

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

APRIL 26, 2006

GRISWOLD TOWN HALL

I. SPECIAL MEETING 6:00 P.M.

1. Call to order:

Chairperson Gail Rooke-Norman called this Special Meeting of the Griswold Planning & Zoning Commission to order at 6:07 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Member Daniel DeGuire, Alternates Courtland Kinnie and John Schumaker, Town Planner Demian Sorrentino, Recording Secretary Donna Szall

Absent: Members Philip Anthony, Clyde Seaman, Roland Harris, Alternate Martin McKinney, ZEO Peter Zvingilas,

3. Determination of Quorum:

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

4. Workshop:

A. G. Rooke-Norman turned the meeting over to D. Sorrentino to discuss the future land use for the Plan of Conservation and Development.

D. Sorrentino stated that in using the Aerial photographs from 2004 of the Connecticut DEP which he overlaid on the tax maps. He explained the map legend to the Commission. G. Rooke-Norman asked what was considered to be medium to high density. D. Sorrentino explained what was medium to high density residential as more than 1 or more dwelling per acre. He wanted to have as accurate of a land use map, current and future, as possible to have available in his office. There was discussion of this matter

G. Rooke-Norman stated that the future land use map would be used to determine the future zoning. D. Sorrentino stated that the lots should be identified as low, medium/high density on this map. There was discussion of this matter.

G. Rooke-Norman asked if other towns used the same designations for identification of low, medium and high density. D. Sorrentino explained that the designations he used are designations used by the State and regional planning agencies.

G. Rooke-Norman asked the Commission to identify areas for commercial uses. The Commission identified the future commercial uses for the Plan of Conservation and Development for the following locations: There was lengthy discussion of this matter.

Parcels on Route 164 at the Pepin parcel and south of Brewster Road and the golf course
Parcels on Route 138 and Route 201
Parcels on Route 201 in Glasgo Village
Parcels on Route 201 and Route 165
Parcels on Route 165 near Rixtown Road
Parcels on Route 165 and Route 201
Parcels on Route 138 near Latham Road and the Highway Garage
Parcels on Route 138 near Pine Road and the Polish Club
Parcels on Route 12 near Clayville Pond
Parcels on Route 12 near the Canterbury town line

G. Rooke- Normand suggested that there should be a more tourism-based commercial use. There was discussion of the commercial uses for these locations that included marketing tourism for the areas near the ponds.

J. Schumaker asked about the state land. G. Rooke-Norman stated that there would be a new zone created that would be a non-use zone. There was discussion of this matter.

G. Rooke-Norman stated that the low density areas should be identified. D. Sorrentino stated we should look at medium-high density areas. He said that certain areas would be more conducive for those areas to include conservation subdivisions. The Commission identified the future low density and high density residential areas for the Plan of Conservation and Development for the following locations: There was lengthy discussion of this matter.

Parcels on Stone Hill Road
Parcels on Roode Road

D. Sorrentino asked that the Commission identify targeted open space and low-density residential areas. The Commission identified the future low density residential and targeted open space areas for the Plan of Conservation and Development for the following locations: There was lengthy discussion of this matter.

Parcels on Route 165 and Route 164
Parcels at Roode Road and Stone Hill Road
Parcels on Bishops Crossing Road
Parcels on Route 201
Parcels on Sam Chikan Road and Bethel Road
Parcels on Bethel Road
Parcels on Brewster Road and Browning Road
Parcels on Dutka Lane
Parcels on Norman Road

The Commission identified the future open space that should be interspersed throughout the town. There was discussion of this matter including the Avalonia Land Trust and Nature Conservancy holdings within the town.

G. Rooke-Norman stated that there has been a lot of progress made and that she appreciated the participation of the members. She stated that she will recommend that another workshop be scheduled after the next regular meeting.

5. Adjournment:

G. Rooke-Norman asked for motion to adjourn. J. Schumaker made a motion to adjourn. C. Kinnie seconded the motion. All were in favor. Meeting adjourned at 8:34 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary