

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

JULY 10, 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, Alternate Martin McKinney, Town Planner Demian Sorrentino, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Members Clyde Seaman, Roland Harris, Alternates John Schumaker, Courtland Kinnie

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 request 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 someone was here to represent the applicant. Pat Lafayette, Development Solutions, LLC represented the application to the Commission. He explained that it was a 17-lot subdivision on 25 acres on Stone Hill Road. He explained where the numbered lots were located on Stone Hill Road and along the proposed cul-de-sac.

P. Lafayette stated that the Town Engineer has reviewed the plan and his recommendations to the retention basins have been addressed. He explained the retention basins to the Commission. There were discussion of the matter including the depth of the retention basins and a 3 to 1 slope.

G. Rooke-Norman stated to let the record show that Alternate John Schumaker arrived at 7:06 p.m. She appointed J. Schumaker to sit in place of R. Harris.

P. Lafayette explained the proposed road to the Commission. He stated that the road split the wetlands with the front portion draining toward Stone Hill Road and the rear into the retention basin. There was discussion of this matter.

P. Lafayette explained that the lots would be serviced by public water. He stated that he had the water company approval to connect to the service. He stated that there would be on-site engineered septic systems on all lots which were approved by Sanitarian A. Gosselin. There was discussion of this matter.

P. Lafayette explained that the lots are 40,000 sq. ft. with some of the rear lots being considerably larger. He showed the lots on Sheet 4 to the Commission. There was discussion of the shared driveway.

G. Rooke-Norman asked about the distance of lot 11 to the roadway north of the Barnes property. P. Lafayette stated that it was about 135 ft. M. McKinney stated that the lots should be rectangular in shape. P. Lafayette stated that the lots were set according to the regulations. There was discussion of this matter.

M. McKinney asked about the sight lines for entering and exiting out of the cul-de-sac. P. Lafayette explained that there is a large tree will be removed to improve the sight lines. There was discussion of this matter.

J. Schumaker asked what the length of the road was. P. Lafayette stated that it was 1150 ft. to the back of the cul-de-sac. D. Sorrentino stated that there was a waiver request for the length of road in the file.

G. Rooke-Norman asked if there was a waiver request for the sidewalks. D. Sorrentino stated yes. P. Lafayette stated that there was a request to waive the sidewalks since they would not connect to anything or serve any purpose. There was discussion of this matter including a request of the applicant to revising the site plan to include side walks.

G. Rooke-Norman asked what the topography of the road entrance was. P. Lafayette stated that the road runs next to the existing house driveway and that the left view has a tree in the right-of-way that will be removed. There was discussion of this matter.

G. Rooke-Norman asked for comments from the Commission. P. Anthony stated that there was a lot of information to review. D. Sorrentino stated that the applicant will show the easement areas, the limits of the easement areas, drainage rights to be conveyed to the Town of Griswold, show the area from the current property line to the proposed property line to be dedicated to the right of way. He explained this matter to the Commission. He stated that lot 11 met the set back requirements and the depth dimension from the street.

M. McKinney stated that he was concerned for the retention pond at the road entrance. G. Rooke-Norman stated that there could be plantings and a decorative fence. P. Anthony stated that he would like to see the fence height increased to 6 ft. for the safety of the children, esthetics aside.

G. Rooke-Norman asked D. Sorrentino if he had any other comments. He stated that he would like more time to review the regulations. G. Rooke-Norman asked P. Lafayette if he had any other information to present. P. Lafayette stated he has made his presentation and that he would like to wait to hear any comments from the Commission.

G. Rooke-Norman asked for comments from the audience in favor or against the application.

Kit Schonbrun stated that her property was there since 1924. She stated that when the new people move to the country, there will be complaints about the farmers because of the odors and tractors and trucks. K. Schonbrun stated that the Town does not give landowners a choice in the matter of residential development. She voiced her concerns that as an abutting landowner, her tranquility will be gone because of the noise of children and radios. K. Schonbrun was also concerned for the increased traffic on Stone Hill Road. She was also concerned for the wildlife being pushed out. She was also concerned with trespassing on foot and on horseback. K. Schonbrun was also concerned for dumping in the area. She was concerned for the increased stealing and that 75 ft of one of her stone walls was stolen. She stated that there would be increased vandalism. K. Schonbrun stated that there would be a need for more police, fire safety and snow removal. She voiced her concerns for gun discharge out of season. She stated that people shoot without permission on her property. K. Schonbrun voice her concerns for algae bloom in the wetlands due to this development. She stated that the Stone Hill Road should be improved because of poor sight lines and the road should be widened. She asked the Town to look into the fact that housing will cost the Town money for more schools.

G. Rooke-Norman asked for other comments.

Phil Barnes submitted a letter to the Commission. He stated that he was an abutter of the proposed lots. He had a question regarding the wetlands and he had missed the open meeting of the wetlands. P. Barnes voiced his concerns for the run off from the northern wetlands.

G. Rooke-Norman asked where his property was located. P. Barnes showed the Commission where his property was located and how the wetlands run along the property line where a creek is full during snow run off and heavy storms. He was concerned with the extra run off from the development that there would be flooding. P. Barnes stated that he did not know if the wetlands commission looked at the run off past the basin that would cause a drainage problem.

P. Anthony asked about flooding. P. Barnes stated that the creek was full but has not overflowed its banks. He stated that it was dry most of the year. There was discussion of this matter.

P. Anthony asked if that issue of the brook was addressed. P. Lafayette stated that the overflow could be addressed by installing catch basins and the driveway crossing has a 12 in. pipe to control the flow of the drainage. There was discussion of this matter including size of the wetlands of approximately two acres.

Sharon Hvizdak stated that she abutted lots 11 & 12. She was concerned for the safety on Stone Hill Road and increased traffic. She stated that she did not know about the wetlands commission. She was concerned for the shared driveway and the vernal pool. S. Hvizdak asked if she could have a copy of the proposed housing on the lots and would like more information. She asked if the lots would be clear cut. She showed the commission where there was quite a drop behind her property and whether the drainage would impact the flow to the wetlands.

G. Rooke-Norman asked D. Sorrentino when the Inland Wetlands meeting was. D. Sorrentino stated that it was in June. D. Sorrentino stated that Inland Wetlands does not require abutters' notifications for public hearings. There was discussion of this matter.

G. Rooke-Norman asked for other comments.

G. Rooke-Norman asked P. Lafayette if he presented green cards to the Commission. P. Lafayette stated that he presented the receipts of the certified mailings and the green cards. She asked if it was his representation that all the abutters' were notified. P. Lafayette stated yes. There was discussion of this matter.

G. Rooke-Norman asked for a motion to continue this public hearing. G. Rooke-Norman stated that this Commission has talked about having two meetings a month one for public hearings and one for meetings. There was discussion of this matter.

P. Anthony made a motion to continue this public hearing to August 14, 2006 at 7:30 p.m. D. DeGuire seconded the motion. All were in favor. Motion was carried.

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 7:53 p.m.

2. Roll Call:

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

Absent: Member Roland Harris, Clyde Seaman, Alternate Courtland Kinnie

3. Determination of Quorum:

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

4. Matter Presented for Consideration:

A. SE 07-06 Tilcon Connecticut, Inc., 1 Forest Road, North Branford, CT – Property Location: 22 Sibicky Road/128 Rixtown Road, Griswold. Applicant requests approval of a continuation of existing earth products excavation operation currently operating on a portion of the project site. The subject property is located in the R-60 and R-80 zoning districts.

G. Rooke-Norman asked if anyone was here to represent the applicant. Harry Heller, 736 Rte 32, Uncasville, presented the application for the applicant Tilcon, CT Inc. He stated that this was a continuation of a public hearing for excavation of earth products on two tracts of land owned by Tilcon and Charles Sibicky.

H. Heller explained sheet 3 that addressed comments by the Town Engineer for the phases that are in color. He explained what the general evaluation criteria of Section 12.3 and Section 12.4 of the regulations were and that the application is in compliance.

H. Heller stated that the property is the subject of the permit granted in 2003. He stated that there have been no changes to the plans for this operation. He submitted the entire 2003 plan as EXHIBIT A and stated it was in compliance with the permit. G. Rooke-Norman stated that they were not in compliance as they continued operating when the permit had expired. There was discussion of this matter.

G. Rooke-Norman stated that if the Commission had looked at the facility. She asked about the drivers and whether the open area should be included since it had not been reclaimed. H. Heller stated that there is currently 7.8.1 acres open and phase one has not all been opened.

H. Heller stated that the revised plans submitted to the planning office and that the pre-phase one area will be reclaimed in accordance with the narrative. There was discussion of this matter including review of the revised plans based on the comments from the Town Engineer on retention basins.

H. Heller explained the narrative which is on Sheet 13. He read a portion of the narrative for the record. P. Anthony asked D. Sorrentino about the narrative. D. Sorrentino stated that it was received at 2 p.m. today. He stated that Robert Schuch is the reviewing Town Engineer.

G. Rooke-Norman asked H. Heller to explain the phases to the area. H. Heller stated that Mr. Strauss is present. G. Rooke-Norman asked if the Town Engineer had been on site. D. Sorrentino read the regulation for the record. There was discussion of this matter including the exterior limit of the proposed activity.

H. Heller explained Sheet 11 and Sheet 12 of the plan. G. Rooke-Norman stated that there are many houses on Rixtown Road and that Phase 6 will be very close to them. H. Heller explained that all the buffers have been and will be maintained. There was discussion of this matter.

P. Anthony asked what the revised narrative tells the Commission. H. Heller stated that the revised narrative and revised plan addresses compliance with the 2002 erosion and sedimentation controls guidelines of the EPA. He stated that the narrative explains how the basins are constructed and includes the maintenance plan for the basins, and that the basins will be moved periodically in keeping with the 2002 guidelines. There was discussion of this matter including the erosion basins to contain 134 cubic yards for each acre disturbed.

D. DeGuire asked the depth of the basins and asked if the water table would be disturbed. H. Heller stated that the basins are six feet deep and would be well above the water table. There was discussion of this matter including the contours on Sheet 11.

Dick Strauss, 110 Broadway, Norwich, Engineer, explained contour lines on Sheet 11 to the Commission. There was lengthy discussion of this matter including the elevation of the wetlands and groundwater levels.

P. Anthony stated that he would like to see number for the contours of the basin. H. Heller stated that the bottom of the basin is above the ground water. G. Rooke-Norman asked how much sediment controls there are. H. Heller explained that because the fall contours change daily and the basins must be moved to accommodate the changes. There was discussion of this matter.

G. Rooke-Norman asked for comments from the Commission.

D. DeGuire asked if the wells would become contaminated due to the excavation. H. Heller stated no because they are not working within the ground water. There was discussion of this matter.

P. Anthony asked D. Sorrentino if he had reviewed the revised plan and narrative. D. Sorrentino stated that he spoke with Bob Schuch about the plan. D. Sorrentino stated that B. Schuch gave his approval of the plan.

J. Schumaker asked about the trucks on Rixtown Road. H. Heller stated that the trucks will be crossing Sibicky Road to the processing plant. H. Heller stated that Tilcon does not own trucks but use sub-contractors and that if the trucks are identified, the problem will be dealt with. There was discussion of this matter.

G. Rooke-Norman asked if the processing plant was elastic to include product brought in from other sources. H. Heller stated that it is elastic but that it is market driven and the product at this site would be excavated at an accelerated rate. There was discussion of this matter.

H. Heller stated that he has demonstrated that Tilcon is in compliance with Section 12.3 and Section 12.4 of the regulations and that nothing has been submitted which is new information other than to incorporate the recommendations to the plan of the Town Engineer.

G. Rooke-Norman asked for questions from the Commission. D. Sorrentino voiced his concerns from contaminants within 4 ft. of the water table. H. Heller stated that the potential in there, but a reputable operation would be diminished and there is a bond.

G. Rooke-Norman asked if there were plans for upgrading the road. H. Heller stated that there were not plans but they would not be averse to fitting the areas impacted.

Frank Lane, Tilcon, Inc. explained that there are no definitive numbers but it cannot be undercut which included variables such as vegetation, berms, etc.

P. Zvingilas asked the Commission to consider a fence rather than a berm to deter children on this property. He suggested a 6 ft. fence be added to the plan. He read Section 12.4.7 for the record. There was discussion of this matter.

G. Rooke-Norman asked if other members looked at the operation. She asked for comments from other members.

G. Rooke-Norman asked for comments in favor of the operation.

Ransom Young stated that he was in favor of the operation and gave a history of the area for excavation. R. Young stated that he had no problem with Tilcon or their trucks.

G. Rooke-Norman asked for other comments in favor of the application. She asked for comments opposed to the operation.

Geri Brown, Lynn Drive, stated that she was monitoring the trucks which begin driving past her house at 6:40 a.m. every morning when the hours of operation are 7 a.m. to 7 p.m. She was concerned for drainage coming into her yard and that her septic system would be affected. P. Anthony asked if she could identify the trucks and tell Tilcon so than can take care of the matter. She also stated that that section of road is narrow.

G. Rooke-Norman asked H. Heller about a drainage plan for that area. He stated that the hillside was very steep and that the bank would be worked in Phase 6 so the run off would drain back toward the excavation and away from the homes in that area. There was discussion of this matter.

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

Dan Candelas stated that a sign should be posed that the drivers would be responsible for any problems. He stated that all the trucks have I.D. numbers, license plates so that Tilcon can take care of any problem with a driver.

Will Jacobik, 260 Sibicky Road suggested that a photo of the truck could be taken. He stated that if they think they are being photographed the drivers may slow down.

G. Rooke-Norman asked for other comments. She asked the Commission if the public hearing should be closed or to remain open. There was discussion of this matter. She stated that if this public hearing should remain open was there enough time. D. Sorrentino stated that it would require extension of time by the applicant. She asked the applicant for request for an extension in writing. H. Heller stated yes and submitted a written request for an extension.

P. Anthony made a motion to continue this public hearing to August 24, 2006 at 7:00 p.m. with the applicant's grant of an extension. J. Schumaker seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

G. Rooke-Norman called for a short five minute recess.

III. PUBLIC HEARING (7:45 P.M.)

1. Call to order:

G. Rooke-Norman called this public hearing to order at 9:16 p.m.

2. Roll Call:

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

Absent: Members Clyde Seaman, Roland Harris, Alternate Courtland Kinnie

3. **Determination of Quorum:**

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

P. Zvingilas will provide and Planning & Zoning Comments for this public hearing. D. Sorrentino is not present for this public hearing.

4. **Matter Presented for Consideration**

A. SE 09-06 Rodriguez, Nelson, 91 Dawley Road, Griswold, CT - Property Location: 1071 Voluntown Road, Griswold. Applicant request approval of Site Plan modifications to an approved driving range SE 04-05 to include the addition of a restaurant use in the existing building. The subject property is located in the C-2 zoning district.

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

John Faulise, Boundaries, LLC was representing the applicant. He stated that the applicant is also present. He submitted the abutters' notifications, a typed list of abutting property owners, the certified mail receipts and all but three of the green cards to the Commission. G. Rooke-Norman asked if all the abutters had been notified. J. Faulise stated yes. J. Faulise submitted a copy of the notice letter, a copy of the legal notice and a copy of the site plan.

J. Faulise explained the site plan was similar to the driving range. He explained where the site was located and stated that it was approved as retail space with residential space above. He explained the proposed changes to the site plan which would now include a restaurant, with 57 seats; 40 seats in the restaurant and 17 seats for the patio area, and 9 cocktail seats in the building for a small service bar area. He stated that the living space above would be owner occupied.

J. Faulise explained that the driving range would be reduced to ten tees. He explained the revised parking plan to the Commission.

J. Faulise explained to the Commission the new changes to septic system. He read a letter from Sanitarian A. Gosselin dated June 10, 2006 and submitted for the record. There was discussion of this matter.

G. Rooke-Norman asked about the small building that is currently there. J. Faulise explained that that small building would be relocated and attached to the primary structure for use as an ice cream take-out window. There was discussion of this matter including the hours of operation.

M. McKinney asked about the poles. J. Faulise explained that the poles and netting are now in place and the driving range will not change other than reducing the number of tees.

J. Faulise explained Sheet 3 for the landscaping that included added trees to the parking areas with staggered evergreen trees. There was discussion of this matter.

J. Faulise explained the drainage of the stormwater to the Commission. G. Rooke-Norman asked if the Town Engineer had reviewed the drainage. P. Zvingilas stated no. There was discussion of this matter including where the snow removal would be stockpiled.

J. Faulise explained to the Commission a detail of a 30 in. deep and 3 ft. wide stone trench for drainage on Sheet 4. P. Anthony asked about the maintenance schedule. There was discussion of this matter.

M. McKinney asked when this driving range would be done. J. Faulise stated that the applicant was anxious to have this project completed.

Nelson Rodriguez stated that he had broken his heel bone and was out of commission for six months, He stated that the septic system is holding it up now. There was discussion of this matter.

P. Anthony asked about the ice cream stand and asked about bathrooms. N. Rodriguez stated that the bathrooms were in the restaurant. J. Faulise explained where the handicapped access to the Commission.

J. Schumaker asked about the parking spaces and the traffic flow. J. Faulise explained the parking spaces and the traffic flow and that there was free movement so there would be no traffic backing up to the highway.

J. Faulise stated that the ice cream stand will be a walk up window. P. Anthony asked if ice cream stand would be seasonal. N. Rodriguez stated that it would be seasonal. There was discussion of this matter including the fact that the recreation fields are across the road and liquor licensing.

G. Rooke-Norman asked for comments from the audience.

Scott Swanson, 74, Latham Drive stated that this changes the scope of what is going on. He stated that he was concerned with the traffic. He voiced his concerns for the take-out having a loud speaker. There was discussion of this matter.

Ransom Young stated that Pachaug was once the crossroads of Griswold. He stated that everything has moved or has left the areas because of high rent and taxes and he thought that it would be good to have a restaurant in this area.

P. Anthony asked if breakfast, lunch and dinner would be served at the restaurant. Nelson Rodriguez explained that it would be lunch and dinner only. P. Anthony asked if there would be picnic tables. N. Rodriguez stated that there would be tables on the patio to be shared with the restaurant and the ice cream window. There was discussion of this matter including that the restaurant would not have entertainment.

P. Zvingilas asked about the lighting and whether the lighting had changed. J. Faulise stated that the lighting was the same with a closing time of 10 p.m. There was discussion of this matter.

J. Schumaker asked for the parking for the residents. J. Faulise explained that the applicant was the resident. G. Rooke-Norman asked about the size of the facility. J. Faulise explained that it was 1734 sq. ft. of restaurant. There was discussion of this matter.

P. Zvingilas asked about the swale for the drainage. J. Faulise explained the drainage for the site using a recharge swale. G. Rooke-Norman stated that the drainage should be reviewed by the Town Engineer. There was discussion of this matter.

G. Rooke-Norman asked about sound and lighting buffers and asked if the fence was 6 ft. chain link. J. Faulise stated that the fence was a privacy fence. G. Rooke-Norman asked if the privacy fence needed to be moved down. J. Faulise explained that the privacy fence starts at the netting. There was discussion of this matter.

G. Rooke-Norman asked P. Zvingilas if this public hearing could be kept open to wait for the engineering report. P. Zvingilas stated that it could be kept open. J. Faulise requested that this public hearing remain open so that any additional items requested by the Town Engineer can be addressed.

G. Rooke-Norman asked for other comments.

Kathleen Swanson, Latham Drive, stated that it takes 5 minutes to get out on to Rte 201 now and she was concerned with the traffic. She asked if a traffic signal would be put there. J. Faulise stated that the BOS would have to request a traffic signal from DOT. There was discussion of this matter.

P. Zvingilas asked about the location of the church on Rte 201 was in relation to the service bar of the restaurant. J. Faulise stated that the Church was more than 1000 ft. from the restaurant. There was discussion of this matter.

M. McKinney asked about the landscaping on the island. J. Faulise stated that the plantings are similar in species as the landscaping for the site.

G. Rooke-Norman asked for a motion on this public hearing. D. DeGuire made a motion to continue this public hearing to August 14, 2006 at 6:45 p.m. P. Anthony seconded the motion. All were in favor. Motion was carried.

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

1. Call to order:

G. Rooke-Norman called this public hearing to order at 10:00 p.m.

2. Roll Call:

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

Absent: Members Clyde Seaman, Roland Harris, Alternate Courtland Kinnie

3. Determination of Quorum:

G. Rooke-Norman appointed M. McKinney to sit for Clyde Seaman. She appointed J. Schumaker to sit for R. Harris. It was determined that there is a quorum for this meeting.

4. Approval of Minutes:

- A.** Approval of Minutes of the Special Meeting of June 19, 2006
- B.** Approval of Minutes of the Public Hearings of June 12, 2006
- C.** Approval of Minutes of the Regular Meeting of June 12, 2006

G. Rooke-Norman asked for any omissions or corrections to the minutes. D. DeGuire stated that the minutes should show that it is “Bruce” Rajewski, not “Bill” Rajewski in the minutes of June 12, 2006 and that he was not present at the special meeting of June 19, 2006.

G. Rooke-Norman asked for a motion on the amended minutes. P. Anthony made a motion to accept the minutes as amended. J. Schumaker seconded the motion. All were in favor. Motion was carried.

5. Correspondence and Attachments:

A. Letter dated June 26, 2006 from Rudy Mackin to Planning & Zoning Commission regarding complaints associated with a “restricted landing strip” owned by Walter Held.

B. Letter dated June 21, 2006 from the Ottery Group to Griswold Planning & Community Development Dept. regarding the construction of a 199-foot monopole telecommunications facility located at 473 Shetucket Tpk., Griswold (Buttonwood Farm).

C. Memorandum dated June 26, 2006 from Anne P. Hatfield to all Town Committee Chairs regarding professional conduct.

D. Letter dated June 16, 2006 from Louis J. Soja, Jr., Plainfield Town Planner, to Ellen Dupont, Griswold Town Clerk, regarding an application before the Plainfield Planning & Zoning Commission in the name of Meridian Holdings, LLC, for new building construction and other site improvements for their existing commercial operation at 1414 Norwich Road, Plainfield.

E. Letter dated June 8, 2006 from Connecticut Water Company to Griswold Planning & Zoning Commission regarding the availability of Connecticut Water Company’s Water Supply Plan and security measures regarding the information contained therein.

G. Rooke-Norman asked what matters should be addressed. D. Sorrentino stated that Item A. should be addressed and is under New Business. He stated that Courtland Kinnie gave him a letter from the Ottery Group. D. Sorrentino submitted the letter for the record. D. Sorrentino stated that this letter should be discussed as well.

6. Matters 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 stated that this was a prior public hearing that was continued. She asked for a motion to table this item. P. Anthony made a motion to table. D. DeGuire seconded the motion. All were in favor. Motion was carried.

B. **SE 07-06 Tilcon Connecticut, Inc., 1 Forest Road, North Branford, CT – Property Location: 22 Sibicky Road/128 Rixtown Road, Griswold.** Applicant requests approval of a continuation of existing earth products excavation operation currently operating on a portion of the project site. The subject property is located in the R-60 and R-80 zoning districts.

G. Rooke-Norman stated that this was a prior public hearing that was continued. She asked for a motion D. DeGuire made a motion to table SE 07-06 to the next regular meeting. P. Anthony seconded the motion. All were in favor. Motion was carried.

C. SUB 06-06 Giuliano, Cheryl M. and McFadden, Lori, A. 28 Deloge Drive, Griswold, CT – Property Location: 720 Voluntown Road, Griswold. Applicants request approval of a 10-lot subdivision with 1,010 feet of new public roadway. The subject property is located in the R-60 zoning district.

G. Rooke-Norman stated that this is a 10-lot subdivision is the subject of prior public hearing that was closed. She stated that subdivision had issues regarding a fire safety cistern.

G. Rook-Norman stated that the map of the subdivision off Rte 138 is for ten lots and a letter from the Fire Marshall was in the file suggesting a cistern for water storage. She stated that we have never had this recommendation before now and asked the Commission's input. There was discussion of this matter including establishing guidelines and acting upon requested input from other Town staff.

G. Rooke-Norman stated that Steve Merchant, Fire Marshal/Fire Chief was present at this meeting. She asked that Steve Merchant, Fire Marshal/Fire Chief work with the planner to establish guidelines in the regulations. There was lengthy discussion of this matter including an explanation of the maintenance of the cistern.

DeGuire asked was the required distance was from the house. S. Merchant stated that the cistern could be stored in the center of the cul-de-sac. There was discussion of this matter.

G. Rooke-Norman asked for other comments or questions or any other issues. D. Sorrentino asked that the dollar amount of the bond be part of the motion in the amount of \$295,428.90 be in place prior to filing of the Mylars.

G. Rooke-Norman stated that there were issues with the buffers. D. Sorrentino stated that the applicant has stated that the house was conceptual only. There was lengthy discussion this matter of including the installation of sidewalks.

G. Rooke-Norman asked for a motion. D. DeGuire made a motion to approve this application with the bond of \$295,428.90 to be in place before the Mylars are filed. P. Anthony seconded the motion. There were 4 aye votes and 1 nay vote by M. McKinney. The motion was passed.

DeGuire asked M. McKinney to explain his nay vote. There was discussion of this matter.

D. SE 09-06 Rodriguez, Nelson, 91 Dawley Road, Griswold, CT - Property Location: 1071 Voluntown Road, Griswold. Applicant requests approval of Site Plan modifications to an approved driving range SE 04-05 to include the addition of a restaurant use in the existing building. The subject property is located in the C-2 zoning district.

G. Rooke-Norman stated that this was the subject of a prior public hearing that was continued. She asked for a motion P. Anthony made a motion to table SE 09-06 to the next regular meeting. M. McKinney seconded the motion. All were in favor. Motion was carried.

E. ZP 01-07 Broatch, Duncan d/b/a Summit Hydropower, Inc., 67 May Brook Rd., Woodstock, CT – Property Location: 81 Anthony Street, Jewett City. Applicant requests approval of a Zoning Permit for construction of a 36' X 48' metal storage building. The subject property is located in the B-I zoning district.

G. Rooke-Norman asked if someone was here to represent the applicant. There was no one present for this application. D. Sorrentino stated that he did not see Mr. Broach here this evening. G. Rooke-Norman entertained a motion to table this application. D. DeGuire made a motion to table this application. M. McKinney seconded the motion. All were in favor. Motion was carried.

F. OR 01-07 Meridian Operators, LLC, 1414 Norwich Rd., Plainfield, CT – Property location: 205 Bishops Crossing Road, Griswold. Applicant requests the Commissions ruling on whether the coloring and packaging of a recycled rubber mulch product is permitted, specially permitted, or prohibited within the R-80 zoning district.

D. Sorrentino explained that this is an interpretation of the regulations to have a beneficial use for the building which is the Tire Storage Warehouse on Bishop Crossing Road. He stated that the representative from Meridian wanted this to be an agricultural use since the product is sold as mulch in the garden departments of home improvement stores.

P. Anthony recused himself from this matter. G. Rooke-Norman stated to let the record show that P. Anthony left the meeting.

D. Sorrentino stated that this is not the manufacturing of a product, but that tires are shredded at a facility out of town, after the metal is removed, and bagged and sold as mulch and is no longer a regulated material. D. Sorrentino stated that a representative from Meridian is here to answer any questions

Greg Kelley, Meridian General Manager explained the proposed use of the building and the creation of jobs for the area. He explained the process of making the mulch to the Commission.

G. Rooke-Norman stated that this is in a residential zone. G. Kelley stated that it is in a commercial zone. G. Rooke-Norman stated only home occupations in residential areas.

M. McKinney asked what the liquid was for the color and was concerned with the waste. G. Kelley explained that it was a zinc oxide product and he could produce the MSD Sheets. He stated that a urethane was also used. There was discussion of this matter.

G. Rooke-Norman stated that this was not an appropriate use in a residential zone and that the Commission was in consensus that this was a residential zone and should not have manufacturing. G. Rooke-Norman asked for a motion on this matter.

D. DeGuire made a motion that it is prohibitive use in an R-80 zone. J. Schumaker seconded the motion. All were in favor. Motion was carried.

G. SUB 01-07 Chiou, Tim C., 668 Crystal Lake Rd., Tolland, CT – Property Location: 100 Pleasant View Street, Griswold. Applicant requests approval of a 2-lot subdivision. The subject property is located in the R-20 zoning district.

G. Rooke-Norman asked if someone was present to represent the applicant. P. Lafayette represented the applicant, Tim Chiou. He explained that the parcel is a two-lot subdivision on little over two acres in the R-20 zone that meets the R-40 dimensional requirements.

P. Lafayette stated that these lots cannot tie into the sewer. He stated that a letter from Jewett City Water Company states they can tie into the public water supply. D. Sorrentino read the regulation. There was discussion of this matter.

G. Rooke-Norman asked where the parcel was located. P. Lafayette explained where it was located on Pleasant View. G. Rooke-Norman stated that for the record, she had property on Pleasant View. There was discussion of this matter.

P. Lafayette stated that there is a letter from A. Gosselin approving the septic systems for the subdivision. P. Anthony asked why it could not be tied into the sewer authority. There was discussion of this matter.

G. Rooke-Norman asked if the bond estimate was approved. D. Sorrentino stated that the bond was in the amount of \$7,130 for disturbed areas and he did not submit it since it was so small.

G. Rooke-Norman asked D. Sorrentino for his comments. D. Sorrentino read his recommendations to the record.

G. Rooke-Norman asked for questions from the Commission.

G. Rooke-Norman asked P. Lafayette to modify the bond to \$17,000 and to include the retaining walls and disturbed areas. There was discussion of this matter.

P. Anthony made a motion to approve as presented and to increase bond to \$17,000 be in place. D. DeGuire seconded the motion. There was discussion on the motion.

P. Anthony amended his motion to approve the application with the following conditions: 1) to include all required modifications or changes to the site plan are to be administratively approved by the Town Planner and 2) to increase the bond estimate to \$17,000 to be in place prior to filing the Mylars. D. DeGuire seconded the motion. All were in favor. Motion was carried.

G. Rooke-Norman stated that since it was 10:55 p.m., she recommended that further items under 6, 7, 8 and 9 be tabled to the next regular meeting. Mr. Rudy Mackin stated that he was on the agenda. Rudy Mackin stated that he was a taxpayer in the town of Griswold and a property owner, I am on the Planning & Zoning agenda and I want to be heard. There was discussion of this matter.

G. Rooke-Norman stated that she needed a five minute break and asked for a motion. P. Anthony made a motion to take a five minute break. M. McKinney seconded the motion. All were in favor. Motion was carried.

7. Additional Business:

A. Complete applications may be submitted and accepted by the Commission.

8. Old Business

A. Workshop for Plan of Conservation and Development tentative date set for July 17, 2006

B. Gravel extraction activity at 2247 Glasgo Road – Elias Baron

C. Gravel extraction activity at 209 Rixtown Road – Ransom Young, II

9. **New Business:**

A. Mr. Rudy Mackin would like to address the Commission to discuss complaints put forth in letter under correspondence item 5.A.

The meeting resumed at 11:00 p.m. G. Rooke-Norman asked for a motion to put Mr. Mackin on the agenda. P. Anthony made a motion to put Mr. Mackin on the agenda. M. McKinney seconded the motion. All were in favor. Motion was carried.

Rudy Mackin asked why he was put on the agenda by a motion when he was already on the agenda. G. Rooke-Norman explained that it was necessary since he was taken out of the order of the agenda.

R. Mackin stated that he was pleased to that the Commission addressed the minute details of the health, welfare and safety of the Griswold residents at this July 10, 2006 meeting. He hoped that he would be given the same consideration.

R. Mackin reviewed his letter to the Commission regarding the take off and landing of an aircraft over his home that was disturbing his peace and quite and comprising the safety of me and my family. He explained that the plane flies so low that it appears that it could brush the trees. He read his letter for the record.

R. Mackin stated that Mr. Held sent a letter for the record. R. Mackin asked who was checking that the regulations are being followed for the permit for this landing strip. G. Rooke-Norman stated that that permit on SE 07-00 application was heard in 2000, the statutory time frame had expired and that this commission has no jurisdiction for that 2000 hearing and the appeal period has long expired.

R. Mackin asked that the ZEO check to see if Mr. Held is following the regulations. He stated that he would like protection of his health and safety in this matter. He stated that he would like to be notified when Mr. Held's permit is to be renewed. D. Sorrentino asked if he was an abutter. R. Mackin stated no, but he flies over and takes off over his house.

G. Rooke-Norman asked P. Zvingilas to check if there are any logs of the planes take off and landing. She stated that R. Mackin is to be notified when the permit comes up for renewal and to call the planner when the special extension permit comes up.

G. Rooke-Norman stated to Mr. Young that the Commission needs to take up this matter at a later date. Ransom Young stated that he was on the agenda and he's been here all night to hear this information. G. Rooke-Norman stated that at prior meetings what are determination of the regulations were. There was discussion of this matter.

G. Rooke-Norman stated that the rest of the agenda be tabled and that Mr. Young be placed on next month's agenda in Item 7 to discuss the gravel extraction activity. R. Young would like to receive the agenda and gave his address for it to be mailed to his home. There was further discussion of this matter including Red Barn Road.

10. Reports from the Enforcement Officer:

P. Zvingilas asked the Commission regarding Mr. Hamel's property on East Main Street. The Commission gave a permit for him to construct a single family house. P. Zvingilas stated that Mr. Hamel wants to make the house a two-family house. P. Zvingilas asked if there was a problem.

D. Sorrentino stated that a special exception was granted to Mr. Hamel to reduce his frontage to 25 feet which is required in the Borough. D. Sorrentino stated that all the site plans showed a single family house.

G. Rooke-Norman stated that Mr. Hamel must come before the Commission at the next meeting; and that since it was a special exception, there might be a problem. P. Anthony stated that he presented one set of specifications and now he is changing them mid-course.

11. Adjournment:

P. Anthony made a motion to adjourn. M. McKinney seconded the motion. All were in favor. The meeting adjourned at 11:24 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary