

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

MARCH 12, 2007

GRISWOLD TOWN HALL

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

1. Call to order:

Vice Chairperson Philip Anthony called this public hearing of Griswold Planning & Zoning Commission to order at 7:20 p.m. in Chairperson Gail Rooke-Norman's absence.

2. Roll Call:

Present: Vice Chairperson Philip Anthony, Members Daniel DeGuire, John Schumaker, Alternates Martin McKinney, Courtland Kinnie, John Taylor, Town Planner Carl Fontneau, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Chairperson G. Rooke-Norman

3. Determination of Quorum

P. Anthony appointed Courtland Kinnie to sit for G. Rooke-Norman. It was determined that there is a quorum for this public hearing.

4. Matter Presented for Consideration:

A. SE 02-07 Strain, Patrick, 13 Rudy Circle, Griswold, CT. - Property Location: 1061 Voluntown Road, Griswold. Applicant requests approval of a Special Exception under Section 7.3.1 for a motor sports business with ATV sales, motorcycle sales and repairs. The subject property is located in the C-2 zoning district.

P. Anthony asked if anyone was here to represent the applicant. Patrick Strain presented his application to the Commission. He submitted the abutters' notifications for the record. P. Anthony asked if all the notifications had been returned. P. Strain stated that there were more than have returned.

P. Strain stated that at the last meeting there was a question of the ownership of the driveway. He stated that he was able to demonstrate with a signed and stamped letter of the original site surveyor Michael Healy. He submitted copies to the Commission and for the record.

P. Anthony asked if there were alternations to the site plan. P. Strain stated that there were no alterations to the site plan.

P. Strain explained that the driveway is owned by Peter Nowosadko but that there are easement rights of the abutting property. He submitted the letter for the record. He explained that it is already a commercial entrance for PJ Overhead Door and Pachaug Furniture Restoration. P. Strain showed a photograph addressing the location of the residential parking and the commercial parking for their furniture restoration business to the Commission.

P. Anthony asked the number of spaces on the map. P. Strain stated that he (Pachaug Furniture Restoration) does not have the spots laid out but that P. Strain's parking is opposite of this parking so it is not seen in the photograph.

D. DeGuire asked if the parking for P. Strain's business have been laid out. P. Strain stated that for his business there will be spaces laid out but that he was waiting for approval before he laid out the lines. P. Anthony asked if the parking was shown on the site plan. P. Strain stated no, but that he would be in compliance with one parking spot for each 150 s.f. of retail. He stated that the retail area is only 500 s.f.

P. Strain explained the sign to the Commission and submitted a photograph for the record.

P. Anthony stated that for the record Chairperson Gail Rooke-Norman arrived at 7:25 p.m. and he turned the public hearing over to her.

P. Strain explained the lighting. H submitted a photograph of the lighting for the record. He stated that his hours are until 6 p.m. so the lights would be on for a brief time during the winter months. P. Anthony asked what his hours of operation were. P. Strain stated that they would be 10 a.m. to 6 p.m. that would coincide with the other motor sport businesses in the area and the Pachaug Aquarium and the furniture restoration business next door.

P. Strain submitted a photograph of the service bays at the back of the building for the record. He explained that the bays are in line with the businesses and not in line with the residences there. M. McKinney asked where the storage would be located. P. Strain explained that two bays would be used for storage and the other two bays would be for service.

P. Anthony asked the square footage for the repairs. Peter. Nowosadko explained that it was 2500 s.f. total and the retail space is 500 s.f. P. Strain stated that customers would not be allowed in the service bays.

G. Rooke-Norman asked if there would be outside storage. P. Strain stated that there would be no outside storage.

There was a question from the audience if they could see what is being passed around. Copies were given to that individual. G. Rooke-Norman asked that anyone wishing to come up to view the information should do so.

P. Strain showed a photograph of the sign for the business. He stated that he is replacing the two faces of the sign. G. Rooke-Norman asked C. Fontneau if the sign was in conformance with the regulations. C. Fontneau stated yes.

G. Rooke-Norman asked if the Commission members had any additional questions.

D. DeGuire asked about the parking and that it was not marked out on the plan. P. Strain stated that he can demonstrate where the parking will be. D. DeGuire stated that it should be on the plan.

M. McKinney asked if all three businesses are to be considered for the parking or just the pending application. P. Strain stated that the Pachaug Aquarium has separate parking that he is not permitted to use. He is putting up a sign to detour parking for his business to the back of the building. He stated that the furniture restoration business's parking is demonstrated on the plan.

P. Anthony asked if he discussed what he was to bring in with the Planner what was needed to bring in for this evening. P. Strain stated that he met with him briefly this morning and last week. P. Anthony asked if the question of assigned parking designated on the map was brought up. C. Fontneau stated that he brought it up a month ago but he didn't remind him the last time he was here. There was discussion of this matter.

G. Rooke-Norman stated that the requirement for special exceptions includes a site plan with certain items to be included on the plan and parking is one of them. P. Strain asked if that was included with the waiver request that I submitted the first time. C. Fontneau explained that the waiver request was to use the A-2 survey that P. Strain has and to add the additional information including parking and signs on the plan. There was discussion of this matter.

J. Taylor asked where the woodworking shop was located. P. Strain showed the Commission where the woodworking shop was located to the left of the driveway in the house and showed where the parking for that business was located. There was discussion of this matter.

D. DeGuire asked if the neighbor uses the right of way to get to it. P. Nowosadko explained that the neighbor uses his driveway as a right of way to access the back of his house. G. Rooke-Norman asked about the aquarium parking on their parcel. P. Nowosadko stated no.

G. Rooke-Norman asked for any other questions from Commission members or from staff.

C. Fontneau asked about bathroom facilities. P. Strain stated that there is a bathroom for the employees. G. Rooke-Norman asked if it was handicapped accessible. P. Strain stated that the bathroom is not for the public. P. Zvingilas explained what was required for a handicapped accessible bathroom. P. Nowosadko stated that there is a men's room in the building and that a new bathroom could be added to meet the handicapped requirements.

G. Rooke-Norman asked for any other questions.

M. McKinney asked about landscaping. G. Rooke-Norman stated that it is an existing facility and asked C. Fontneau what he would recommend. C. Fontneau stated that this is a grey area and recommended that the activity is largely in the rear and that there should be minimum or no landscaping. There was discussion of this matter including obstruction of site lines.

M. McKinney asked if there would be test drives for the vehicles. P. Strain stated that no test drives will be done because of insurance purposes and explained that the only time machinery would be started up would be for a make a sale or perform service. P. Anthony explained that other facilities in the area provide test drives. P. Strain explained that he would not be able to provide the insurance to cover test drives. There was discussion of this matter.

G. Rooke-Norman asked about the tow-truck in one of the photographs. P. Strain stated that is part of the parking for Pachaug Aquarium and that he would not be using that area. There was discussion of this matter.

P. Strain stated that there were concerns for noise. He gave a printout from the CT DMV website with maximum decibel levels required by the State to the Commission. He stated that he is in compliance. He submitted this for the record. He explained that the loudest machine was 50 decibels. He submitted brochures from the manufacturer of his product for the record. He submitted a chart of decibel readings for the record. There was discussion of this matter including the decibel levels of a child's machine at 50 dc and a lawn mower at 105 dc.

C. Fontneau stated that there was a letter from the Cemetery Association in the file. P. Strain submitted letters for the record in favor of the application. G. Rooke-Norman read the letters from Tina Chapman, owner of Pachaug Aquarium, in favor of the application for the record. She read a letter from the Pachaug Cemetery Association in opposition of the application for the record. G. Rooke-Norman read a letter from Fred Hoerlein, Drive-In Self-Storage in favor of the application.

D. DeGuire stated that he must recuse himself from this application since the letter submitted by the cemetery association is a client. G. Rooke-Norman appointed C. Kinnie to sit for D. DeGuire.

M. McKinney asked about the other businesses in the area that were in compliance with the landscaping. He would like to see some type of landscaping to clean up the side. There was discussion of this matter.

G. Rooke-Norman asked for other comments from the members. She asked for comments from the audience.

Terry Berry was concerned with the shared driveway. She showed where her house was located on the site plan. She was concerned about access to her home and business in the back. She showed where her house was located on Picture B. She was also concerned for the speed of the motorcycles.

T. Berry stated that the road in the back gets icy and they couldn't make it up the hill, the people cut across the property to get to Rte 138. P. Nowosadko stated that they did have a problem and it is private property, people are not supposed to be doing that and he did not know how to stop it.

T. Berry asked if the permit that is given would be for that specific type of motorcycle with that decibel or would it allow bigger and noisier vehicles to come in. She voiced her concerns again for the noise. She was also concerned for her property values.

G. Rooke-Norman asked if there are any other persons wishing to make comment concerning the application.

Leonard Barry stated that it is a detriment to their property. He stated that no one wants a four-wheeler place by their property. He was concerned for the noise and the danger to the children. He was concerned for his property values.

P. Nowosadko stated that as far as the noise, the applicant has demonstrated that he has done his due diligence to protect people in addressing the noise situation. He stated that the Berry's son had four-wheelers and motorcycles that were ridden out there. He stated that there isn't a problem with Leonard with his business, or the traffic with tractor trailers, box trucks going in and out of the driveway. He stated that as far as the landscaping there is not a lot that can be done with it since there isn't a lot of grass.

M. McKinney asked about the side door. P. Nowosadko stated that the door is not being used right now. He stated that it could be covered up or locked out.

G. Rooke-Norman asked the width of the driveway. P. Nowosadko stated that it was 23 feet.

G. Rooke-Norman asked for other comments from members or the audience.

G. Rooke-Norman asked about issues raised concerning travel through the property and the type of product and that there would be more activity rather than less and asked the applicant if he considered putting up fencing of some sort for a court yard or parking lot cordoned off. P. Strain stated that he had not heard of people coming through the back until tonight so he didn't have a solution for it. He stated he would be willing to work with the landlord and the neighbors to put something up. He didn't think that he should bear the total cost.

P. Strain stated that the cemetery letter regarding the noise and that it is the nature of the business and that some people don't like the nature of the business. He stated that the noise would be contained within the building. He stated that there are no test rides because of the insurance. There was discussion of this matter.

Dean Fontaine stated that that for everyone's information someone cannot even test ride a Harley Davidson. He explained that someone would go out and rent one to test ride it.

L. Berry stated that the vehicles in the back aren't the issue. J. Schumaker asked about the zoning for the furniture refinishing. P. Zvingilas explained the zoning is residential with a home occupation.

C. Kinnie asked P. Strain about access to the sales area. P. Strain stated that the side is the entrance to the business. C. Kinnie recommended that there be a sidewalk designation. P. Nowosadko stated that the sidewalk designation is a paved area and asked if it would be just lining it. J. Schumaker thought that it should be something elevated. There was discussion of this matter.

G. Rooke-Norman asked where the boundary line was. P. Nowosadko stated the boundary line is 23 feet over from the building and the Berrys have a right of way. There was discussion of this matter.

G. Rooke-Norman stated the P & Z is trying hard to be user-friendly for small business to come to Griswold and to encourage small business. She explained the reasons why the regulations require a certain type of survey and map so that those questions can be answered and she cited the examples. P. Strain explained that is why he obtained a certified letter from the original surveyor Mike Healy that does explain what the pins are on the site plan. P. Strain stated that the driveway is a separate parcel owned by P. Nowosadko. There was discussion of this matter of the dimensions of the driveway. P. Anthony stated that the items such as the designated parking

spaces and handicapped accessible bathroom would be on a plan. M. McKinney added that the side door will never be used and whether there would be a painted sidewalk.

T. Berry asked that with the trade-ins that the decibel ratings would not apply and she voiced her concerns on that issue.

G. Rooke-Norman asked if this was continued from last month. C. Fontneau stated that it was newly opened tonight. G. Rooke-Norman stated that if this was closed now without some of the items that are not the map. P. Zvingilas recommended that the public hearing not be closed until the addition information was submitted. There was discussion of this matter.

She stated that it would be appropriate to continue the public hearing to allow the applicant to get the additional information. She asked for a motion.

P. Anthony made a motion to continue the public hearing to April 9, 2007 at 7:45 p.m. C. Kinnie seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The motion was carried.

P. Strain asked for a list of the information needed for the next meeting. G. Rooke-Norman stated that C. Fontneau would give him that information. There was discussion of this matter.

D. DeGuire returned to the meeting at 8:20 p.m.

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

1. Call to order:

Chairperson G. Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 8:23 p.m.

2. Roll Call:

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

Absent:

3. Determination of Quorum

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

4. Matter Presented for Consideration:

A. SUB 04-07 Fontaine, Edgar J., 70 Norman Road, Griswold, CT. – Property Location: 70 Norman Road, Griswold. Applicant requests approval of “Kingsbridge Estates” an 11-lot subdivision on 59.68 ± acres that will include 530-l.f. of proposed new roadway. The subject property is located in the R40/R60 zoning district.

G. Rooke-Norman stated that this is a continuation of a public hearing.

John Faulise was here to represent the applicant. He stated that Bob Schuch, the designed engineer and applicants Edgar and Dean Fontaine are also present.

J. Faulise explained that the comments were addressed from the Town Engineer CME in the plan that is before the Commission.

J. Faulise explained the changes. He stated that the Fire Marshal's recommendation for a dry hydrant was not viable for the site and that there were no guarantees that it would function there. G. Rooke-Norman stated that there is a letter from the Fire Marshal in the file indicating it was apparent to him that the site would not work for a dry hydrant.

J. Faulise stated there was discussion of extension of the proposed cul-de-sac or the ability to tack on to the cul-de-sac should lots 10 and 11 be developed. J. Faulise stated that the parcels have frontage along Norman Road and on Oakville Road. He explained the roadways that could be proposed consisting of a loop road. He explained the slopes for the road would exceed the allowable slope.

J. Faulise explained the drainage on Sheet 4 showing the grading and development for the parcel. He submitted an addendum for the record based on the Town Engineer's comments. J. Faulise stated that there is a letter from Boundaries LLC to CME, Town engineer. He went through the list commenting on each:

#1 and #2 was addressed.

#3 was the method of calculation of stormwater run-off and peak flows. He stated that the calculations have been revised to reduce the peak flows off site.

#4 was explained concerning the size of the sumps to be 4 ft. and he asked the Commission to consider removing the hoods for the catch basins that were recommended by CME.

#5 was addressed concerning the citing the detail on sheet 7, the water quality basin should be a concrete or grass bottom. J. Faulise stated that the bottom would be of grass and that a gated access with a gravel drive for maintenance would extend to the end of the basin. There was discussion of this matter including an existing grass trail that is currently used by farm equipment so it will support town vehicles for maintenance.

#6 was addressed. #7 was addressed. # 8 was addressed.

#9 was addressed reducing the overland flow to 100 feet as requested by the Town Engineer.

#10 regarding the areas of slopes on lots 1 and 5 on Sheet 4. J. Faulise explained that those areas with a 2 to 1 slope have been adjusted and have been reduced to less than a 2 to 1 slope. He also addressed #6 on Sheet 8 indicating the 2 to 1 slopes of grade should be stabilized with erosion fabric and was on the plan from the beginning and those grades have been softened so as not to exceed a 2 to 1 slope.

11, 12, and 13 have been addressed previously and were given a response.

J. Faulise stated that all the issues raised by CME. Town engineer, have been addressed and asked that the Commission address the issue of the hoods on the catch basins.

D. DeGuire asked about the site lines. J. Faulise stated that the site lines were detailed and have been satisfied and met the Town Engineer and the road ordinance. There was discussion on this matter including clearing of some vegetation and the reconstruction of the stone wall on Norman Road.

M. McKinney asked about the head lights from across the road. J. Faulise stated that Edgar Fontaine will work with the affected neighbors and will plant shrubs to deflect the headlights. Edgar Fontaine stated that these issues were brought up at the last meeting by the concerned people there. He made a point asking how many people keep their shades down at night. He also made a point that when those people come out of their driveway, their lights will shine on the other peoples property.

G. Rooke-Norman asked if a note would need to be added to the plan that additional trees would be provided on adjacent property where would we create that since it cannot be required as a condition. J. Faulise stated that he did not think the commission could require improvement on private property. There was discussion of this matter including that Mr. Fontaine will work with them.

G. Rooke-Norman asked for other questions. C. Fontneau stated that the homeowners' association regarding the open space and would need an easement identified on the plan for the town vehicle to do maintenance on the water quality basin. He asked for a letter from the applicant for a conservation easement. J. Faulise stated that Town Atty. Branse would review the documents for consistency and how the language is created. There was discussion of this matter.

M. McKinney asked if there were developers for the other parcels. J. Faulise stated that the two large parcels would remain family lands.

J. Schumaker asked about the potential development of the parcel, he asked how the roadway would be continued. J. Faulise explained how many lots would be created and that the cost of the roadway would not be warranted for the number of lots citing minimum width requirements for the lots and the slope of the lots and wetland restrictions.

G. Rooke-Norman asked if C. Fontneau was satisfied with site line sheets. C. Fontneau stated yes and they were reviewed by CME. He stated that the redone drainage calculations should be reviewed by CME which could be submitted as a report. There was discussion of this matter.

J. Faulise stated that they would like to address the hooded catch basins and Bob Schuch will discuss them with the Commission.

Bob Schuch, Engineer, Boundaries, LLC explained the drainage on Sheet 7 for the outlet pipes that are to be hooded. He explained that the hood was an elbow at a 90 degree angle and sits below the water surface elevation where floatables never get into it. He stated that leaves or debris go underneath the elbow and have a tendency to clog it and it can't be visually inspected and maintenance would require that the hood be removed to flush it out the pipe. B. Schuch explained that they would like to see from one end to the other to determine if there are any obstructions. B. Schuch explained catch basin 7 as a drop structure where the inlet pipe comes in

high and the outlet is way down and enlarged to 24" with a 10 foot drop between them that if an elbow was installed it would be so far down that it would be difficult to inspect and maintain it.

Bob Schuch explained that the storm water quality basin takes the place of the drop structure. He stated that anything that will come out of the stormwater drainage system will be collected in the four bay water quality basin which will have a grass bottom with riprap for protection around the pipe. He explained that concrete in that type of system will break up within a couple years due to temperature changes. B. Schuch stated that even though we indicated that all basins have hooded outlets, we are respectfully requesting from the Commission that the hoods be eliminated for ease of maintenance and inspection.

P. Anthony asked what the maintenance schedule for inspections and is there a normal maintenance schedule that the Town has. J. Faulise stated that in speaking with Forman Todd Babbitt, Public Works is planning to do the all the drainage structures in town once a year rather than the old schedule of half in one year and the other half the next year.

J. Faulise stated that reason that Mr. Eaton, Town Engineer wanted a the four bay to be a grass bay gives the town the ability to schedule maintenance and to come in and scoop up the debris with a tractor and reseed the area if it is grass. He stated that the basin could be cleaned out when necessary.

P. Zvingilas asked why they were using hooded pipes if it isn't a good idea. B. Schuch stated that this system is used where there would be a potential for fuel spills so as not to allow for migration from one catch basin to another. M. McKinney stated that it was used for spill containment. There was discussion of this matter.

M. McKinney suggested that the hooded outlets could be used where the roads connect and then dissipate as they go along the cul-de-sac. There was discussion of this matter.

G. Rooke-Norman asked for questions or comments for or against or to make a statement. She asked for questions from the Commission or from staff.

C. Kinney asked about the maintenance of the existing trail. He stated that unless the trail is maintained, it will become overgrown with trees and shrubs and asked if there would be something in the homeowners' association plan. J. Faulise stated that the maintenance of this could be put in the homeowners' document and since the trail has been there for as long as it has, the ground is fairly compacted and it wouldn't grow up as quickly and will be easily maintained

Audrey Traylor, 23 Norman Road, stated that she appreciates Mr. Fontaine's offer. She showed the Commission where her driveway was located. She voiced her concerns regarding the common entrance for seven lots entering and exiting from the cul-de-sac and asked the Commission to consider that. G. Rooke-Norman asked if the shrubs and trees will be on your side of the road offered by Mr. Fontaine. A. Traylor stated that she has not spoken with Mr. Fontaine.

C. Fontneau stated that the Commission has the opportunity to close the hearing, but suggested that it get the final check by Chuck Eaton on the material submitted today and a comment from Todd Babbitt or Paul Brycki regarding the hooded outlets and the definition on the plan of rights of access for maintenance of the water quality basin.

G. Rooke-Norman asked for other comments or questions.

J. Faulise stated that a letter dated February 22nd by CME that he spoke to Todd Babbitt about the bottom of the four bay quality basin being grass.

G. Rooke-Norman asked if there was any other information required by the applicant. She asked about the bonding calculations. J. Faulise stated that it has been submitted.

D. DeGuire asked if the bond was reviewed. J. Faulise stated that it was reviewed by the Town engineer. G. Rooke-Norman asked the amount of the bond. She stated that it is in the amount of \$163,005.25.

G. Rooke-Norman closed the public hearing at 9:07 p.m.

D. DeGuire made a motion to close the public hearing. P. Anthony seconded the motion. G. Rooke-Norman asked for the vote. All were in favor. The motion was carried.

C. Fontneau stated that there would be staff reports added to the record at a later date.

Mr. Fontaine thanked the Commission.

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

1. Call to order:

Chairperson G. Rooke-Norman called this regular meeting of Griswold Planning & Zoning Commission to order at 9:08 p.m.

2. Roll Call:

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

Absent:

3. Determination of Quorum:

There is a quorum for this regular meeting.

4. Approval of Minutes:

- A.** Approval of Minutes of the Public Hearing of February 12, 2007
- B.** Approval of Minutes of the Regular Meeting of February 12, 2007

G. Rooke-Norman asked if there were any corrections or omissions to the minutes of the public hearing and regular meeting of February 12, 2007. She asked for a motion. P. Anthony made a motion to approve the minutes. J. Schumaker seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The motion was carried.

5. Correspondence and Attachments:

A. Letter dated January 31, 2007 from Michael Twomey and Gail Whitney to Gail Rooke-Norman, Planning and Zoning regarding Pachaug Business Park Road Design and a letter dated February 5, 2007 from Michael Twomey and Gail Whitney to Gail Rooke-Norman showing a corrected letterhead address.

C. Fontneau stated that this is with the Board of Selectmen who will send the commission another letter when the issues are resolved. M. McKinney asked about the drainage and if there was any bond left on that. C. Fontneau stated that the bond has not been reached. There was discussion of this matter including the current drainage issues on Edmond Road. C. Fontneau will write a letter to the Board of Selectmen.

B. Letter dated February 7, 2007 from Anne Hatfield to the Griswold Board of Selectmen regarding a list of roadways that require a CGS 8-24 Review at a future date.

C. Fontneau stated that the roads needed historical research before they can be reviewed. There was discussion of this matter.

C. Letter dated February 9, 2007 from J. R. Normand Sylvestre to the Zoning Commission regarding unlicensed junk yards and auto repair facilities within Griswold.

G. Rooke-Norman stated there was no action that needed to be taken on that.

D. Letter dated February 16, 2007 from Attorney Thomas J. Londregan to Gail Rooke-Norman regarding a request for a sketch plan review under Section 2 of a Subdivision Site Plan request from Trinity Development Group, LLC for 146 Stone Hill Road, Griswold.

C. Fontneau stated that this is on the agenda under Additional Business, Item C.

E. Letter dated February 21, 2007 from Louis E. Steinbrecher, North Stonington Planning and Zoning regarding a request for a regulation change by STPR Realty Development Group, LLC.

G. Rooke-Norman asked if there was any impact to the Town. C. Fontneau stated no, the design district has been withdrawn at this time.

F. Letter dated February 22, 2007 from Chuck Eaton, P.E., CME Associates to Carl Fontneau, Town Planner regarding engineering review of the Fontaine Subdivision Plan, Kingsbridge Estates SUB 04-07.

G. Tighe & Bond two-day Introduction to ArcGIS I course to be held at various locations in Massachusetts and Connecticut.

There was discussion of this matter that C. Fontneau will be attending in Haddam.

D. DeGuire asked to return to Item C. He asked if they are licensed with the State of Connecticut and why it keeps getting on the agenda if they have to go through the state. G. Rooke-Norman stated that there is a complaint that there are unlicensed junk yards. There was discussion of this matter. P. Zvingilas stated that the list that he has given you there are three that are used car dealerships licensed with the State of Connecticut, Patryllo's was redone by the Zoning Board of Appeals and the others have been there for an extensive period of time and his

claim is that that have more cars that what a used car dealership should. This should go to the State. There was discussion of this matter. G. Rooke-Normans asked that C. Fontneau sort through the items in that letter. P. Zvingilas stated that there is a meeting scheduled with Mr. Sylvestre, the First Selectman and himself. G. Rooke-Norman stated that that was the appropriate jurisdiction.

6. Matters Presented for Consideration:

A. SUB 04-07 Fontaine, Edgar J., 70 Norman Road, Griswold, CT. – Property Location: 70 Norman Road, Griswold. Applicant requests approval of “Kingsbridge Estates”, an 11-lot subdivision on 59.68 ± acres that will include 530-l.f. of proposed new roadway. The subject property is located in the R40/R60 zoning district.

G. Rooke-Norman stated that this is the Kingsbridge Estate 11-lot subdivision. C. Fontneau asked that we wait for the reports from CME and comments on the hoods. J. Schumaker made a motion to table this application to April 9, 2007 meeting.

G. Rooke-Norman appointed M. McKinney to sit in the seat vacated by Clyde Seaman.

M. McKinney seconded the motion. All were in favor. The motion was carried.

B. SE 02-07 Strain, Patrick, 13 Rudy Circle, Griswold, CT. - Property Location: 1061 Voluntown Road, Griswold. Applicant requests approval a Special Exception under Section 7.3.1 for a motor sports business with ATV sales, motorcycle sales and repairs. The subject property is located in the C-2 zoning district.

G. Rooke Norman stated that this matter was a prior public hearing that has been continued. P. Anthony made a motion to table the application to April 9, 2007. J. Schumaker seconded the motion. All were in favor. The motion was carried.

C. ZC 01-07 Rogoff, Harvey, Suite 400, 131 Jericho Tpke, Jericho NY. Applicant requests approval of a text amendment to add an exception to Section 2.2.6.13.1 to allow for storage of recreational vehicles and watercraft as an accessory use to a self-storage facility and to add a definition of self-storage facility as Section 21.27. Acceptance and determination of public hearing date.

G. Rooke-Norman stated that this requires a public hearing date and that the Commission has something scheduled for 7:45 p.m. There was discussion of this matter.

P. Anthony made a motion to set the public hearing for Item C to April 9, 2007 at 7:15 p.m. J. Schumaker seconded the motion. All were in favor. The motion was carried.

7. Additional Business:

A. Letter dated February 5, 2007 from Michael Twomey and Gail Whitney to Gail Rooke-Norman, Planning and Zoning regarding Pachaug Business Park Road Design.

C. Fontneau stated that this is waiting for input from the Board of Selectmen. P. Anthony stated that he spoke with Gail Whitney on the phone regarding a Selectmen's meeting she attended. There was discussion of this matter.

B. Letter dated February 7, 2007 from Anne Hatfield to the Griswold Board of Selectmen regarding a list of roadways that require an CGS 8-24 Review.

G. Rooke-Norman stated that no action need be taken at this time.

C. Letter dated February 16, 2007 from Attorney Thomas J. Londregan to Gail Rooke-Norman regarding a request for a sketch plan review under Section 2 of a Subdivision Site Plan request from Trinity Development Group, LLC for 146 Stone Hill Road, Griswold.

C. Fontneau stated that the representative and the applicants are here to present the non-binding sketch plan. G. Rooke-Norman asked if someone was here to represent Trinity Development Group.

Tom Londregan, the city of New London was representing Danny Candales and he brought Pat Lafayette who is the engineer on the project. He explained that Trinity Development Group came to him for advice. He stated that we must comply with the regulations and address the issues. He stated that the issues were Stone Hill Road itself regarding site lines, the length of the cul-de-sac or provides a possible connection to any other lands. He was unclear whether a waiver was articulated.

T. Londregan submitted a sketch plan of the subdivision to the Commission. He stated that three lots were eliminated explaining how they chose the three lots. He explained the changes to the Commission to lots 1, 2, & 3 that are now combined. He explained the addition of a 50-ft right of way and the elimination of lot 8,

T. Londregan explained Section 8.1.2 and 8.1.3 regarding a waiver for the road length. He explained these sections citing examples of other subdivisions that did not waive the length of the road. He addressed the lot slopes and the creation of more rectangular lots. He addressed the sidewalks and read Section 8.1.4 for the record. T. Londregan addressed Section 8.1.3 for drainage and how it related to impervious services such as sidewalks.

T. Londregan addressed the fence or guardrail around the detention basin. He stated that a fence can create a situation where an animal can become trapped. He asked for guidance and will put a barrier there.

T. Londregan asked the commission to apply any balance from the previous application fee to be applied toward a new application making that part of the application to this Commission. There was discussion of this matter.

There was lengthy discussion of the sketch plan that included drainage, site lines, slopes, road length citing other subdivisions longer than 600 ft, and connectivity through the Schonbrun property, the configuration of the lots at the back of the cul-de-sac to be more rectangular, frontage on a cul-de-sac, lighting, road curbing, the right of way to the wetlands, an appraisal for the fee-in-lieu open space, recovered fees, and sidewalks. C. Fontneau will give a list of appraisers to the applicants.

G. Rooke-Norman asked if the changes to the application would affect the wetlands permit. P. Lafayette stated that it made no difference since there would be activity within the buffer. Dan Candales showed the Commission an alternate site plan. There was discussion of this matter. There was discussion of this matter including the proposed right of way locations.

G. Rooke-Norman asked T. Londregan if the Commission gave the feedback that he was looking for. T. Londregan stated yes. P. Anthony stated that the Town Planner is available to review the site plans and give recommendations for any changes.

G. Rooke-Norman thanked T. Londregan for his presentation.

G. Rooke-Norman stated that notice was given the Board of Selectmen regarding the vacancy for the regular member seat. She asked if there were any applications received. There was discussion of this matter.

P. Anthony made a motion to appoint M. McKinney.

G. Rooke-Norman asked that a motion be made to place this item on the agenda. P. Anthony made a motion to place this item on the agenda. J. Schumaker seconded the motion. All were in favor. The motion was carried.

P. Anthony made a motion to nominate M. McKinney to be appointed subject to the ratification by the Board of Selectmen. D. DeGuire seconded the motion. There was discussion of the motion. G. Rooke-Norman asked for a vote. All were in favor. The motion was carried. G. Rooke-Norman stated that M. McKinney is appointed a regular member.

G. Rooke-Norman stated that it is a republican vacancy for an alternate that must be advertised and the Republican Town Committee must be notified.

8. Old Business

A. Input from the Commission members to Town Planner on items in zoning and subdivision regulations needing possible revision.

J. Schumaker asked if there is anything on the agenda. C. Fontneau stated no. D. Szall stated that an application came in and asked if this should be placed on the agenda. There was discussion of this matter.

G. Rooke-Norman asked the Commission members to give C. Fontneau any suggestions for changes to the regulation.

9. New Business:

A. Review of FY 2007 - FY 2008 Budget Request

C. Fontneau explained the increases and changes to the budget. There was discussion of this matter including the town-wide GIS system was asked to be funded for Geo-code mapping, a request for a wide format printer/scanner/copier for site plans, and the recommendation by the Economic Development Commission to include a 19 hour, part-time Economic Development Coordinator with no benefits.

M. McKinney asked about the attorneys fees. C. Fontneau stated that attorneys' fees are a line item in the Selectmen's budget.

B. Letter dated February 9, 2007 from J. R. Normand Sylvestre to the Zoning Commission regarding unlicensed junk yards and auto repair facilities within Griswold.

P. Zvingilas stated that the issue was discussed earlier.

10. Reports from the Enforcement Officer:

G. Rooke-Norman asked if there were any reports. P. Zvingilas stated no.

P. Anthony sated that he has received complaints regarding noise levels from ATVs and state regulations regarding mobile sources of noise. C. Fontneau stated that the DEP does not have a noise measurement unit any longer. There was discussion of this matter.

G. Rooke-Norman asked a member of the audience if they were waiting. Ransom Young stated he was waiting to discuss Red Barn Road. G. Rooke-Norman stated that that item was not on the agenda and the Commission is waiting for the Board of Selectmen to research the matter. She asked R. Young that he should do more research on the matter.

11. Adjournment:

P. Anthony made a motion to adjourn. M. McKinney seconded the motion. All were in favor. The meeting adjourned at 10:43 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary