

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

**MARCH 26, 2007**

**GRISWOLD TOWN HALL**

**I. PUBLIC HEARING (7:30 p.m.)**

**1. Call to order:**

Chairperson Gail Rooke-Norman called this combined public hearing of Griswold Planning & Zoning Commission and the Griswold Board of Selectmen to order at 7:35 p.m.

**2. Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Members Philip Anthony, Daniel Deguire John Schumaker, Alternates Courtland Kinnie, Town Planner Carl Fontneau, ZEO Peter Zvingilas, Acting Recording Secretary Valerie Pudvah.

**Absent:** Alternates Martin McKinney and John Taylor.

**3. Determination of Quorum:**

Gail Rooke-Norman appointed Alternate Courtland Kinnie to sit for Martin McKinney. It was determined that the P & Z Commission had a quorum for this public hearing. First Selectwoman Anne Hatfield and Second Selectman Paul Brycki were present for the Board of Selectmen. A quorum was determined.

**4. Matter Presented for Consideration:**

**A.** Draft Update to the Plan of Conservation and Development. This planning document reviews land use trends, sets goals with suggested implementation steps and time frames, and guides development and conservation for coming years.

**G.** Rooke-Norman turned the presentation over to the Town Planner. Carl pointed out to the public that the handout includes the major portion of the plan, implementation and the steps to attain them; also a small copy of future land use is included. Carl suggested we go directly to comments from the public.

Evelyn Putman, Geo. Palmer Road, was concerned about keeping the rural character of Griswold and she stated she knows the P&Z is also concerned. She stated that a very good job was done with the requirements for new development. Ms. Putman is concerned about heavy development, like a strip mall. Ms. Putman stated that many people have stated to her that they enjoy using this road because of the scenery.

Norman Higgins, Pleasant View, spoke about the sidewalks and keeping the beautification of the town, dismayed when he went to Zoning Board of Appeals and some concepts were changed. Example trees every 50` instead of 25`. His main reason for speaking tonight was to discuss the new grammar school and that no one has done any work on solar power. Mr. Higgins gave a handout to the Town Planner regarding free power to Connecticut towns. G. Rooke-Norman stated this is too much of a burden for the town planner to do and she and the Board have supported a new position of an Economic Development Coordinator. Mr. Higgins also spoke on wind power and federal grants that are out there for that.

G. Rooke-Norman asked for any additional comments from the Board.

P. Anthony thanked Evelyn Putman and Norman Higgins for their comments and contributions.

G. Rooke-Norman stated that John Taylor arrived at 7:45 pm.

C. Kinnie suggested that more aggressive language be placed in the plan of development to encourage alternative energy sources. C. Kinnie spoke on wind farms and commercial growth it can encourage as a tourism by product.

Ron Ward, 37 Main Street, stated that this is a good document especially that it is looking at a 10 year plan. Supports the idea of the Commission having an Economic Development Coordinator position. He suggested that maybe the Board of Selectmen and Board of Warden & Burgess might assist in getting some grant money for this position. He also discussed housing issue in the Borough and how different it is in the rest of the Town. Also stated that anything we put in this plan about encouraging renewable energy is good. He also said that R-2D to establish a Local Tax Abatement is a very good idea. He also spoke on the plan that the Town of Norwich has.

Dan Candales, 146 Stone Hill Road, questioned (G-4) R-4B: increasing minimum lot sizes of introducing development measures for residential land uses. Planner gave some examples what the proposals might be.

(G-5) R-5E: expand C-1 /Zoning in the vicinity of I-395/Rte 138. (G-3)-R-4B Encourage the Selectmen to improve pedestrian infrastructure in the Pachaug Village Area. G. Rooke-Norman stated that this is already happening. Also, questioned (G-4) R-4B “ Stone Wall Protection & Enhancement Ordinance” C. Kinnie explained type of walls, walls that are removed have regulations in place on how they will be put back. All walls that get put back would depend on what was there initially there and how walls were constructed.

Evelyn Putman, Geo. Palmer Road, commented that because of a site problem a wall had to be removed on Geo. Palmer and the Town did a beautiful job replacing it.

G. Rooke-Norman asked for further comments from 1<sup>st</sup> Selectwoman Hatfield and 2nd Selectman Brycki, both made comments at previous meetings, so nothing further.

G. Rooke-Norman called for any other comments. P. Anthony stated that the public has had plenty of time for any input. P. Anthony made motion to close the public hearing. C. Kinnie while the hearing is still open, C. Fontneau has in possession plans for future land use in surrounding towns.

G. Rooke-Norman read into the minutes a letter from SECCOG. C. Fontneau stated that this regional plan that SECCOG put together is designed to be consistent with the State plan.

J. Schumaker seconded P. Anthony motion. G. Rooke-Norman called for any other discussion on this motion, all those in favor of closing this Public Hearing. All in favor, aye. Motion carries.

G. Rooke-Norman called for 5 minute recess at 8:25 pm.

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

### **1. Call to Order:**

G. Rooke-Norman called the regular meeting of the Griswold Planning & Zoning Commission to order at 8:30 p.m.

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

**Present:** Chairperson Gail Rooke-Norman, Members Philip Anthony, Daniel Deguire, John Schumaker, Alternates Courtland Kinnie, John Taylor, Town Planner, Carl Fontneau, ZEO Peter Zvingilas and Acting Recording Secretary Valerie Pudvah.

**Absent:** Martin McKinney

C. Kinnie will sit in for Martin McKinney

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

It was determined that there was a quorum for this regular meeting.

### **4. Approval of Minutes:**

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

G. Rooke-Norman stated that she did not receive minutes in her package. P. Anthony made motion to table the approval of minutes until the next meeting. D. Deguire seconded the motion. All in favor, aye. Motion carries.

G. Rooke-Norman thanked Norman Higgins for the plaque that honored Clyde Seaman.

**5. Correspondence and Attachments:**

A. Thank you note from Clyde and Carol Seaman.

B. Letter dated March 14, 2007 to Chairperson Gail Rooke-Norman, Griswold Planning & Zoning from 1<sup>st</sup> Selectwoman Anne Hatfield regarding Draft Eminent Domain Ordinance.

Discussion was held regarding this. G. Rooke-Norman feels we need to include the 125% language that the State is considering. What that is, is if the Town does take property by Eminent Domain, the owner is paid 125% of the appraised value. This should apply to any property (commercial or residential). C. Fontneau suggested adding a line after the first to read. That dealing with commercial property could be transferred at 125% of appraised value. G. Rooke-Norman suggested the Town should pay for the appraisal, if the Town feels it has to have a certain piece of property, this would apply only if it ends up in a privately controlled corporate level. After much discussion G. Rooke-Norman feels that we need to have a "however" in the language, if the first paragraph is found to be unenforceable, the town needs to be obligated to pay a certain percent. The last sentence needs to say "The ordinance shall not be inconsistent with any subsequently enacted State Law; however it can limit the Town's Eminent Domain powers further than the State Laws limit". C. Fontneau will send a draft to members for the next meeting.

**6. Matters Presented for Consideration:**

A. Draft Update to the Plan of Conservation & Development.

Carl will give draft changes for member consideration. Maybe ready for the next meeting of April 9, 2007.

**B. SUB 05-07 James P Henn. Property Location: 330 East Main Street & December Drive.**

Applicant wants to wait until May 14<sup>th</sup> meeting. Motion made by D. Deguire to table this until May 14<sup>th</sup> and be put on the agenda, seconded by P. Anthony. All in favor, aye. Motion carries.

**7. Additional Business:**

A. Discussion of draft of Eminent Domain Ordinance referenced by the Board of Selectmen as part of CGS 8-24 review.

Discussion already held.

B. Public recognition of and thank you to Norman Higgins for his donation of a commemorative plaque to F. Clyde Seaman's lasting contribution and dedicated service to the Town of Griswold.

**8. Old Business:**

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

No changes from a couple of meetings ago. C. Fontneau brought up about yard sales and other changes that he would like to incorporate. Would like comments on prior draft sent to him, so they can be ready for the April 9<sup>th</sup> meeting. Discussion was held on garage sales. Residential/Non-Residential properties, how permits would be issued, who would do the enforcement of yard sales etc?

**9. New Business:**

None

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

Discussion was held on the Golf Barn. Devices have been installed in front of the tees. The Pro Shop is completed. The Board felt that N. Rodriguez is working in good faith. The Board would like him to come in for the May 14<sup>th</sup> meeting to update the Commission on what was done and the results. P. Zvingilas asked if he could grant a temporary permit until the May 14<sup>th</sup> meeting. Members agreed.

Discussion was held on the Jewett City Savings Bank satellite office for the school employees. G. Rooke-Norman suggested that Betty Osga speak with the Bank to see what kind of an agreement they have. P. Anthony suggested we get a head count on how many will be in the bldg.

Also, discussion on the school building project was held. Mark Branse will be sending a letter with his opinion to the 1<sup>st</sup> Selectwoman about what permits or procedures need to be conducted before the proposed town meeting in May and what could be done afterwards.

**11. Adjournment:**

G. Rooke-Norman asked for a motion to adjourn. J. Schumaker made a motion to adjourn. D. Deguire seconded the motion. All were in favor. The meeting duly adjourned at 9:40 p.m.

Respectfully submitted,

Valerie Pudvah  
Acting Recording Secretary