthony asked if Mr. Hamel was present or someone representing Kevin Hamel was present. Kevin Hamel, 122 East Main Street, Jewett City was present to give his presentation to the Commission. D. Sorrentino asked for the abutters' notifications. K. Hamel submitted the abutters' notifications to the Commission.

K. Hamel explained that he was asking for a special exception to divide his lot in half and to reduce the street frontage to 25 feet. He stated that if the frontage was kept at 50 feet, he would have to cut down trees and change the driveway to the existing house. He stated that the lot to be created would be 3/4 of an acre which is a large lot by Borough standards to build a single family home for him.

There was a question from the audience. Acting Chairman P. Anthony stated that he will ask for comments from the audience after the presentation has been made. P. Anthony asked K. Hamel if he had any other information. K. Hamel stated that he was done with his presentation.

P. Anthony asked for comments from the audience.

Bill Couture asked if a driveway was to be a road in there like a turn-a-round or would it be a private driveway. He was concerned for the access to this property. K. Hamel stated that it will be a private driveway to access the house that he will be building. He stated that it would be an extension of the existing driveway. B. Couture stated that the house to be built will be in the middle of that lot. There was discussion of this matter.

P. Anthony asked for other comments or questions from the audience. He asked for comments, questions or observations from the Commission. C. Kinnie asked what the circle in the cross-hatch area was on the plan. K. Hamel stated that it was a tree and landscaping around it. C. Kinnie asked if the tree would be removed to accommodate the new driveway. K. Hamel stated no; that there was plenty of room to get by.

P. Anthony asked where the primary driveway was located. K. Hamel showed the Commission where it was located. M. McKinney asked what the LP meant on the plan. K. Hamel stated that it was a light pole and it would be removed. There was discussion of this matter.

P. Anthony asked P. Zvingilas if it was required for the driveway to be paved. P. Zvingilas stated that it was flat back there and wouldn't need to be paved. P. Zvingilas asked K. Hamel if he had approval from the water and sewer. K. Hamel stated that he didn't think he needed them at this point in time; he was just subdividing the land.

P. Anthony asked D. Sorrentino if he had any concerns. D. Sorrentino stated that he was concerned with the shared access on such a narrow configuration of the lot having a house sitting in an open field behind another house. K. Hamel stated that it was in conformity to homes the surrounding area in Jewett City. There was discussion of this matter.

M. McKinney stated that there should be a right-of-way. K. Hamel stated that will be granted to the existing house so that the new property will own the driveway.

J. Schumaker asked if this conforms to the regulations for a flag lot being twice the size. D. Sorrentino stated that the Town regulation for a flag lot does not apply to the Borough. P. Anthony asked D. Sorrentino if the proposed house meets the setback requirements of the Borough regulations. D. Sorrentino stated that there is no house shown on the plan and he stated that a house could meet the setback regulations for that lot. D. Sorrentino read Section 12.4.6 of the Borough regulations into the record. There was discussion of this matter.

M. McKinney stated that a duplex could be built in this location. D. Sorrentino stated that a duplex is a permitted use in that zone.

P. Anthony asked if there were any other comments from the audience.

Bill Couture asked what the clearance between the back of the house and the existing property line in the Borough was. D. Sorrentino stated that it was 15 feet for the side and rear yard setbacks. There was discussion of this matter.

P. Anthony asked for other comments from the audience. He asked for other comments or questions from the Commission. C. Kinnie mentioned that M. McKinney would like to look at the property. There was discussion of this matter.

P. Anthony stated that he would close this public hearing at 7:27 p.m. K. Hamel asked what was the process now. P. Anthony explained that his application would be discussed at the regular meeting later on tonight.

C. Kinnie recused himself from the next public hearing and he left the room.

II. PUBLIC HEARING (7:30 P.M.)

1. Call to Order

Acting Chairman Philip Anthony called this public hearing of the Griswold Planning & Zoning Commission to order at 7:30 p.m.

2. Roll Call

Present: Vice Chairman Philip Anthony, Member Clyde Seaman, Alternates Courtland Kinnie, Martin McKinney, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Gail Rooke-Norman, Roland Harris, Daniel DeGuire

3. Determination of Quorum

C. Seaman asked that since this application has been going on for so long, he asked who the voting members on the board were tonight. D. Sorrentino stated that for the public hearing, M. McKinney was present at the first public hearing. There was discussion of this matter.

P. Anthony appointed Alternate J. Schumaker to sit for G. Rooke-Norman and Alternate M. McKinney to sit for R. Harris. There is a quorum for this public hearing.

4. Matter Presented for Consideration

A. SE 02-06 Baron, Elias, 2281 Glasgo Road, Griswold. – Property Location: 2247 Glasgo Road, Griswold, CT – Applicants request approval of a Special Exception for gravel extraction operations associated with the construction of a farm pond for agricultural use. The subject property is located in the R-80 zoning district. Continuation from December 12, 2005.

P. Anthony asked if anyone was present to represent the applicant. Charles Camp, Cooperative Land Surveyors was present to represent the applicant.

C. Camp explained to the Commission that the fiduciary document was submitted prior to this public hearing. C. Camp stated that he addressed the comments presented by Robert Schuch, Town Engineer. He submitted a copy to the record responding to the rational method calculations, responding to the public request for excavation on Saturday between 9 am and 4 pm.

P. Anthony asked D. Sorrentino if there were copies presented to the file. D. Sorrentino stated that they were in the file which is before you. P. Anthony asked if any of the Commission members have reviewed this new information. D. Sorrentino stated that they were received at

2:30 p.m. today. C. Seaman stated that the property belongs to Elias Baron. C. Camp stated that it is leased from Edith Baron by Elias Baron.

C. Seaman asked who would be doing the excavation. C. Camp stated that Elias Baron is responsible for the excavation. There was discussion of this matter.

C. Seaman stated that this was a farm pond excavation to water animals; he asked whose animals were these. C. Camp stated that E. Baron would address that issue.

Elias Baron, 2281 Glasgo Road, stated that there were always cows, sheep, horses and other farm animals. He stated that he is trying to keep it agricultural and not subdivide the parcel. C. Seaman asked if he has farm animals now. E. Baron stated yes since the 1950s. C. Seaman asked how the animals will be watered from this pond. E. Baron explained that it would be a pump system to bring the water to the animals and that the animals will not be able to access the water.

P. Anthony asked for comments from the audience.

Mary Howe, 2289 Glasgo Road, stated that she moved there a year ago and voiced her concern that she had moved next to a gravel pit. She stated that there was a lot of truck traffic next to her house. She asked if this was a commercial use and what was the environmental impact to the area. There was discussion of this matter.

P. Anthony asked for other comments from the audience.

Chad Deroy, Glasgo Road, stated that he was concerned with the size of the pond being 2.7 acres, the amount of material being extracted in the two phases, and the depth of the pond digging into the water table. He also stated that he was concerned about pumping the water.

P. Anthony asked if there were other comments from the audience. He asked if there were comments from the Commission members.

M. McKinney stated that he was concerned that he did not have time to read the correspondence received today. D. Sorrentino stated that the only correspondence that was received from the last meeting was received today.

C. Seaman stated that he did not receive a clear answer on the number of animals that would be watered by a 2.7 acre pond. He asked E. Baron how they were watered now. E. Baron stated that they were watered by buckets from the house down the road.

Jeanne Baron, co-owner of the property with her mother, Edith Baron, stated that she hauls at least 30 gallons of water a day from the house to water the animals now.

P. Anthony asked if the Town Engineer would make his presentation. Bob Schuch stated that he submitted at 10 a.m. this morning a faxed copy of his comments to D. Sorrentino stating that he had not received any information from C. Camp. Bob Schuch stated that he received the required information from C. Camp at 2 p.m. There was lengthy discussion of this matter including meeting with the engineer who designed this plan to make the necessary changes to the channel.

P. Anthony asked B. Schuch if the information was complete and met with his approval. B. Schuch stated that it was incomplete and did not meet his approval at this time. D. Sorrentino asked B. Schuch if the applicant's engineer had ever contacted him to go over this project before 2 p.m. today. B. Schuch stated that the applicant's surveyor had phoned after the meeting on 12/12/05 and asked for a copy of his comments of 12/12/05 and stated that was his only correspondence with them until today.

P. Anthony asked if there were any questions from the Commission.

M. McKinney asked if the plans had been revised. C. Camp stated that the plans have not been changed and that any changes would be a modification to the application. He stated that the changes would be minor changes that Bob Schuch had recommended. There was discussion of this matter.

M. McKinney stated that he was upset that after all this time on this application that all the concerns brought to your attention were not addressed until 2:30 this afternoon. C. Camp gave a brief history of this application. There was discussion of this matter including the calculations, the completeness of this application and the time requirements to address the engineer's review and the time frame to close this public hearing.

C. Seaman asked D. Sorrentino if this was a proper application if the Commission had not become involved in the reason for the excavation. D. Sorrentino stated that it is a proper application as a special exception for a gravel extraction. There was discussion of this matter.

Elias Baron, 2281 Glasgo Road, stated that in the regulations since it is a farm, approval is not needed to dig a pond. He stated that the approval is for removing the material from the site. He came before the Commission to let his neighbors and the Town to know what he was going to do and how he was going to do it. He addressed the assembly at length of all the possibilities for a parcel of that size as to how it could be developed now or in the future and he voiced his disappointment in his neighbors.

P. Anthony asked if there were other comments from the audience.

Chris Howe, 2289 Glasgo Road, stated that he was concerned with the truck traffic, how much material and how long it is going to take. He asked how long they would have to put up with this and this should be addressed.

E. Baron stated that these concerns were address at previous public hearings.

Mary Howe stated that she did not think that a 2.7 acre pond was necessary to water animals. She stated that the driveway goes right past her house. She asked if it was honest, is the pond the only reason why.

P. Anthony asked for any other comments from the audience. He asked for comments from the Commission members. Hearing none, he closed the public hearing at 7:58 p.m.

III. PUBLIC HEARING (7:45 P.M.)

1. Call to Order

Acting Chairman Philip Anthony called this public hearing of the Griswold Planning & Zoning Commission to order at 7:58 p.m.

2. Roll Call

Present: Vice Chairman Philip Anthony, Member Clyde Seaman, Alternates Courtland Kinnie, Martin McKinney, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Gail Rooke-Norman, Roland Harris, Daniel DeGuire

3. Determination of Quorum

P. Anthony stated that we are rejoined by C. Kinnie, Alternate member.

P. Anthony appointed Alternate J. Schumaker to sit for G. Rooke-Norman and Alternate M. McKinney to set for D. DeGuire and C. Kinnie to sit for R. Harris. There is a quorum for this public hearing.

4. Matter Presented for Consideration

A. SUB 03-06 Dudek, Joseph M., 75 Dudek Rd., Griswold, CT Property Location: 338 Geer Rd., Griswold. Applicant requests approval of a 10-lot residential subdivision of property located within the Towns of Griswold and Plainfield. The subject property is located in the R-60 zoning district.

P. Anthony asked if there was anyone present to represent the applicant. John Faulise and James Rossman of Boundaries, LLC were present to represent the applicant. J. Faulise distributed plans to the Commission. He stated that the applicant is Joseph Dudek who was also present and explained where the subdivision was located. He stated that there were 10 proposed lots and that Lots 1 and 2 are in the Towns of Plainfield and Griswold. He explained that the Town of Plainfield is in the process of reviewing this application.

J. Faulise submitted a copy of the Inland Wetlands Declaratory Ruling for the record along with a copy of a letter from Sanitarian Al Gosselin that lots 1 and 2 will be reviewed by the Northeast District Department of Health and the remainder of the lots would be reviewed by the Town of Griswold sanitarian. He submitted a copy of the Plainfield Inland Wetlands review and the abutters' notifications for the record.

J. Faulise explained Sheet 1 showing where the lots fronted on Roode Rode and Geer Road. He explained Sheet 2 showing the elevations, wetland limitations and driveway locations within the required setbacks. J. Faulise explained Sheet 4 showing the conceptual lot development. He explained Sheet 5 concerning the sanitation test-hole data for the prepared lots that were reviewed by Sanitarian Al Gosselin and the erosion and sedimentation controls to be used.

He stated that he would answer questions from the Commission.

P. Anthony stated that D. DeGuire, who is not here, had a question regarding the drainage. J. Faulise explained the topography of the parcel and how the drainage flowed in the proposed subdivision. There was discussion of this matter.

P. Anthony asked for comments from the audience.

Pat Sprague, Geer Road, had concerns about the wall. J. Faulise explained that the wall is the boundary line and cannot be removed and that the corner monument cannot be removed because it is a property marker between her property and the Dudek property. She stated that she was also concerned for the increased traffic because Geer Road has the 30 new houses and is in such bad shape. J. Faulise stated that lots 4-9 including lot 10 which is the existing house would use Geer Road and lots 1-3 are on Roode Road. He also explained that the 30 new homes had a second outlet on Lilly Pond Road. She asked who bought all the property. J. Faulise stated that Joseph and Sandra Dudek are the owners and are the applicants subdividing the property.

P. Zvingilas asked about the S.W. property that abutted Lawrence Dudek's property and had questions about the boundaries. There was discussion of this matter including an original "free split" in 1980 and J. Faulise explained the boundary lines to the Commission.

D. Sorrentino asked about the utility easement for lot 6 that goes all the way back to body of lot 6. J. Faulise stated that it was a proposed easement and would be granted to the property owners of the adjacent lots and to CL & P. He stated that plans have been submitted to CL& P for their requirements for easements to provide electrical service to lots 5, 6 and 7. There was discussion of this matter including use of a common driveway for lots 5 and 6 and the requirement for underground utilities per the subdivision regulations.

P. Anthony asked if there were other comments from the audience. He asked for comments from the Commission.

C. Seaman asked if the flag lots were okay. John Faulise explained that the flag lots met the requirements of the regulations. There was discussion of this matter.

Hank Charles, a civil engineer for the Providence & Worcester Railroad, explained that his responsibility was to maintain the bridges and culverts for the P & W Railroad. He voiced his concerns for the drainage and the 150 year old culvert. There was discussion of this matter including the repair or the possible replacement of the culvert and the channels.

H. Charles also addressed his concerns for the increased traffic and the existing railroad crossing signal was only flashing lights. He stated that there were no gates and suggested that the Town should make application to the P & W Railroad for the addition of gates to that crossing. P. Anthony stated that the crossing is in the Town of Plainfield and that issue should be discussed with them.

J. Faulise addressed H. Charles's concerns for the drainage and the minimal run off into the wetlands area. He suggested that H. Charles meet with J. Dudek for access to the culvert. There was discussion of this matter.

P. Anthony asked if there were other comments from the audience.

P. Sprague asked to have lot 9 explained to her better. J. Faulise stated that it originated at Geer Road and runs along the existing property to the Sprague Property and follows the Sprague property up and around to the railroad property and down to Roode Road. He also explained the boundary lines of the Renshaw and Dudek properties.

P. Anthony asked if there were other comments or questions from the audience. He asked for questions from the Commission.

C. Kinnie asked about the CL&P easement and if there were poles. J. Faulise stated that there were poles on lots 5 & 6 and cross the easement. There was discussion of this matter.

C. Kinnie asked if a Conservation Subdivision was considered for this parcel. J. Faulise stated that the lots were over-sized and did not lean itself to a Conservation Subdivision.

C. Kinnie asked about the driveways having an adequate line of site. J. Faulise showed the shared driveway of lots 5 & 6 was designed as shown on the plan to create a more adequate line of site. C. Kinnie asked D. Sorrentino and P. Zvingilas if they had checked the site lines for this subdivision. D. Sorrentino stated no. He stated that when scaled out it comes to the 200 foot minimum requirement.

P. Anthony asked if there were any other questions or comments from the Commission. Hearing none, he closed this public hearing at 8:30 p.m.

IV. REGULAR MEETING (8:00 P.M.)

1. Call to Order

Acting Chairman Philip Anthony called this public hearing of the Griswold Planning & Zoning Commission to order at 8:30 p.m.

2. Roll Call

Present: Vice Chairman Philip Anthony, Member Clyde Seaman, Alternates Courtland Kinnie, Martin McKinney, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Gail Rooke-Norman, Roland Harris, Daniel DeGuire

3. Determination of Quorum

P. Anthony appointed Alternate J. Schumaker to sit for G. Rooke-Norman and Alternate M. McKinney to sit for D. DeGuire and C. Kinnie to sit for R. Harris. There is a quorum for this regular meeting.

4. Approval of Minutes

There were no minutes.

5. Correspondence and Attachments

There was no correspondence.

6. Matters Presented for Consideration

A. SE 04-06 Hamel, Kevin, 122 East Main Street, Jewett City. – Applicant requests approval of a Special Exception to reduce the frontage on a street from 50 ft. to 25 ft. in accordance with Section 9.1.3 of the Borough of Jewett City regulations in order to create a new building lot and construct a single family residence. The subject property is located in the R and RC zoning districts.

P. Anthony stated that this was a prior public hearing. He asked for discussion of this application. M. McKinney stated that he would like to look at the parcel. C. Seaman made a motion to approve. P. Anthony stated that there is a motion to approved and asked for a second. C. Kinnie seconded the motion. He asked for a vote. There were 3 aye votes and 1 nay vote by M. McKinney. P. Anthony stated the ayes have it. The motion was passed.

B. SE 02-06 Baron, Elias, 2281 Glasgo Road, Griswold. – Property Location: 2247 Glasgo Road, Griswold – Applicants request approval of a Special Exception for gravel extraction operations associated with the construction of a farm pond for agricultural use. The subject property is located in the R-80 zoning district

P. Anthony asked for discussion on this application. C. Kinnie recused himself from this application. C. Seaman stated that this application meets the requirement for a gravel pit. He stated that B. Schuch has not given his approval on this matter.

P. Anthony stated for the record that the public hearing was closed on this matter. C. Seaman made a motion to table this application to 2/13/06 at the next regular meeting. He asked for discussion of this matter. M. McKinney seconded the motion. P. Anthony asked for a vote. All were in favor. Motion was passed.

C. SUB 03-06 Dudek, Joseph M., 75 Dudek Road, Griswold. – Property Location: 338 Geer Rd., Griswold. – Applicant requests approval of a 10-lot residential subdivision of property located within the Towns of Griswold and Plainfield. The subject property is located in the R-60 zoning district.

P. Anthony stated that C. Kinnie is back to sit in this matter.

P. Anthony asked for discussion of this matter. He asked for concerns. C. Seaman made a motion to approve the application. M. McKinney seconded the motion. P. Anthony asked for any discussion. Hearing none, he asked for a vote. All were in favor. Motion was passed.

D. ZP 02-06 Rogoff, Harvey, 131 Jericho Tpke, Jericho NY 11753 – Property Location: 1065 Voluntown Road, Griswold. – Applicant request approval of a Zoning Permit for amendments to an approved site plan for the construction of phase 2 of Drive-In Self Storage. Original approvals are ZP 02-03 and SE 03-03. The subject property is located in the C-2 zoning district.

P. Anthony asked if there was anyone present to represent the applicant.

J. Faulise, Boundaries LLC was present to represent the applicant who is also present. J. Faulise gave his presentation to the Commission explaining that the Commission has seen this plan in a similar fashion. He passed out copies of the original phase 2 plan that was approved in 2003. He stated that the initial phase of the property has been completed and he would like to proceed with the development of phase 2. He explained the changes would occur to buildings 15 and 16 and the recharge basin as well as to leave the mature tree line on Latham road.

M. McKinney asked if the square footage changed. J. Faulise stated that it was increased to 35,750 square feet and building 14 was increased in depth of the storage bays. M. McKinney asked about the cupolas. J. Faulise explained that the same facades and colors and features would be used. There was discussion of this matter.

P. Anthony asked if this was reviewed by P. Zvingilas & D. Sorrentino. P. Zvingilas stated that the boundary on Latham in the south how much of it has no plantings.. J. Faulise stated that there is existing vegetation. He explained the drainage to the basin and that the plantings would be replanted and a bond estimate was submitted for the landscaping plan on Page 3. P. Anthony asked was the bond amount was. J. Faulise stated that it was about \$12,000. D. Sorrentino stated that for the record the drainage systems are the same drainage that was reviewed in 2003 by Tally Soto. J. Faulise explained the drainage. There was discussion of this matter.

J. Faulise explained which structures would be built first and the remaining buildings will be built as needed.

P. Anthony asked about the performance bond. J. Faulise stated that the bond was released. He stated that there is only a landscaping bond. D. Sorrentino stated that the abutting land owner is now Nelson Rodriguez not William John Sinkiewicz.

C. Kinnie asked about the maintenance of the Vortechnic and Stormceptor units. J. Faulise explained that it was a yearly maintenance. There was discussion of this matter including inspection of the first unit.

C. Kinnie asked about note 6 for lighting must be hooded. He stated that there is an illuminated clock that is extremely bright. Harvey Rogoff stated that it will be adapted. There was discussion of this matter.

P. Anthony asked for any other questions.

D. Sorrentino suggested making the landscaping bond in the amount of \$11,885.45 as part of the motion.

P. Anthony stated that \$11,885.45 landscaping bond be made a part of the motion. He asked for any discussion. M. McKinney made a motion to approve with a landscaping bond of \$11,885.45. C. Seaman seconded the motion. P. Anthony asked for a vote. All were in favor. Motion was passed.

E. SRC 01-06 Griswold Planning & Zoning Commission, 28 Main Street, Jewett City, CT.
The Commission proposes amendments to Section 5.5 of the Griswold Subdivision Regulations to increase the required dedication of open space within conventional subdivisions to 10% of the gross parcel area, and also to establish “fee in lieu-of open space” regulations.

D. Sorrentino stated that this application is before the Commission to discuss recommendations by Atty. Mark Branse, Town Attorney. D. Sorrentino presented the changes suggested by legal counsel. There was discussion of this matter including the three options suggested by legal counsel.

M. McKinney made a motion to accept the changes to Section 5.5 with option 2. P. Anthony stated a motion is on the table and asked for a second. J. Schumaker seconded the motion. P. Anthony asked for a vote. All were in favor. Motion was passed.

D. Sorrentino state that a public hearing be set for this application or will this Commission wait until the other issue of political signs. M. McKinney made a motion to set a public hearing for February 13, 2006 at 7:30 p.m. J. Schumaker seconded the motion. P. Anthony asked for a vote. All was in favor. Motion was passed.

7. Additional Business

D. Sorrentino stated that there was a request by a representative of Pattison Sign Group asked to be placed on the agenda to request a zoning permit to place an additional pylon sign at Slater Village. P. Anthony asked for a motion. C. Kinnie made a motion to put Pattison Sign Group on the agenda. C. Seaman seconded the motion. P. Anthony asked for a vote. All were in favor. Motion was passed.

Randy Stanton, Pattison Sign Group gave his presentation to the Commission. He explained that he was representing Tractor Supply Company and Ocean State Job Lot. He stated that Creative Dimensions will install the sign. R. Stanton explained that it is a pylon sign that is internally lit and made of polycarbonate face with the dimension of 12 x 8 feet by 24 feet high and the cabinet is 99.6 square feet. He also explained where the sign would be located. There was discussion of this matter.

P. Zvingilas asked if a CTDOT permit was required. D. Sorrentino stated that there should be CTDOT approval. There is discussion of this matter.

P. Anthony asked what the regulations for this sign were. D. Sorrentino read 15.3.2 into the record and he stated that it meets the requirement and the location needs to be tied down. There was discussion of this matter.

C. Seaman if the sign for Big Gary's would be removed. R. Stanton stated that there will only be the pylon sign all other signs would be removed. C. Seaman asked why this was before the Commission. D. Sorrentino stated that it is an amendment to the site plan. There was discussion of this matter including using page 11/11 as submitted in the application and CTDOT approval.

P. Anthony asked for other questions. He asked D. Sorrentino if the applicant was looking for some sort of approval. D. Sorrentino stated yes.

C. Seaman made a motion to approve the application. M. McKinney seconded the motion. P. Anthony asked C. Seaman to spell out the conditions. C. Seaman stated the following conditions that 1) all other signs be removed; 2) the sign will be placed as shown on page 11/11 dated 1/9/06; 3) CTDOT approval permit is required a second on the motion. P. Anthony asked for a vote. All were in favor. Motion was carried.

There was no other additional business.

8. Old Business

A. Text Amendment to Zoning Regulations regarding Political Signs.

P. Zvingilas stated that he has not heard from M. Zizka and P. Zvingilas should have more information for the next meeting.

B. Discuss and work on the Griswold Plan of Conservation and Development update.

P. Anthony stated that this will be discussed at the special meeting on 1/17/06.

9. New Business

C. Seaman stated that the neighbor next to him has started moving in pieces of junk cars. There was discussion of this matter. P. Zvingilas stated that he would take a look at it.

10. Reports from the Enforcement Officer

A. Cease and Desist Order, dated January 3, 2006, to Joseph & Mary Whitmore, 379 Roode Road, Griswold, CT, for violation of Section 11.17 Unregistered Motor Vehicles.

P. Zvingilas gave his report to the Commission.

11. Adjournment

C. Seaman made a motion to adjourn. P. Anthony asked for a second on the motion. All were in favor. Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary