



# Town of Griswold



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

**MARCH 27, 2006**

**GRISWOLD TOWN HALL**

## **I. PUBLIC HEARING (7:00 P.M.)**

### **1. Call to order:**

Chairperson Gail Rooke-Norman called this Public Hearing of the Griswold Planning & Zoning Commission to order at 7:03 p.m.

### **2. Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Philip Anthony, Daniel DeGuire, Alternates Martin McKinney, Courtland Kinnie, Town Planner Demian Sorrentino, Recording Secretary Donna Szall

**Absent:** Members Clyde Seaman, Roland Harris, Alternate John Schumaker, ZEO Peter Zvingilas

### **3. Determination of Quorum:**

G. Rooke-Norman appointed M. McKinney to sit for C. Seaman and C. Kinnie to sit for Roland Harris. There was a quorum for this meeting.

### **4. Matter Presented for Consideration:**

**A. SE 05-06 Route 164, LLC., 59 Jennifer Lane, Griswold, CT - Property Location: 134 Preston Rd., Griswold.** Applicant requests approval of a Special Exception and site plan for a Hotel in accordance with Section 7.3.18 and Restaurant in accordance with Section 7.3.2, located at 134 Preston Road. Applicant also requests approval of a Special Exception for building height of 49', 6" in accordance with Section 10.6, and review of proposed water line extension.

G. Rooke-Norman asked if anyone was present to represent the application. Mario Tristany and Fred Mock, Engineer, McFarland-Johnson, Inc presented the application to the Commission.

M. Tristany began by referencing the following documents into the record.

1. 12/15/06 Inland Wetland & Watercourses Conservation Commission permit of approval.

2. 3/2/06 Sign off approval by Robert Schuch, P. E. Town engineer.
3. Letter dated 3/6/06 from the Jewett City Water Company approval of water main.
4. Letter dated 5/10/05 from Jewett City Pollution Control Authority regarding capacity to service the proposed development.
5. Letter dated 2/8/06 from McFarland-Johnson to D. Sorrentino documenting the meetings with the Department of Transportation regarding site engineering and design of the proposed project.
6. Copy of proposed Hotel and Restaurant Site Traffic Impact Assessment dated 2/2006 prepared by McFarland-Johnson.
7. Notification packet to abutting property owners with proof of certified mailing from the March 2, 2006 Public Hearing.

M. Tristany offered more documents by reference for the record for the rescheduled meeting for tonight.

1. Cover letter to abutters
2. A copy of the Special Exception application,
3. The site plan for the proposed hotel site
4. Project narrative
5. List of abutters
6. Town of Griswold legal notice
7. Proof of certified return receipts to the abutters.

G. Rooke-Norman asked M. Tristany if all the abutters have been notified. M. Tristany answered yes.

M. Tristany explained the project consisted of three elements.

1. The extension of the Jewett City Water Department water main from Route 138
2. The Special Exception for the hotel and restaurant
3. The Special Exception for the height for the proposed building in excess of 35 feet.

M. Tristany turned the presentation over to Fred Mock, Engineer, McFarland-Johnson, Inc. F. Mock explained the first element of connecting the project with the existing water main on Rte 138. He showed the Commission where the connection would run along the frontage road and along the proposed parcel and the Chick parcel. He explained that the IW&WCC permit was obtained. He stated that M. Schaefer, soil scientist, delineated the buffers for the project. He explained the wetland impact was minimal consisting of a drainage swale that will be restored after the water main was installed.

F. Mock explained the site plan to the Commission. He explained in working with the DOT, the best location was established for the entrance which is across from Williams Street and a safe separation from the proposed entrance and SR630. He referenced the traffic study that was submitted and its review by the DOT. He explained the safe sight distances established and the level of service is at Level B.

F. Mock explained the layout for a 90-room hotel and restaurant which had adequate parking, met all the set backs, buffer set backs, building set backs in conformance with the Town

regulations. He referenced a letter from D. Sorrentino in support of his review and his recommendations for sidewalks will be addressed later.

F. Mock explained that the package was submitted for peer review by Robert Schuch, P.E. and his comments of review are in the file.

F. Mock explained the drainage designed for the project for stormwater quality and quantity. He referred to sheet 5 of the plan and explained the drainage system of the north side and the south side referenced the pollution of a 2-years storm event. He explained the overflow of stormwater for a 25 year storm event to a retention pond and explained that the predevelopment rate equaled the post development rate for runoff.

F. Mock explained that the proposed drainage was in conformance with the new standards of regulations for 2004 DEP uses of a natural system for stormwater runoff. He explained that there would be plants to uptake the hydrocarbons, heavy metals and pollutants and the soils acts as a sand filter. H. explained the location of the sewers and where the manholes would be located to collect the sanitation sewage for the project. He explained that all the utilities would be underground and explained the shoebox lighting for the parking lots to lessen spillage of light onto adjoining properties.

F. Mock explained to the Commission that he had met with the Fire Marshall for emergency access for the proposed site.

F. Mock explained the landscaping plantings for the use of common Connecticut plantings for the streetscape. He explained there would be a buffer between the Chick property and buffer plantings around the dumpster. He explained that there would be wild life food and shelter planting for tree removal for the stormwater management system.

F. Mock stated that there is a special exception for the building height that will be address by M. Tristany. F. Mock asked for questions from the Commission. P. Anthony asked if the drainage would go into the State culvert. F. Mock explained that there are two State systems, one along Rte 164 and one passes under SR630. He stated that DOT requested not to connect this project's stormwater system to their existing system. There was discussion of this matter.

G. Rooke-Norman asked what detail of the screening and buffering would be because of the nearby residential uses. F. Mock explained the buffer setbacks were met for the rear and sides. He explained that there were mature deciduous trees along the front for the streetscape on Route 164 to match the species already there. G. Rooke-Norman was concerned that there wouldn't be enough screening in the winter. There was discussion of this matter.

M. McKinney stated that he didn't think it would be enough parking and asked if the hotel parking would be used for the restaurant. F. Mock explained that there would be overlap in a mixed use application such as this. There was discussion of this matter including providing internal sidewalks for pedestrian safety on the internal circulation.

M. McKinney asked if there was any long term or short term maintenance with the retention ponds. F. Mock stated that there was a cross-section of the ponds on sheet 15 and explained how

the ponds would work to removed most of the pollutants, sedimentation and uptake. He explained that with this system it is obvious when the system needs to be maintained unlike below grade Vortechnic or Stormceptor stormwater management systems. There wad discussion of this matter.

M. Tristany explained the special exception for the height of the hotel. He explained that the height of the hotel is 49 ft. 6 in. and showed the features of the building that exceeded the 49 ft. 6 in.. M. Tristany referenced Sections 10.6, 12.3.1 that deals with the special exception for building height and proximity to adjacent buildings. He referenced for the record Sections 12.3.3, 12.3.4, 12.3.5, 12.3.6, 12.3.7 of the regulations that have been met by this proposed project in keeping with previous special exception applications for similar use.

M. Tristany explained that this project is the Flag Ship design for Hampton Inn and Suites. He explained that the height of the porte-cochere is 13 ft 5 in and adequate for emergency vehicles and approved by the Fire Marshal. F. Mock stated that there is an increased focus on stormwater management for low-impact natural development system.

G. Rooke-Norman asked the height of the restaurant. M. Tristany stated that there was no elevation drawing for the restaurant since there are three restaurants being considered for the site but that they should be within the 35 foot minimum height requirement. He also stated that the signage had not been included in this application. There was discussion of this matter including provisos for approval.

M. McKinney asked the height of the body of the building. M. Tristany stated it was 49 ft. 6 in. and explained the center architectural detail was 8 ft. 5 in. above the main roofline and the others are 4 ft. 5 in. above. There was discussion of this matter.

D. DeGuire asked what the material of façade would be. M. Tristany stated that it would be cultured stone and Dryvit, as stucco based product. There was discussion of this matter including the façade of the restaurant and color schemes.

P. Anthony asked about the roof. F. Mock stated that it would be a flat roof with some pitched areas to direct stormwater.

D. DeGuire asked about the sidewalks. F. Mock explained that there was a letter from D. Sorrentino with questions raised and have been changed to be in conformance. He stated that it would be unsafe to have sidewalks so as not to encourage walkers off the site since Rte 164 has no sidewalks. P. Anthony asked about the internal sidewalks. F. Mock explained where the internal sidewalks would be located at the entire perimeter of the hotel as well as cross walk locations future mixed commercial uses. There was discussion of this matter.

C. Kinnie had a question of Sheet C5 for the septic line of the internal roadway where it accesses the hotel. He asked if the dashed line was for a proposed line. F. Mock explained that it would be an extension built to the south for future development to the edge of the property of the internal road so the roadway would not be torn up. There was discussion of this matter including the location and size of the waterline and sewer line.

M. Tristany stated that the owners of Ames did not want the waterline any part of the water line going through their property since they were concerned with commercial development that would impact their business. M. Tristany stated that the waterline is an 8" that doesn't have the capacity of the 12" line currently on Rte 138. There was discussion of this matter.

Troy Chick, Route 164, owner of the adjacent property explained that the water line goes to the Held property. There was discussion of this matter. M. McKinney asked if the Hotel project was in control of the future development of that next parcel. M. Tristany stated that the DOT would not permit the waterline in their right-of-way unless it is public. There was further discussion of this matter including the sewer and fees. F. Mock stated that the hydrants on the site plan are where the State wants them to be.

Troy Chick stated that he was in agreement with this project and explained that the water and sewer are for public access for future development of his property.

G. Rooke-Norman asked for other questions from the Commission and she wanted D. Sorrentino to read by reference into the record his check list.

M. Tristany read an excerpt of a letter dated May 5, 2006 from the Jewett City Water Company into the record that the water main be about the existing 12" water main. He explained that the extension is undertaken by a private developer but becomes of the property of the Jewett City Water Company for the tie-in. There was discussion of this matter including emergency water hydrants.

D. Sorrentino read by reference for submission to the record.

1. Permit of the Griswold Inland Wetlands & Watercourses Conservation Commission dated 12/16/05.
2. The original plan set dated 1/30/06.
3. Stormwater Management Report date February 2006.
4. The utility and construction bond estimate signed by Christopher Fowler dated 1/30/06 in the amount of 1.2 million dollars. D. Sorrentino stated that B. Schuch stated that the waterline extension along SR630 was not included in this estimate and should be included. D. Sorrentino stated that it will be bonded with the Jewett City Water Company.
5. M. Vocatura authorization approving Rte 164 LLC to act as his agent on this application dated 2/2/06.
6. Letter addressed to D. Sorrentino from Dale L. Spencer, P.E. confirming ongoing meetings with DOT dated 2/8/06.
7. Traffic Impact Assessment Report dated February 2006
8. Request for engineering review addressed to Consulting Town Engineer, Robert Schuch, P. E. from D. Sorrentino dated 2/8/06.
9. Letter containing engineering review comments from Robert Schuch, P.E. addressed to D. Sorrentino dated 2/27/06.
10. Fire Marshall letter of approval addressed to the Griswold Planning and Zoning Commission from Steven Merchant, Jr., Fire Marshal dated 3/2/06.
11. Response to engineering review letter addressed to D. Sorrentino from Fredrick D. Mock, P. E. dated 3/1/06 addressing town engineer's review comments.
12. Revised set of site plan received by Planning & Development on 3/1/06.

13. Revised Stormwater Management Report dated February 2006 and revised to March 2006 per town engineer's comments.
14. Revised engineering review comments letter addressed to D. Sorrentino from R. Schuch dated 3/2/06 confirming compliance with the engineering review ongoing conversation with Fred Mock and revised plan set.
15. Planner's review memorandum addressed to the Planning and Zoning Commission, cc Mario Tristany, from D. Sorrentino dated 3/1/06 outlining outstanding planning and zoning issues including the sidewalk.
16. Response to planner's review letter addressed to D. Sorrentino from F. Mock, dated 3/17/06 addressing planner's review and revised set of plans received 3/17/06,
17. Completed application form, copy of application fee checked, abutters notice package, legal notice of original public hearing set for 3/2/06, notice to the applicant of public hearing for that public hearing dated 2/23/06, abutters notice package for 3/27/06 public hearing and notice to applicant of public hearing dated 3/17/06.

D. Sorrentino explained his argument to the Commission for sidewalks on both sides of the road and that the Stott property is under contract and it could be other choices for dining and commercial uses and that Rte 164 will eventually be widened to accommodate future development southward. He recommended that the sidewalks be added to the plan and on both sides of the entrance road and ending at the property line.

P Anthony asked about footage for the sidewalks. F. Mock stated that it could be on one side of the road and approximately 75 to 90 feet for one side of the road and 180 for two sides. There was discussion of this matter. P. Anthony asked if D. Sorrentino had any other issued. D. Sorrentino stated that there were no other issues except for minor housekeeping issues such as the buffer between this property and the Chick property since it is still residential property at this time. There was discussion of this matter.

P. Anthony asked about the garbage bins. D. Sorrentino stated that there would be more screening.

M. McKinney asked for other plantings under the deciduous trees for the streetscape on Rte 164. D. Sorrentino stated that there could be small shrubs for screening of headlights. G. Rooke-Norman stated that she was concerned for the headlights on residential areas. M. Tristany stated that arborvitae could be added to shield the headlights. There was discussion of this matter.

G. Rooke-Norman asked if there were other comments from the Commission. G. Rooke-Norman opened the public hearing to the floor and asked for those who wished to speak in favor of the proposal.

Troy Chick, Route 164, stated that he was in favor of it and looking for development of the town and there would be good tax revenue coming it.

Vince Delmastro, Rte 164 and Rte. 138 stated that it was good for the town.

G. Rooke-Norman asked if there were others to speak in favor. She asked if there were those to speak in opposition to the application. There were no other comments from the floor.

G. Rooke Norman asked for other comments or issues from the Commission. D. Sorrentino stated that he had some stipulations that could be considered should the Commission vote to approve this application. There was discussion of this matter.

P. Anthony asked about the sidewalks. D. Sorrentino stated that he would like to see the sidewalks on both sides. There was discussion of this matter.

T. Chick voiced his concern for sidewalks on both sides and stated that children would want to use the sidewalks and they would run across the street. There was discussion of this matter.

G. Rooke-Norman asked the Commission if there were other comments. Hearing none, she closed the public hearing at 8:23 p.m.

## **II. REGULAR MEETING (8:00 P.M.)**

### **1. Call to order:**

Chairperson Gail Rooke-Norman called this Special Meeting of the Griswold Planning & Zoning Commission to order at 8:28 p.m.

### **2. Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Philip Anthony, Daniel DeGuire, Alternates Martin McKinney, Courtland Kinnie, Town Planner Demian Sorrentino, Recording Secretary Donna Szall

**Absent:** Members Clyde Seaman, Roland Harris, Alternate John Schumaker, ZEO Peter Zvingilas

### **3. Determination of Quorum:**

G. Rooke-Norman appointed M. McKinney to sit for C. Seaman and C. Kinnie to sit for Roland Harris. There was a quorum for this meeting.

### **4. Matters Presented for Consideration:**

**A. SE 05-06 Route 164, LLC., 59 Jennifer Lane, Griswold, CT - Property Location: 134 Preston Rd., Griswold.** Applicant requests approval of a Special Exception and site plan for a Hotel in accordance with Section 7.3.18 and Restaurant in accordance with Section 7.3.2, located at 134 Preston Road. Applicant also requests approval of a Special Exception for building height of 49', 6" in accordance with Section 10.6, and review of proposed water line extension.

G. Rooke-Norman stated that this was the subject of the prior public hearing tonight and asked for any other discussion from the Commission.

P. Anthony stated that he would like to put a motion to approve this application on the table and stated that many of his concerns on which he had made notes have been addressed. D. Sorrentino stated that he had made a list of stipulations. He asked D. Sorrentino to read his notes. D. Sorrentino read the four separate stipulations that he had for the record. There was lengthy discussion of the conditions. P. Anthony made a motion to approve the application with the conditions as stated

1. Sidewalks are to be added to the plans on both sides of the entry road ending at the property line abutting the Route 164 right-of-way.
2. A row of arborvitae with a minimum height of three feet at planting is to be added to the landscape plan at the restaurant parking and the employee parking areas where they align with Route 164.
3. The applicant shall return to the Commission for approval of the restaurant architectural design and for approval of a separate Zoning Permit for proposed signage.
4. A Site Development Bond in the amount of \$1.2 million shall be submitted by the project engineer to the Town of Griswold prior to the endorsement of the Mylar Plans.

G. Rooke-Norman M. McKinney seconded the motion. G. Rooke-Norman asked if there was discussion on this motion. D. DeGuire asked which hotel chain was coming in or could any other chain come in. There was discussion of this matter. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

**B.** Final determination of venue for Public Hearing(s) and Regular Meeting of April 10, 2006 to be held at the Griswold Intermediate School Auditorium, 211 Slater Avenue, Griswold, CT 06351

G. Rooke-Norman stated that at the last meeting, the public hearings were continued to the April meeting but that the Commission did not know which school would be available for these public hearings and that notice requirements could be met for changing the location of the public hearings to the high school auditorium. She stated the high school auditorium was not available. She asked for a motion to change the location to the Griswold Middle School Auditorium, 211 Slater Avenue, Jewett City that is also known as the Griswold Intermediate School. She stated that this is a public hearing in the name of SE 06-06 Crystal Water Company at 7:15 p.m., and ZC 01-06 in the Name of the Griswold Development & Industrial Commission at 7:30 p.m. She stated that the second hearing is a continuation of the March 13, 2006 public hearing for the Business Park Zone Change. She asked for a motion to change the relocate the two public hearings to the Griswold Middle School. D. DeGuire so moved. P. Anthony seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried. D. Sorrentino stated that for the record the regular meeting will follow immediately after and the legal advertisement will be republished.

G. Rooke-Norman asked for a motion concerning the location of the regular meeting of Planning and Zoning. P. Anthony so moved. D. DeGuire seconded the motion. All were in favor. Motion was carried.

**C.** Discussion and workshop on the Griswold Plan of Conservation and Development update.

D. Sorrentino stated that he had forwarded the text changes to the Commission for their review. He stated that regarding the agricultural buffer will be added to the text. He stated that he would like to discuss with the Commission future land use.

P. Anthony asked to be excused. He left the meeting at 8:48 p.m.

D. Sorrentino presented a color coded land use map and explained the map to the Commission. There was lengthy discussion of future commercial uses and commercial clusters along Route 138, medium and high density residential areas, perceived open space and agricultural open space.

G. Rooke-Norman stated that she would like to have the current zoning map to review with this land use map to discuss changes at a later date. There was discussion of this matter.

M. McKinney asked about consistency with the plan of conservation and development and would it be a problem to change the plan of conservation and development. D. Sorrentino stated that much of Griswold is zoned residential and not conducive to commercial development. There was discussion of this matter.

G. Rooke-Norman stated that the Commission was ready to reduce the R-40 zones in the Town. There was lengthy discussion of this matter including town right-of-ways, traffic studies for future subdivisions and control of residential growth and possible moratoriums. D. DeGuire suggested placing moratoriums on the agenda under additional business.

G. Rooke-Norman stated that there should be something on the Town Web site that would explain open space fee-in-lieu of and those requirements. There was discussion of this matter.

## **5. Adjournment:**

M. McKinney made a motion to adjourn. D. DeGuire seconded the motion. All were in favor. The meeting adjourned at 9:37 p.m.

Respectfully Submitted,

Donna M. Szall  
Recording Secretary