

**GRISWOLD PLANNING & ZONING COMMISSION  
PUBLIC HEARINGS & REGULAR MEETING  
GRISWOLD MIDDLE SCHOOL AUDITORIUM**

**MINUTES**

**APRIL 10, 2006**

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

**1. Call to order:**

Chairperson Gail Rooke-Norman called this public hearing of the Griswold Planning and Zoning Commission to order at 7:15 p.m.

**2. Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Vice Chairman Philip Anthony, Daniel DeGuire, Alternates, Courtland Kinnie, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

**Absent:** Member Clyde Seaman, Roland Harris, Alternate Martin McKinney

**3. Determination of Quorum:**

G. Rooke-Norman appointed C. Kinnie to sit for C. Seaman and J. Schumaker to sit for R. Harris. There was a quorum for this public hearing.

**4. Matter Presented for Consideration:**

**A. SE 06-06 Crystal Water Company, 321 Main Street, Danielson, CT. Property Location: Richard Avenue Easement, Griswold, CT.** Applicant requests approval of a Special Exception for proposed construction of well and water treatment facility modifications within the easement for Richard Avenue and Route 201. Subject property is located in the R-80 zoning district.

G. Rooke-Norman asked if there was someone here to represent the applicant. Daniel Lesnieski, Connecticut Water Company, the parent company for Crystal Water Company, presented the application to the Commission. G. Rooke-Norman asked for the abutters' notifications. D. Lesnieski stated that he had mailed notice to 36 abutters and 25 came back. G. Rooke-Norman asked if he had the certified receipts to submit. D. Lesnieski stated that he had a list and submitted them to the Commission.

He stated that he will submit the certified receipts to the Commission as soon as possible. There was discussion of this matter.

He explained the application is to activate two new wells that were installed and to provide a treatment mechanism to replace existing wells with a high manganese problem. He stated that it included a pre-fabricated 12 x 20 structure to house the treatment equipment and electrical and control equipment. He explained that it will be installed on property that Crystal Water Company has easement rights where the existing wells and storage facilities are currently located.

D. Lesnieski stated explained the map before the Commission. She asked if he had spoken with the Town Planner about the requirements for the construction of the building. D. Lesnieski stated yes. G. Rooke-Norman asked D. Sorrentino if he had reviewed the construction of the building. D. Sorrentino explained that he had not seen any architectural renderings. There was discussion of this matter. D. Sorrentino stated he reviewed the plans which met all the setback requirements. D. Lesnieski submitted copies of the building plans to the Commission. There was discussion of this matter.

G. Rooke-Norman asked D. Sorrentino if he has comments concerning this application. D. Sorrentino referenced his memo dated 4/10/06 regarding SE 06-06 Crystal Water Company to the Commission that the Crystal Water Company was exempt from Griswold Inland Wetland & Watercourse Conservation Commission Regulations as a use permitted by right in Section 195-6e of said regulations and the Section 22b-40a5 of the Connecticut General Statutes.. He read the memo to the record.

D. Sorrentino submitted correspondence from Richard Babbitt to the Commission. G. Rooke-Norman read the letter from Richard and Louise Babbitt, 1571 Glasgo Road, regarding the need for a fire hydrant to the record.

D. Sorrentino submitted correspondence from Fire Marshall Steve Merchant, Jr. dated 4/10/06 regarding a location of a dry hydrant and read the letter to the record.

D. Sorrentino explained that his issue with the application was that the water line is within the Town easement on Richard Avenue. D. Sorrentino stated that he spoke with Road Forman Todd Babbitt who recommended that there be a \$5,000 road opening bond. He showed the Commission where the Town easement was located on the map.

D. Lesnieski explained the type of equipment that will be used for the trenching of the waterline and the electrical conduit. He stated that it was to be off any pavement as much as possible and he will restore any damages for driveway aprons and Route 201. There was discussion of this matter. D. Sorrentino recommended a \$5000 road opening bond and an additional \$500 per apron for a total of \$8,000 with a stipulation to be added that the pavement should not be disturbed. There was discussion of this matter.

G. Rooke-Norman asked for questions from the Commission.

C. Kinnie asked about the hydrant and if DOT had given approval for a road cut. D. Lesnieski explained that the improvements are not contributing to the distribution system of the water. He stated that the water is being pumped to the treatment facility and back into pipes. He stated that a hydrant on the system is not feasible. D. Lesnieski explained that the DOT has received a set of

plans and the contractor will get the permit from DOT. He stated that DOT has been notified and there are no issues at this time. There was discussion of this matter.

D. DeGuire asked if he was willing to put a dry hydrant in. D. Lesnieski stated that the water company is not in the business of installing fire protection and is not part of his distribution system. He stated he could meet with the Fire Marshall for the type of system needed. D. Lesnieski stated that he cannot commit the company to pay for that. There was discussion of this matter.

G. Rooke-Norman stated to let the record show that Alternate Member M. McKinney is seated with the Board at 7:34 p.m.

M. McKinney stated that you are not increasing water capacity but you are adding wells. D. Lesnieski stated that they are not increasing the capacity of the distribution system but they are increasing the production of the existing wells. He explained that the existing wells exceeded the quality standards and had to be taken off line and explained that the Department of Public Health criteria had to be met to have a back up supply. There was discussion of this matter.

D. DeGuire asked how they would be able to trench without damaging the road. D. Lesnieski stated that the contractor will come in with small machines. There was discussion of this matter.

M. McKinney stated that there should be a hydrant.

G. Rooke-Norman opened the public hearing to anyone wishing to speak in favor of this application to come up and make their statement. She stated that then the Commission will hear from people who wish to speak in opposition. There were no comments from the floor.

G. Rooke-Norman asked for other comments from the Commission. D. Sorrentino asked D. Lesnieski to address the noise made by the generator referred to by Mr. Babbitt in his letter. D. Lesnieski explained that the generator would run for one hour on a monthly basis for routine maintenance emergency practices and it would be run during the day when fewer people are home. There was discussion of this matter.

G. Rooke-Norman asked for any other comments from the Commission. Hearing no other comments, she closed the public hearing at 7:42 p.m.

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

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

Chairperson G. Rooke-Norman called this public hearing of the Griswold Planning and Zoning Commission to order at 7:42 p.m.

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

**Present:** Chairperson Gail Rooke-Norman, Vice Chairman Philip Anthony, Member Daniel DeGuire, Alternates Martin McKinney, Courtland Kinnie, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

**Absent:** Members Clyde Seaman, and Roland Harris

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

G. Rooke-Norman explained that for this public hearing, she must appoint the same people to sit for the same members at the beginning of this public hearing which was continued from March 13, 2006. There was discussion of this matter. She appointed Alternates Courtland Kinnie to sit for R. Harris and M. McKinney to sit for C. Seaman and Alternate J. Schumaker can participate in this discussion but will not be allowed to vote. There was a quorum for this public hearing.

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

**A. ZC 01-06 Griswold Development & Industrial Commission. 28 Main Street, Jewett City, CT. – Property Location: 31 Barber Road, 523 Voluntown Road, 100 Brewster Road, Griswold.** Applicant proposes to seek a change in zoning of three parcels of land with a total of 190 +/- acres from a combination of R40, R60, R80 and C1 zones to BP – Business Park in order to establish a BP-Business Park zoning district within the Town of Griswold.

G. Rooke-Norman stated that this was a continuation from March and asked if anyone was here to give a short summary of the applicant's presentation.

Tom Giard, Chairman of the Development and Industrial Commission, also present was Vice Chairman Melvin Jetmore. He explained that the D & IC over the last several years had tried to locate land for the purpose of an industrial park or Business Park as it is now called. He stated that the area behind the Ocean State Job Lot is approximately 190 plus acres. He stated that the D & IC feels that it is an ideal location for the business park.

T. Giard read a list of issues in support of the business park at that location: 1) easy access to I-395 and State Highways 138 and 164; 2) the availability of water and sewer near the Route 138 and I-395 intersection; 3) minimum impact on residential areas with Albemarle Drive as a primary access to the business park; 4) an access area off Route 164 that is a 50 foot wide strip that connects to the back of the business park that meets the letter of the regulations.

T. Giard stated that the area conforms to the Town's Plan of Conservation and Development for commercial and industrial development. He explained that it is an enterprise zone that allows for state and federal tax incentives. He also explained that the area was recommended by the Clough Harbour I-395/164 Corridor Zone study identifying the eastern side of Route 164 and a location for a business park/industrial park and outlined the various scenarios presented by the study.

T. Giard explained that this application is for a zone change to create a BP Business Park zoning district from C1, R-40, R-60, and R-80 zones. He stated that there are no site plans for any development at this time. He stated that after the March 13<sup>th</sup> meeting, there were articles in the Norwich Bulletin regarding the Plainfield Industrial Park and read the article for the record to demonstrate that the proposed Business Park is an opportunity to build the tax base for the Town of Griswold.

G. Rooke-Norman asked D. Sorrentino for his comments. D. Sorrentino stated that the map is a revised map that showed the areas of Mr. Held's property that are no longer part of the proposed business park. He referred to the map that showed the buildable areas, the wetlands as outlined by the statewide GIS with the caveat that a survey has not been done of the property where the

wetlands have been delineated by a registered soil scientist. He stated that there are 116 potentially usable acres for the business park.

T. Giard explained that the map shows the revised set backs of 75 feet. D. Sorrentino stated that set backs are the subject of another application. There was discussion of this matter. G. Rooke-Norman stated that the P & Z has discussed revising the buffers adjacent to residential uses for the BP Business Park Zone. She asked if the applicant had any objection to falling under those new regulations if they are approved in the future. T. Giard stated that D & IC and the Town Planner highlighted those areas that give a clearer picture of the remaining acreage.

G. Rooke-Norman asked for any questions or comments from the Commission.

D. DeGuire asked about Albemarle Drive and whether it can be deeded back to the property owner so it would not be a town road. He was concerned with trucks using town roads for access. D. Sorrentino stated that this is the subject of another application ZC 02-06. G. Rooke-Norman stated that this issue cannot be discussed at this hearing. There was discussion of this matter of access.

D. Sorrentino stated that in the application as presented, Albemarle Drive exclusive, does meet the standards of the regulations in Section 8 and there is frontage on Route 164 which is 120 feet. There was discussion of this matter.

P. Anthony asked T. Giard if the proposed property on which zoning is being changed is privately owned property. T. Giard stated yes it is owned by two property owners. P. Anthony asked if both property owners are in favor of this. T. Giard explained that the property owners, according to the regulations, must be a part of this application. There was discussion of this matter.

J. Schumaker asked if the business park becomes more restrictive for the uses by right. T. Giard stated yes. He asked D. Sorrentino to read the uses for the record.

D. DeGuire asked if Barber Road was an access to the business park. D. Sorrentino stated that during the last public hearing, he stated that it is only potential access in the future. He stated that the regulations require 50 feet of frontage on a state road which already exists irrespective of Barber Road and irrespective of Albemarle Drive. D. Sorrentino stated that it meets the requirements of the regulation.

G. Rooke-Norman asked for other questions from the Commission. P. Anthony asked concerning internal roadways, Barber road is predominately residential and is not to be used at all. T. Giard stated that Barber Road is not being considered as an access. There was discussion of this matter.

G. Rooke-Norman stated that the Commission will take comments from the audience. She stated that the Commission will hear from people in favor of the application and then the Commission will hear from people who are opposed to the application or a neutral statement in observation.

Mary Cholewa, 266 Plainfield Road, stated that she thinks that Griswold needs a business park. She stated that she has seen many well maintained business parks on the east coast and was in favor of the application. She stated that if her property was abutting this proposed park, and stated that there should be a large buffer zone and that if it is done well it will be a great benefit

to the Town of Griswold which is growing rapidly. She asked that the Commission be cautious and be considerate for the residents.

G. Rooke-Norman commented that after the first public hearing last month, the Commission is considering larger buffers in the regulations and the Commission appreciated the comments from residents. There was discussion of this matter.

M. Cholewa stated that with a new Town Planner and considering what is here and how the town will look as it grows and this is a great opportunity for Griswold to be creative and considerate at the same time.

Norman Higgins, 182-206 Pleasant View had comments regarding the Barber Road issue. He stated that we are all in favor of some development. He stated that the people who live in these homes would get the property bought and turn it commercial and referenced Fort Trumbull and did not want that to happen here. N. Higgins asked the Commission to consider very carefully that it never gets changed in any fashion considering Barber Road. He also referenced the situation on Vauxhall Street extension in Waterford and suggested building half-million dollar homes in the area.

G. Rooke-Norman apologized that she did not introduce the Town Planner Demian Sorrentino, the Zoning Enforcement Officer Peter Zvingilas or the recording secretary Donna Szall at the beginning of this hearing that they were also present. She asked for other comments from the audience concerning the application.

Terry Cholewa, 36 Chestnut Hill Road, stated that she submitted a letter and asked that the letter be read at this hearing. She stated that her neighborhood was residential and she stated that it should be She stated that there should be business and help for taxes but she cautioned the Commission that it should be done right, open and honestly, and conditions change. She was concerned that the same members would not be on the Commission and there would be changes to the business park and what would be appropriate in her back yard. She suggested changing the regulations before the Commission votes on this application. She did not think that 75 feet is an adequate buffer. G. Rooke-Norman asked if she would read her letter. T. Cholewa was concerned with uses permitted in a Commercial zone; the uses permitted in the BP zone and cited the 5000 square foot special exception for Commercial zone. She was concerned that 30,000 square foot type of building could be built in the business park zone. T. Cholewa read her letter for the record which voiced her concerns for the business park.

G. Rooke-Norman asked for other comments.

Richard Whitham, 29 Chestnut Hill Road, asked for an explanation for the changes to the easements regarding Chestnut Hill Road. D. Sorrentino explained that the right of way to Route 138 and to Chestnut Hill Road were excluded from the business park parcel by owner Walter Held and showed the locations on the map. R. Whitham asked if this would change at a future date. D. Sorrentino stated that any changes by the property owner must come before the Commission for review. R. Whitham stated that it is a beautiful property and that it would be better to extend the buffers to be larger than 75 feet.

G. Rooke-Norman asked for other comments on the application.

Carl McLean, Walter Drive, stated that he moved to Griswold a year ago. He stated that he moved from Lewiston Maine-Auburn Maine area. He explained that Lewiston was against most economic development over the years while Auburn welcomed economic development. He stated that Lewiston was defunct and the tax rate went up and Auburn is doing well. He stated that he did not want to see Griswold end up like Lewiston, Maine. C. McLean stated that he thought that the location was a good location and right off of I-395 with easy on and off for truck traffic and there's Job Lot and Tractor Supply. He thought that the business park was a good idea and also asked that the buffers could be larger.

G. Rooke-Norman asked for other comments.

Dave Nagle, 35 Chestnut Hill Road, asked the Commission to consider the buffers for distance and sound. He was concerned for the landscape buffers as well.

G. Rooke-Norman asked for other comments for the application.

Ellen Shepherd, 40 Chestnut Hill Road, stated that she owned a large parcel of land that abuts this and she agreed with T. Cholewa and she voiced her concerns for the children in the neighborhood and said that she hears quads riding behind her house all the time and said that there should be something to stop traffic to and from. She was concerned that it would not be taken care of.

Robert Osko, 149 Geer Road, stated that the business park was planned for his backyard and he understood how these people feel here. He stated that there are businesses on Rte 138 and the town needs tax money, he stated that we must consider that all those people who build houses on BMW drive and should be considerate of their feelings. He stated that they should look into the businesses that will be close to the homes and those closer to the highway. He suggested barriers like wooden walls besides trees and shrubs. He stated that without people there is no town.

G. Rooke-Norman asked if there were any other persons to speak on the application.

Mike Willis, 39 Chestnut Hill voiced his concerns for the business park in his back yard. He was concerned with the quality of life and suggested hundreds of feet for buffers and to reduce noise. He stated that he has the potential of seeing a 35,000 square foot building in his back yard.

Dave Nagel, 35 Chestnut Hill, stated that he was concerned for the drainage running into the wetlands where it would back up into his property and bury his kids' playground. G. Rooke-Norman stated that this is a zone change application and that any drainage would be addressed at a site plan review. D. Sorrentino stated that the development proposal would be reviewed and any drainage would be addressed by the Town Engineer when comes before the Commission. There was discussion of this matter.

G. Rooke-Norman asked for any other comments and questions and observations from the audience.

D. Nagle, 35 Chestnut Hill, stated that he was concerned with any buildable area in the wetlands. D. Sorrentino stated that there is a 50 foot regulated area for the wetlands and must go before the Inland Wetlands & Watercourses Conservation Commission for review. There was discussion of this matter specific delineation of wetlands.

D. Nagle asked that with the 75 foot buffer was the access on Route 164 eliminated. D. Sorrentino explained that buffers apply to buildings only and not to roadways, driveways or parking lots. There was discussion of this matter.

G. Rooke-Norman asked if there were other comments from the audience. She asked for any other comments from the Commission.

C. Kinnie stated that each application for wetlands has its own site plan that is delineated by a soil scientist and that Commercial properties are regulated by a 150 regulated area outside of the designated wetlands so there is a safeguard. G. Rooke-Norman stated that the regulated area is not prohibitory but that the Inland Wetlands Commission keeps a tighter review of what is going on in the area. C. Kinnie stated that that was correct.

G. Rooke-Norman asked for comments from the Town Planner. D. Sorrentino stated no. She asked if the applicant had any comments.

T. Giard asked what the maximum height of a building was. D. Sorrentino stated that it is 35 feet and 50 feet with a special exception and anything higher requires a variance from the Zoning Board of Appeals. T. Giard stated that the area being considered is commercially zoned; if it was developed commercially the impact would be the same as for the business park.

G. Rooke-Norman asked for the original letter back from T. Cholewa.

D. Nagle, 35 Chestnut Hill, stated that the square footage of the buildings is quite different between the commercial zone and the proposed business park zone. There was discussion of this matter.

G. Rooke-Norman asked for any comments from the audience concerning this application. Hearing none, she closed this public hearing at 8:38 p.m. G. Rooke-Norman called for a five minute recess before the regular meeting.

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

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

Chairperson Gail Rooke-Norman called the regular meeting of the Griswold Planning and Zoning Commission to order at 8:42 p.m.

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

**Present:** Chairperson Gail Rooke-Norman, Vice Chairman Philip Anthony, Member Daniel DeGuire, Alternates Martin McKinney, Courtland Kinnie, John Schumaker, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

**Absent:** Member Roland Harris Clyde Seaman

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

G. Rooke-Norman appointed M. McKinney to sit for C. Seaman and C. Kinnie to sit for Roland Harris for any discussions for the prior 7:30 public hearing and for the 7:15 public hearing if any

decisions are rendered C. Kinnie will sit for C. Seaman and J. Schumaker will sit for R. Harris. It was determined that there is a quorum for this regular meeting.

**4. Approval of Minutes:**

**A.** Approval of Minutes of the Public Hearing of March 13, 2006

P. Anthony made a motion to approve. D. DeGuire seconded the motion. All were in favor. Motion was carried.

**B.** Approval of Minutes of the Regular Meeting of March 13, 2006

P. Anthony made a motion to approve. D. DeGuire seconded the motion. All were in favor. Motion was carried.

**C.** Approval of minutes of the Public Hearing of March 27, 2006 and approval of minutes of the Special Meeting of March 27, 2006. D. DeGuire made a motion to approve. G. Rooke-Norman seconded the motion. All were in favor. Motion was carried.

**5. Correspondence and Attachments:**

G. Rooke-Norman stated that there were several items of correspondence and asked D. Sorrentino if there were any that should be addressed specifically at this point in time. D. Sorrentino stated that item B should be addressed.

**A.** Connecticut Federation of Planning & Zoning Agencies Notice of Membership Dues of \$90 through March 31, 2006.

**B.** Letter dated March 14, 2006 from Demian Sorrentino to Louis J. Soja, Town of Plainfield in response to a Notice from Town of Plainfield Special Permit Application of GC of Taftville, LLC for Site Operations Plan Improvement.

There was discussion of this matter for municipal notice of the Town of Plainfield including a limitation of truck traffic and road width.

**C.** Subscription to Planning & Environmental Law from the American Planning Association.

**D.** Letter dated March 21, 2006 from James S. Butler, Executive Director, Southeastern Connecticut Council of Governments regarding municipal land use and development related activities referrals to the Regional Planning Commission only required by State Statutes.

**E.** Letter dated March 20, 2006 from Ralph Scarpino, Forest Fire Supervisor, Connecticut Department of Environmental Protection regarding the Connecticut Rural Fire Council meetings on wild land urban interface.

F. Flyer from the Green Valley Institute on Training Workshops for Land Use Officials scheduled for April 17, May 1<sup>st</sup> and May 15<sup>th</sup> at the Ashford Town Hall at 7:00 p.m. \$5 for one session, \$10 for all three sessions.

There was discussion of this matter.

G. Inter-municipal notification received from Louis J. Soja, Jr., Plainfield Town Planner dated March 20, 2006 regarding application of Willimantic Waste Paper Co., LLC proposing a Solid Waste and Recyclables Transfer Station for property located at 54 Roode Rd, Plainfield.

There was discussion of this matter which is across from the Dudek subdivision including landscaping buffers, through truck traffic signs and policing blowing trash as well as the purchase of the lots directly across from the site.

G. Rooke-Norman asked if there were any other items under correspondence and attachments to be addressed. There were no other items discussed.

**6. Matters Presented for Consideration:**

**A. SE 06-06 Crystal Water Company, 321 Main Street, Danielson, CT. Property Location: Richard Avenue Easement, Griswold, CT.** Applicant requests approval of a Special Exception for proposed construction of well and water treatment facility modifications within the easement for Richard Avenue and Route 201. Subject property is located in the R-80 zoning district.

G. Rooke-Norman stated that this was the subject of a prior public hearing and asked questions or comments by the Commission.

P. Anthony made a motion to approve with the stipulations that:

1. an \$8,000 performance bond be in place,
2. not to disturb pavement, catch basins and to make repairs as necessary,
3. all the proper DOT permits and other municipal permits are obtained prior to the construction of the lines

J. Schumaker seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

**B. ZC 01-06 Griswold Development & Industrial Commission. 28 Main Street, Jewett City, CT. – Property Location: 31 Barber Road, 523 Voluntown Road, 100 Brewster Road, Griswold.** Applicant proposes to seek a change in zoning of three parcels of land with a total of 190 +/- acres from a combination of R40, R60, R80 and C1 zones to BP – Business Park in order to establish a BP-Business Park zoning district within the Town of Griswold.

G. Rooke-Norman stated that this was the subject of a prior public hearing. She asked for discussion, comments or questions on the matter.

D. DeGuire stated that it is a good idea and stated the regulations should be changed to improve the buffers zones. G. Rooke-Norman stated that the applicant agreed to be covered by changes to the buffer zones, and asked if this was approved before changes to zoning language to the buffers, this location would come under the new regulation when an application would come before the Commission. D. Sorrentino stated that the applicant would be grandfathered. There was discussion of this matter.

M. McKinney made a motion to table the application. P. Anthony seconded the motion. G. Rooke-Norman stated that there is much information that needs to be looked at. She asked for a vote. All were in favor. Motion was carried.

**C. ZC 02-06 Griswold Planning & Zoning Commission** – The Commission proposes an amendment to Section 8.5.1 and 8.5.2 to allow the use of Town Roads as internal Business Park Roadways under specified conditions; and also to Sections 8.9.1.5 and 10.4 enlarging the required side and rear yard requirements where BP and Residential zones abut.

G. Rooke-Norman stated this application requires a public hearing and asked for a motion. P. Anthony made a motion to set a public hearing. D. Sorrentino suggested a workshop to discuss the language before setting a public hearing. P. Anthony made a motion to set public hearing.

There was discussion of the text changes to Section 8.5.1 and 8.5.2. D. Sorrentino stated that the amendment was in two sections. He read the changes to section 8.5.1 concerning the subject road serve more than one dwelling unit. There was discussion of this matter.

D. Sorrentino read the change to Section 8.5.2 for the record regarding emergency vehicle access only. P. Anthony stated that access must be gated and protected. There was discussion of this matter to strike 8.5.2 completely from the regulations. D. Sorrentino read memo from Atty. Branse regarding spot zoning for the record. There was discussion of the matter.

D. Sorrentino state that part two of the text change was for 8.9.1.5 and 10.4 regarding set backs for abutting residential property. G. Rooke-Norman asked D. Sorrentino to read the suggested language from Atty. Branse for the record regarding property not owned or controlled by the business developer. There was discussion of this matter including options.

There was discussion of set backs to the business park and abutting residential zones as well as side and rear yard set backs. P. Anthony suggested 200 feet. M. McKinney recommended more landscaping at 75 feet. C. Kinnie suggested 100 feet. G. Rooke-Norman suggested using the term “use” rather than “zone”. There was discussion of this matter.

D. Sorrentino read Section 11.8.2.4 on buffer strips for the record. There was discussion of this matter including a no cut zone with a wetland as part of the buffer for non-residential uses.

P. Anthony made a motion to set a public hearing for May 8, 2006 at 7:20 p.m. at the Griswold Town Hall meeting room for ZC 02-06. There was discussion of the time for this public hearing.

G. Rooke-Norman asked for a vote. C. Kinnie seconded the motion. All were in favor. Motion was carried.

**D. SUB 05-06 Viens, Raymond E., 51 Old Bethel Road, Griswold, CT – Property Location: 41 Bethel Road, Griswold.** Applicant requests approval of a 4-lot subdivision located at 41 Bethel Road. The subject property is located in the R-40 zoning district.

G. Rooke-Norman asked if anyone was here to represent the applicant. She asked if the application is complete. D. Sorrentino explained that this application is awaiting Wetlands decision that will be rendered by April 17<sup>th</sup>. John Faulise, Boundaries, LLC, ask that the application be tabled to the next regular meeting.

D. DeGuire made a motion to table the application to the next regular meeting on May 8<sup>th</sup>. C. Kinnie seconded the motion. All were in favor. Motion was carried.

**E. ZC 03-06 Coleman, Robert S., 1458 Hopeville Road, Griswold, CT – Property Location: 1458 & 1466 Hopeville Road, Griswold.** Applicant proposes to seek a change in zoning of 4.24 acres from a combination of R-60/R-80 to C-2 in order to facilitate expansion of existing commercial use.

G. Rooke-Norman asked if anyone was here to represent the applicant. D. Sorrentino stated that the application is complete and is a special exception and requires a public hearing. There was discussion of this matter. P. Anthony made a motion to set a public hearing for 7:00 p.m. on May 8, 2006 at the Griswold Town Hall meeting room. M. McKinney seconded the motion. All were in favor. Motion was carried.

## **7. Additional Business:**

G. Rooke-Norman asked D. DeGuire if he wanted to discuss an item from Correspondence and attachments. D. DeGuire commented about the letter from the Connecticut Department of Environmental Protection for emergency access to use the state recommendations as a guideline. There was discussion of this matter.

D. Sorrentino asked for a waiver from Town regulations for the monumentation for Green Falls, LLC that a marker cannot be set at Cross Road and Cook Hill Road. He explained that a surveyor set a pin at the root of the tree rather than a marker without cutting the tree down. G. Rooke-Norman suggested that the drawings be changed. There was discussion of this matter. John Faulise, surveyor, gave his professional opinion that the pin remain and that the waiver should be granted. There was further discussion of this matter.

G. Rooke-Norman read a letter from Dieter and Gardner, Inc. to the record requesting a waiver for the monument.

P. Anthony made a motion to place this item on the agenda. D. DeGuire seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

D. DeGuire made a motion to waive the requirement for a concrete monument and replace it with the pin. C. Kinnie seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

## **8. Old Business**

G. Rooke-Norman asked or a motion to replace item A with item C. P. Anthony made a motion to replace item A with item C. D. DeGuire seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

C. Discussion regarding Jewett City Electric Light Co.'s request to extend overhead electrical supply lines down Rt. 164 and over the Rt. 395 overpass.

G. Rooke-Norman asked the applicant to state his name for the record.

Ken Sullivan, Jewett City DPU, submitted pictures requested by the Commission showing the Hendrix devices for the project. He submitted a map to the Commission outlining the project. He explained that the service would be extended across I-395 on Route 164 and stop at SR 630. D. Sorrentino stated that he reviewed the proposed project and stated that it should go underground wherever possible. There was discussion of this matter.

M. McKinney asked if other utilities would use the poles. K. Sullivan stated that it could be used but only with Jewett City DPU permission. There was discussion of this matter.

D. DeGuire asked how the poles would go on the bridge. K. Sullivan explained that there would be a pole before the bridge and one pole after the bridge. There was discussion of this matter of spanning the bridge. D. DeGuire stated that he would like to see the utilities underground as much as possible. There was further discussion of this matter that included a compromise.

C. Kinnie stated that he was for the compromise and suggested to go underground where feasible. M. McKinney stated that he was concerned that the poles will become full to generate revenue. He stated that all future development could be poles. There was discussion of this matter.

G. Rooke-Norman stated that the combination proposal would be before the bridge. K. Sullivan stated that there could be 7-9 poles without the compromise and only two poles with the compromise. There was discussion of this matter.

G. Rooke-Norman asked for other comments from the Commission. She stated that she preferred the combination proposal. J. Schumaker asked if other residents could change over to the Jewett City Electric when this project was completed. K. Sullivan stated yes, they could change over to Jewett City Electric.

G. Rooke-Norman asked for a motion. D. DeGuire made a motion to approve the request from the Jewett City Electric for a combination of underground and overhead poles based on the map

presented through pole #335 to SR 269 for one pole and above ground across I-395 and underground to R 630. P Anthony seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

The following items were not discussed.

A. Workshop for Plan of Conservation and Development

B. Discussion of proposed amendments to Section 15.1.5, 15.1.7, 15.2, 15.3 and 21.28.2 regarding political signage.

**9. New Business:**

A. Conceptual Review of Subdivision Plan, “Conventional” and “Conservation” on Coal Pit Hill Road, Griswold Connecticut prepared by Boundaries, LLC for William O’Keefe.

G. Rooke-Norman asked for a motion to place the Conceptual Review of Coal Pit Hill Road on the Agenda. C. Kinney made a motion to place Item A. Coal Pit Hill Road on the agenda. P. Anthony seconded the motion. All were in favor. Motion was carried.

Harry Heller, Heller, Heller & McCoy was present to represent applicant William O’Keefe. John Faulise, Boundaries LLC was also present. H. Heller explained that this is a conceptual review of a proposed design for Coal Pit Hill Road for a conventional subdivision and a proposed design for a cluster subdivision. He explained the conservation design and the conventional design. H. Heller explained the differences of the open space requirements for each of the plans. He also explained the contours of the plans. He explained the test pit data for the septic systems to the Commission. He asked if the Commission would require active recreation for this site or would it be left as open space. There was discussion of this matter.

H. Heller stated that Coal Pit Hill Road is an unimproved town road. There was discussion of this matter. J. Faulise gave a description of the acreage of the uplands. There was discussion of this matter.

H. Heller asked if the town would be custodian of the open space. G. Rooke-Norman stated that it would be up to the Selectmen. D. Sorrentino stated that he spoke with a Mr. Dewey of the State of Connecticut and he was told that the State would be custodian if the Town did not want to be custodian. There was discussion of this matter.

G. Rooke-Norman asked where the access was for the open space. J. Faulise explained where the access was located on the site. There was discussion of this matter including a possible site walk of the roadway.

G. Rooke-Norman stated that the Commission should like to walk the site. H. Heller agreed to the site walk. M. McKinney suggested sending a letter to the Selectmen about the open space. There was discussion of this matter.

G. Rooke-Norman asked if there were any other questions or issues. She asked for a special meeting to be set for a site walk. There was discussion of this matter.

M. McKinney made a motion to set a site walk and special meeting for Tuesday April 25<sup>th</sup> at 5:30 p.m. for Coal Pit Hill Road. P. Anthony seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

G. Rooke-Norman stated that it was 10:30 and would like to leave A and B for a future meeting. P. Anthony made a motion to table items A and B from Old Business to the next regular meeting. P. Anthony seconded the motion. D. DeGuire seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

#### **10. Reports from the Enforcement Officer:**

**A.** Zoning Enforcement Officer requests clarification on home occupation employee parking on Spencer Hollow Road.

P. Zvingilas explained that there was a problem that an individual who has a truck and a trailer for construction work and the employees park at his house and leave for the day to work. He was asking the Commission for direction on this issue since there is no home occupation permit. Tom Bordelance, 29 Spencer Hollow Road voiced his concerns for the business that is being run in his neighborhood. There was lengthy discussion of this matter. G. Rooke-Norman suggested that the business be researched with the Secretary of State. T. Bordelance stated that he would follow up this issue with the State.

**B.** Zoning Enforcement Officer requests discussion of Section 11.18 Accessory Apartments of the Griswold Zoning Regulations.

P. Zvingilas explained that this regulation should be reviewed to the percentage for accessory apartment as they would become duplexes. There was lengthy discussion of this matter. D. Sorrentino suggested a maximum square footage of 650 square feet. M. McKinney suggested 800 square feet. G. Rooke-Norman suggested setting a public hearing. D. Sorrentino recommended that a text amendment be made and then setting the public hearing. There was discussion of this matter.

**C.** Hagstrom, 66 Fairview Avenue, Griswold, CT Violation of Section 11.17 Unregistered Motor Vehicles and Section 11.12 Refuse Disposal.

P. Zvingilas stated that this matter was done. He stated that items D and E were still active. G. Rooke-Norman stated that items D and E be added to the agenda for the next regular meeting.

**D.** Railroad Avenue, LLC, 2 Harris Fuller Road Preston, CT Violation at 43 Railroad Avenue, Jewett City of Section 10.5 Junk Yards Prohibited in All Zones.

**E.** Choudhry, Amer, 380 Liberty Street, Pawcatuck, CT Violation at 308 Plainfield Road, Griswold, CT of Section 11.12 Refuse Disposal.

D. DeGuire brought up the subject of a moratorium. D. Sorrentino stated that there should be a time limit and an explanation of what will be accomplished by this moratorium. C. Kinnie stated that if there is a moratorium, it would be a minimum of two months. M. McKinney stated that it is a quality of life issue and that the zones are too small in certain areas. There was discussion of this matter. G. Rooke-Norman stated that the Plan of Conservation and Development should be completed before there could be a discussion of a moratorium. She asked for a motion to set a special meeting for a workshop for the Plan of Conservation and Development. There was discussion of the day and time.

C. Kinnie made a motion to set a special meeting for the Plan of Conservation and Development for Wednesday, April 26<sup>th</sup> from 6:00 p.m. to 8:00 p.m. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

### **11. Adjournment:**

G. Rooke-Norman asked for a motion to adjourn. P. Anthony made a motion to adjourn. D. DeGuire seconded the motion. All were in favor. Meeting adjourned at 11:15 p.m.

Respectfully Submitted,

Donna M. Szall  
Recording Secretary