

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

SEPTEMBER 25, 2006

GRISWOLD TOWN HALL

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

1. Call to order:

Chairperson G. Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 7:01 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Members Philip Anthony, Daniel DeGuire, John Schumaker, Alternates Martin McKinney, Courtland Kinnie, Town Planner Tom Seidel, Town Attorney Mark K. Branse, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Member Clyde Seaman

3. Determination of Quorum

G. Rooke-Norman appointed M. McKinney to sit for Clyde Seaman. It was determined that there is a quorum for this public hearing.

4. Matter Presented for Consideration:

**A. SUB 07-06 Trinity Development Group, LLC, 2 Hennessey Court, Griswold, CT. –
Property Location: 146 Stone Hill Road, Griswold.** Applicant requests approval of a 17-lot subdivision with 1155 ft. of new public roadway. The subject property is in the R-40 zoning district.

G. Rooke-Norman asked if anyone was here to represent the applicant.

Pat Lafayette, Development Solutions, engineer for the project. He explained that he correspondence from the Town engineer who had questions. He stated he wrote a response to CME and on 9/29 CME he received a response from CME.

P. Lafayette explained the Site Line, Item 3 in the Town engineer's response stating that a note was added to the plan addressing the site lines of lots 1 and 2. There was lengthy discussion of this matter.

P. Lafayette explained item 3D regarding the note for the removal of a large tree and relocating the stone wall back from the site line. P. Lafayette explained Item 7 regarding the bond estimate needing to be revised. Atty. Branse stated that there must be a cost involved to relocate the stone wall. There was discussion of this matter.

P. Lafayette explained that there were other outstanding issues regarding the appraisal.

Atty. Richard Rothstein, representing Trinity Development Group stated that he was helping them with the appraisal. He explained that when the Commission requested another appraisal because they felt that it was too low and that there has been no mutually agreed-upon list. There was discussion of this matter.

Fred Brown, Trinity Development explained why they used the appraiser since there was no list and that they were told to pick an appraiser. There was discussion of this matter.

D. Candales, Trinity Development Group stated that they were not given a name. There was lengthy discussion of this matter including a suggested amount of \$19,000 as a fee-in-lieu.

G. Rooke-Norman asked for a motion for a 5-minute recess. P. Anthony so moved. D. DeGuire seconded the motion. All were in favor. Meeting recessed at 8:20 p.m.

G. Rooke-Norman reconvened the meeting at 8:26 p.m.

G. Rooke-Norman asked if the applicant wished to proceed.

R. Rothstein stated that his clients accepted the suggestion of \$19,000 to try to resolve this problem. G. Rooke-Norman explained that the applicant must make that \$19,000 as an offer. There was discussion of this matter including the amount of \$19,000 offered by Trinity Development Group.

G. Rooke-Norman asked if anyone was present to speak in favor or in opposition to this application.

Susan Gunderman, 170 Stone Hill Road state that she was concerned for the site line and that she could not see Roode Road or Uncas Drive from her driveway. She explained that she was on the Griswold public safety committee. She voiced her concerns for any drainage will flood her property that would affect her septic system.

Silvia Nizzi, Roode Road stated that Stone Hill Road flood near Mrs. Gunderman's house. She explained that it was all wetlands and that it would flood the road. G. Rooke-Norman asked S. Nizzi to show were her property was located and where the flooding would occur. There was discussion of this matter including P. Lafayette explained the drainage for the project and how the land slopes.

David Nizzi, 554 Stone Hill Road stated there was a pole that blocked the site line. He stated that there were many accidents on that road. He stated that there was flooding there that caused the half the road to be flooded. He was concerned for hydroplaning. There was further discussion of the flooding on Stone Hill Road.

G. Rooke-Norman asked P. Lafayette for another quote for the Bond Estimate. T. Seidel stated that CME suggested that fencing should not be used. There was discussion of this matter.

Atty. Branse asked P. Lafayette the time it would take for the detention pond to empty. P. Lafayette explained that it would be 6-8 hours. There was discussion of this matter.

D. Candales showed the Commission where the flooding occurs on Stone Hill Road and the site lines. F. Brown stated that the entire property is surrounded by stone walls. G. Rooke-Norman stated that it could be viewed as being owned by both property owners. There was lengthy discussion of this matter including the site line from S. Gunderman's driveway and the drainage for the development.

D. Candales stated that the road improvement money should be used for Stone Hill Road improvement. G. Rooke-Norman stated that the contribution should be for the road for which it was provided; and asked for a suggestion that there be language for a dedicated fund. There was discussion of this matter.

G. Rooke-Norman asked the Commission for the consensus for the fee-in-lieu amount of \$19,000. There was discussion of this matter for a consensus by the Commission to accept the amount offered by Trinity Development Group.

G. Rooke-Norman asked for a motion to continue this public hearing to October 10, 2006 at 7:00 p.m.

P. Anthony made a motion to continue this public hearing to October 10, 2006 at 7:00 p.m. at the Griswold Senior Center on 22 Soule Street. M. McKinney seconded the motion. All were in favor. Motion was carried.

II. SPECIAL MEETING (7:30 P.M.)

1. Call to order:

Chairperson G. Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 9:24 p.m.

2. Roll Call:

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

Absent: Member Clyde Seaman,

3. Determination of Quorum

P. Anthony asked to be recused. He left at 9:24 p.m. It was determined that there is a quorum for this special meeting.

4. Matter Presented for Consideration:

A. To review draft of proposed ordinance regarding open space land acquisition fund

G. Rooke-Norman stated that there should be a fund for the fee in lieu and it was suggested by the BOS that there be language to present to them for a dedicated fund. T. Seidel stated that in Section 2, was read regarding the transfer of funds by the BOS or BOF from any planning and zoning budget or inland wetlands budget remaining at the end of the year. He stated that there should be wording to transfer funds into the open space land acquisition fund. There was discussion of this matter to clear any ambiguity of the proposed ordinance.

M. Branse questioned the wording for Section 4 for the record. He stated that the wording was not clear whether the commissions must all agree or not. There was discussion of this matter to read all of the following commissions or agencies.

G. Rooke-Norman stated that the Town of Killingly had wording for recreational, open space, natural resource protection or agricultural purposes. D. DeGuire asked if this would allow buying the farm. There was discussion of this matter including the purchase of the development rights.

G. Rooke-Norman read the ordinance for the record.

G. Rooke-Norman stated that there should be fixed terms for the committee members. Atty. Branse suggested a time schedule for staggered terms and the number of committee members appointed by the commissions and selectmen. There was discussion of this matter including a copy of the ordinance be faxed to Atty. Branse office for review.

B. Workshop of the Plan of Conservation and Development

G. Rooke-Norman asked if the Commission members were aware of the issues that were present regarding the printing of the maps. She explained that the former planner informed us that if he were to show Donna how get the maps off the computer, he would charge the town. There was discussion of this matter including that there were no written instructions left behind to allow for access to the information that the Selectmen would pay for a consultant.

G. Rooke-Norman asked the members to look over the goals and recommendations for the Plan of Conservation and Development. She stated that the fee-in-lieu and conservation subdivision regulations should be revised. She asked the members to fax the changes to Donna; and she will type them and we can go through them. G. Rooke-Norman asked the members to review the priority rankings. There was discussion of this matter.

G. Rooke-Norman thanked Atty. Branse for attending this special meeting. She thanked T. Seidel for all of his work.

Atty. Branse explained for informational purposes, there could not be a charge for mailing notices for requests to be placed on the Notification Registry of PA 06-80. There was discussion of this information.

5. **Adjournment:**

G. Rooke-Norman stated that the Commission could go over the Plan of Conservation and Development before the public hearing at 6:00 p.m. on October 10, 2006.

G. Rooke-Norman asked for any other issues before the Commission. Hearing none, she asked for a motion to adjourn. D. DeGuire made a motion to adjourn. J. Schumaker seconded the motion. All were in favor. The meeting adjourned at 10:02 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary