

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

APRIL 23, 2007

GRISWOLD TOWN HALL

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

1. Call to order:

G. Rooke-Norman called this regular meeting of the Griswold Planning & Zoning Commission to order at 8:00 p.m.

2. Roll Call:

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

Absent: Alternate John Taylor

3. Determination of Quorum:

G. Rooke-Norman stated that there is a quorum for this regular meeting.

4. Approval of Minutes:

A. Approval of Minutes of the Public Hearings of April 9, 2007

B. Approval of Minutes of the Regular Meeting of April 9, 2007

G. Rooke-Norman asked for approval of the minutes of the Public Hearings of April 9, 2007 and Regular Meeting of April 9, 2007. M. McKinney made a motion to approve the minutes as presented. D. DeGuire seconded the motion. G. Rooke-Norman asked for discussion; hearing none, she asked for a vote. All were in favor. The motion was carried.

G. Rooke-Norman stated to let the record show that John Taylor arrived at 8:05 p.m.

5. Correspondence and Attachments:

G. Rooke-Norman read the list of correspondence.

- A. Letter dated April 5, 2007 from John U. Faulise, Jr. to the Griswold Planning and Zoning Commission regarding a Section 8-24 review of the Griswold School Building Committee of plans for the upcoming school renovations/construction.
- B. Letter dated April 11, 2007 from Louis Soja, Jr. Plainfield Town Planner to Ellen Dupont, Town Clerk regarding TA -2007-03 Test Amendment Section 11.1 Planned Development District Purpose and Section 11.1.3; and Planned Development District Permitted Uses.
- C. Letter Dated April 4, 2007 and a brochure from National Association of Housing and Redevelopment Officials to Community Development leaders asking for support for CDBG and other federal housing and community development programs.
- D. The Connecticut Landscape Architect publication of the Connecticut Chapter of the American Society of Landscape Architects, Winter/Spring 2007
- E. Connecticut Wildlife Magazine, March/April 2007, of the Connecticut Department of Environmental Protection Bureau of Natural Resources, Wildlife Division.

6. Matters Presented for Consideration:

- A. **SUB 07-07 Trinity Development Group, LLC, 146 Stone Hill Road, Griswold, CT. Property Location: 142 Stone Hill Road.** Applicants request approval of a 14-lot subdivision consisting of 23.15 acres with 1,155 ft. of new public roadway. The subject property is in the R-40 zoning district. This application is for acceptance and to set a public hearing. Rogoff scheduled at 7:45 p.m. on May 14, 2007.

G. Rooke-Norman stated that this is an application for a 14-lot subdivision requires a public hearing. She asked for a motion to set a public hearing. There was discussion of this matter. P. Anthony made a motion to set the public hearing for May 14, 2007 at 7:20 p.m. for SUB 07-07. J. Schumaker seconded the motion. G. Rooke-Norman asked for the vote. All were in favor. The ayes carry.

G. Rooke-Norman stated that there is a request for a fee waiver in the file and asked C. Fontneau if this should be addressed first. C. Fontneau stated that this could be discussed tonight. There was discussion of this matter including the fees incurred for the previous application by Trinity Development.

G. Rooke-Norman asked for a motion. P. Anthony made a motion to deny the request for a waiver of fees for Stone Hill Estates application. M. McKinney seconded the motion. There was discussion of the motion of the maximum time for public hearings and meetings. All were in favor. The ayes carry.

C. Fontneau stated that he will deliver the package to CME, the logical choice since Chuck Eaton had done the work before.

7. Additional Business:

A. Discussion and review of a request from John U. Faulise, Jr. representing the Griswold School Building Committee for a Section 8-24 review of plans of the upcoming school renovations/construction.

G. Rooke-Norman asked John Faulise to make his presentation. John Faulise is representing the Building Committee and has been a member for a while. He stated that he was authorized on April 4, 2007 to present the 8-24 review. He stated that two members of the building committee are present, Russ Hanes and Peter Dorff and John Taylor representing the Planning and Zoning Commission on the building committee. He submitted copies of a letter from Town Attorney Mark Branse to the Commission.

G. Rooke-Norman stated that her spouse is on the Building Committee and that any decision the Commission makes does not have any kind of personal gain and she did not feel that it was a conflict. She stated that the 8-24 is just a review and a report of the decision of the Commission.

J. Faulise made his presentation to the Commission and submitted a schematic drawing of the proposed development prepared by Kaestle-Boos. He referenced Section 4 on page 101, Section 4-C. and explained that the proposal is for a new elementary school to be built in the same location of the current elementary school. There was lengthy discussion of this matter that included amount of reimbursement from the State, the square footage of the current and new school, the time line for the public hearing process and referendum, solar energy panels, the locations of the students during construction, and questions of any consideration given to retaining the current school in a community-oriented use and construct a new elementary school in another location on campus.

P. Anthony made a motion to approve the location as presented G. Rooke-Norman stated the motion is to submit an 8-24 review with a positive finding regarding the location. There was discussion of this matter including a recommendation that alternatives to the demolition be investigated.

P. Anthony rescinded his original motion.

P. Anthony made a motion to give a positive response to 8-24 review of plans for the upcoming school renovation/construction and would like to see alternatives discussed and considered to the demolition and/or the building of a new school and all other options to be considered by the reviewing board. M. McKinney seconded the motion. G. Rooke Norman asked for a vote of a positive report. All were in favor. The ayes carry.

G. Rooke-Norman asked J. Faulise to make his presentation for the Middle School. John Faulise made his presentation explaining the changes developed by Kaestle-Boos to the middle school site for the location of the expansion of the proposed two floor additions to the school at the rear of the existing gymnasium towards the parking lot and tennis courts. There was lengthy

discussion of this matter including waivers in square footage from the State for reimbursement for the retention of the auditorium, the front of the school and the center staircase and the need for any demolition and locations of the students during construction and projected enrollments over eight years.

J. Schumaker made a motion to give a favorable report 8-24 report in regard to the location of the Griswold Middle School general expansion. M. McKinney seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The ayes carry.

8. Old Business

A. Review of the changes to the Plan of Conservation and Development incorporating the suggestions received during the public hearings.

G. Rooke-Norman asked C. Fontneau to go through the package of Section 5. C. Fontneau went through and listed the changes made at the last meeting. There was discussion of this matter and additional changes were made to Section 5.

C. Fontneau explained the changes to Section 6. G. Rooke-Norman stated that those changes looked good.

G. Rooke-Norman stated that C. Fontneau include the changes in a new draft of the Plan of Conservation and Development so that a public hearing may be set. There was lengthy discussion of the date and time for the public hearing for the Plan of Conservation and Development.

J. Schumaker made a motion to hold a public hearing for the Plan of Conservation and Development at 7:30 p.m. for June 11, 2007. P. Anthony seconded the motion. G. Rooke-Norman asked for the vote. All were in favor. The ayes carry.

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

G. Rooke-Norman asked C. Fontneau about the revisions to the zoning regulations.

G. Rooke-Norman stated that the workshop in June will be on the revisions to the zoning regulations and asked the Commission to review side by side with the current regulations. She stated that this item did not need to be on the next agenda.

9. New Business:

G. Rooke-Norman asked for any other new business or reports. She asked for any questions or comments. D. DeGuire stated that the 8-24 review seemed to put the cart before the horse. J. Schumaker explained that it was the location of the schools was the issue of the report.

10. Reports from the Enforcement Officer:

11. Adjournment:

J. Schumaker made a motion to adjourn. P. Anthony seconded the motion. All were in favor. The meeting adjourned at 9:50 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary