

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

SEPTEMBER 11, 2006

GRISWOLD TOWN HALL

I. PUBLIC HEARING (6:45 P.M.)

1. Call to order:

Chairperson G. Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 6:48 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Members, Daniel DeGuire, Alternates Martin McKinney, Courtland Kinnie, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Members Philip Anthony, Clyde Seaman, John Schumaker, Interim Town Planner Tom Seidel

3. Determination of Quorum

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

4. Matter Presented for Consideration:

A. SE 02-01 Held, Walter & Linda Held, 100 Brewster Road, Griswold CT Applicant requests approval to renew a special exception for a private restricted landing area located at 100 Brewster Road. The subject property is located in the R-80 zoning district.

G. Rooke-Norman asked if anyone was here to represent the applicant. Walter Held, 100 Brewster Road, presented his application to the Commission.

G. Rooke-Norman asked for the abutters' notifications. W. Held submitted the green cards and receipts for the record. G. Rooke-Norman asked if he believed that everyone for the require area had noticed been noticed. W. Held explained that he noticed the people directly across the street and the abutting property owners.

W. Held distributed copies of the original approval letter and he read items 1-5 of the conditions and explained each item to the Commission of which he was in compliance.

1. There were no runway lights.
2. He uses the runway only during the day.
3. He is the only member of his family who flies in and out.
4. He cited the aircraft he owns. He explained that there should be paperwork in the file for a Cessna 172, a Cessna 182 and Piper PA 18, and that only the Piper PA 18 was based on his property.
5. He stated that he has not received any violations by the State or FAA and he has never been contacted.

G. Rooke-Norman asked for questions from the Commission. M. McKinney stated that he would like to see the FAA regulations. W. Held stated that only the FAA could determine whether there were any violations. There was discussion of this matter

G. Rooke-Norman asked if P. Zvingilas had visited the site. P. Zvingilas stated that he did not see any changes since five years ago and that the landing strip is, basically, a field and a baby blue aircraft in the hanger. W. Held explained that that aircraft is the Piper PA 18. M. McKinney asked if there were other planes. There was discussion of this matter.

G. Rooke-Norman stated that John Schumaker has joined the as regular member at 6:55 p.m. and will sit for himself.

G. Rooke-Norman passed out the Federal Regulations to the Commission.

P. Zvingilas stated that there was a question of whether there were I.D. numbers on the aircraft based at 100 Brewster Road. He explained that there are I.D. numbers on the tail. There was discussion of this matter.

G. Rooke-Norman asked for other questions from the Commission. Hearing none, she asked for comments from anyone present to speak in favor of this application. She asked if there was anyone present to speak in opposition to this application.

Rudy Mackin, 474 Voluntown Road, Jewett City asked the chairperson how many times Mr. Held was flying a different aircraft. G. Rooke-Norman stated that she did not think the proper procedure was to ask the Chairperson questions but that questions should be answered by the applicant. W. Held stated that there were three aircraft approved for use at the field and that the Piper PA 18 was based there. The Cessna 172 and 182 are based elsewhere.

R. Mackin read a letter for the record of his opposition to the private airstrip. He stated that he had a lengthy list of Griswold zoning regulations and zoning definitions. The following Sections were read for the record: 1.2; 2.2.6; 2.3; 2.4; 2.7; 2.8 12.12.1, 4.3.1; 4.3.2; 2.15; 4.3; 11.8; 11.8.2; 12.1; 12.3; 12.3 and he explained how each section supported his findings against the airstrip.

R. Mackin stated that this activity was unsafe for himself and his family. He explained the FAA has no record or involvement for monitoring since Form 74-80 was never completed by Mr. Held for the FAA and he gave a letter from the Burlington, MA office to the chairperson to read. G. Rooke-Norman asked if he would submit it for the record. R. Mackin stated yes and he asked if he could have a copy for his records. There was discussion of this matter including that the airstrip was built in 1999 without any permits or FAA information.

R. Mackin asked the Commission to find out if a flight log was kept; whether W. Held maintained his planes; and whether the planes are registered. R. Mackin stated that the Piper PA 18 was the only registered aircraft from the Oklahoma licensing agency of the FAA.

R. Mackin stated that he complained to the various Griswold Boards regarding his concerns for the very low take offs and landings over his home. He stated that he received no response from the Griswold Safety Committee, the Griswold Board of Selectmen, or the Griswold Planning & Zoning Commission.

R. Mackin stated that he complained to the Griswold Zoning Officer and stated that the complaint was not acted upon because the zoning officer could not go on the property.

R. Mackin asked the Commission to look seriously through their laws and through the FAA information that this is not a properly initiated airstrip. He stated that he was against the airstrip.

R. Mackin stated that he was against the variance for the airstrip that was approved prior to the zoning board granting a zoning permit. He explained that the variance was reviewed by members on the Board of Appeals who were related to Mr. Held's representative from Boundaries Surveying Company,

G. Rooke-Norman stated that the Planning and Zoning Commission does not act on variances. Only the Zoning Board of Appeals can act on a variance. She explained that if Mr. Mackin were in disagreement with a variance, there was a 15-day appeal period in which to appeal the variance in Superior Court. There was discussion of this matter.

G. Rooke-Norman asked D. Szall to provide copies for Mr. Mackin of the information he submitted for the record. G. Rooke-Norman appointed D. DeGuire as secretary pro tem at 7:15 p.m.

R. Mackin asked the Commission if they would take their own regulations into consideration.

G. Rooke-Norman asked if there was anyone wishing to make a statement in opposition to the application.

Rosemarie Mackin, 474 Voluntown Road, voiced her concerns for her family's safety. She stated that low flying planes over her house scare her. She stated that as a taxpayer she assumed that the regulations would protect her from this and asked the Commission to review the regulations carefully and consider the safety of this whole complaint that they have before them.

G. Rooke-Norman asked if anyone else would like to make a comment for or against this application for renewal.

G. Rooke-Norman asked the applicant if he would like to make additional comments to any of the statements.

W. Held stated that the comments do not apply to the renewal of the application. He stated that the FAA form for a license for a low use airport was not necessary. He explained that they sent the application back with a letter stating the application was not complete. He sent the rest of the information and when 911 came along and he did not hear from them. He explained that the application was not necessary. He stated that he spoke with them about a month ago and FAA was looking for the paperwork that he sent them. There was discussion of this matter including a regulation that would provide information that the license was not necessary.

G. Rooke-Norman asked if there is a regulation that provided the airport with less than xyz flights. W. Held explained that it was 72 flights per year and that he had to log three flights every 90 days to stay current for his pilot's license not the airport. He stated that he flew about 35 flights per year. There was discussion of this matter.

G. Rooke-Norman stated that two of the aircraft are not registered. W. Held stated that all the planes are registered with the FAA and with the State of Connecticut if based in Connecticut. W. Held stated that all three planes are acceptable to fly in and out of Griswold. There was discussion of this matter including the flight pattern he uses to fly his plane at the legal cruising altitude of 500 feet.

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

D. DeGuire asked if W. Held did his own maintenance. W. Held explained that the aircraft requires an annual maintenance that must be done by a certified licensed aircraft mechanic. D. DeGuire asked if any fuel was stored at his airstrip. W. Held stated there was no fuel stored other than what is in the aircraft's fuel tank which is thirty-six gallons.

M. McKinney asked if there was another way to fly in and out without going over R. Mackin's house. W. Held explained that he wrote a letter to R. Mackin stating that he could fly to the west and asked him to compromise a little bit. W. Held stated that it would depend on wind and weather conditions.

G. Rooke-Norman stated that there is a five-year expiration date for permits. She asked W. Held if he has been here for renewals. W. Held stated that he has asked for renewals every two years. There was discussion of this matter.

G. Rooke-Norman asked about the issue of the notice requirements for the public hearing. W. Held explained he sent all the necessary information and showed notice packet of information sent to abutters. G. Rooke-Norman stated that one green card was not received. W. Held stated that he submitted the receipt that it was mailed to California but that he has not received the green card. There was discussion of this matter.

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

J. Schumaker asked if any violations had been recorded. W. Held stated that he did not have any violations and that the airport does not need a license because of the amount of flights is about 72 flights a year for a license. There was discussion of this matter.

G. Rooke-Norman asked if there were any other questions.

D. DeGuire asked about buffers for the airstrip. W. Held explained that there were trees at one end and hayfields that are around his airstrip and showed the airstrip photo to the Commission. There was discussion of this matter.

G. Rooke-Norman asked if anyone else would like to make a comment.

Rosemarie Mackin stated that she did not understand who monitors all this. She stated that this Commission approves this but who will tell her that everything is safe, if the aircraft is safe and that the FAA says that everything is O.K. She would like to know who looks after it for the next two years.

R. Mackin stated that all W. Held's aircraft is registered. He stated that the Oklahoma FAA stated that no other aircraft are registered at his field. He showed a map from the zoning map of Griswold at that Brewster road location is in the C-1 Village Commercial district that does not allow for private airports. He voiced his concerns for plane crashes in New Hampshire and South Windsor. He stated that the lands and take offs are the most dangerous.

R. Mackin asked how many people were notified. G. Rooke-Norman stated that the applicant represented that all the abutters were notified by certified mail. W. Held stated he sent eleven out and only 10 came back.

R. Mackin explained built his home 30 years ago on Voluntown Road because it was safer and that he moved from the area near the Lakeside airport because of some crashes that occurred there. He was concerned for the safety of his family.

G. Rooke-Norman asked if he had a permit. W. Held that one plane is registered in Griswold. He explained that if the plane is not based in Griswold in does not have be registered in Griswold. He explained that he does not have to own the plane. There is discussion of this matter.

W. Held stated that the question of his property being commercial, he stated that it was not zoned commercial. He stated that it was included in the business park application that was withdrawn and that to the best of his knowledge his property is zoned residential. There was discussion of this matter including checking the maps.

G. Rooke-Norman asked for other questions.

R. Mackin stated that the Griswold zoning map is an approved zoning map and that W. Held's property is zoned Commercial. He asked if the restrictions could be read of the prior approval. G. Rooke-Norman stated that those have been read for the record. R. Mackin read item 3 and item 4 for the record. There was discussion of this matter.

G. Rooke-Norman asked W. Held about the ownership of the planes. W. Held stated that the planes have been sold that are not based in Griswold and that the Piper PA 18 is the only plane that he owns and is based in Griswold. There was discussion of this matter.

G. Rooke-Norman asked for any other questions from the members of the Commission. Hearing none, she closed this public hearing at 7:51 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 7:51 p.m.

2. Roll Call:

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

Absent: Members Philip Anthony, Clyde Seaman, Interim Town Planner Tom Seidel

3. **Determination of Quorum**

G. Rooke-Norman appointed Courtland Kinnie to sit for P. Anthony and M. McKinney to sit for Clyde Seaman. G. Rooke-Norman appointed D. DeGuire secretary pro tem for any information received. It was determined that there is a quorum for this public hearing.

4. **Matter Presented for Consideration:**

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

G. Rooke-Norman asked if anyone here to represent the applicant. P. Lafayette, Development Solutions representing Trinity Development stated that he made his presentation at the meeting last month. He stated that there were items of discussion that needed to be addressed by the Commission and by the applicant.

P. Lafayette stated that Tom Seidel said that a report would be submitted by the Town engineer regarding the bond, sidewalk waivers request, site lines and stated that he had not seen a copy of this report. G. Rooke-Norman stated that there is a letter in the file from CME Associates. There was discussion of this matter.

P. Lafayette stated there were questions about drainage easements and rights to drain. He stated that those have been noted on the plan to the Town of Griswold granted access to maintain the drainage basins of the road. He stated that it is noted on the plan that the shared driveway is to be maintained by the two property owners of lots 12 & 13.

P. Lafayette explained that an appraisal report was submitted with a figure of \$175,000 last month; and the board wanted another appraisal done. He explained that the Commission would give him a list of names that he has not received. G. Rooke-Norman stated that the Commission in its regular meeting would vote on a list of appraisers that they find acceptable. There was discussion of this matter.

P. Lafayette explained that the IW&WCC recommended a 4-ft. high fence around the detention basin. He stated that the basin is a 3/1 slope and a cross-section of the basin was presented last month. He recommended a wooden guardrail instead of a fence.

P. Lafayette explained that the location of the house on lot 11 was changed on the plan to provide the necessary frontage per the zoning regulations.

G. Rooke-Norman stated that the letter from the Town engineer for items 1, 2, and 3 are more technicalities for letters and dates. P. Lafayette stated that a note would be added to the plan regarding removal of the trees. P. Lafayette stated that he would supply the information before the next meeting. There was discussion of this matter including relocation and removal of the existing stonewalls.

G. Rooke-Norman stated that the information required to be submitted well before the next meeting so the Commission can review them before the next meeting. There was discussion of this matter.

G. Rooke-Norman read Item 4 for the record the ownership of drainage easements and drainage structures do not require comment. She read Item 5 that the town engineer cannot respond without a revised set of plans. There was discussion of this matter.

D. DeGuire asked regarding the shared driveway for lots 13 and 12 the size of the pipe. P. Lafayette explained the drainage and that the owners of lots 12 & 13 would maintain the 12 inch RCP.

G. Rooke-Norman stated there was the 35-day extension and that the Commission asks the applicant if he would grant another 30-day extension explaining there is a 65-day maximum extension period. She recommended that the Commission hold a special meeting. There was discussion of this matter.

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

Fred Brown, Trinity Development Group, stated that this application was presented three months ago and that there was a request for another appraisal. He stated that he believed that they had met the requirements. There was discussion of the appraisers list and the granting of another extension.

G. Rooke-Norman asked if there was anyone to speak in favor or in opposition of the application.

Dan Candales, Trinity Development, stated that in July, they had asked for a list of appraisers and that D. Sorrentino stated that they should use any since there was no list. D. Candales stated that he spoke with Demian Sorrentino on August 9 and that he should talk to Tom Seidel regarding the matter. D. Candales stated that T. Seidel recommended that he speak with Philip Anthony. He stated he spoke to P. Anthony about the matter; but has not heard anything from him. There was discussion of this matter as well as the stonewalls.

D. Candales stated that they would grant a 30-day extension.

G. Rooke-Norman stated that she review the appraisal submitted and she asked the sale price of the parcel. D. Candales stated that the price was \$485,000 with the farmhouse. He explained that the appraisal is for undeveloped land. There was discussion of this matter.

G. Rooke-Norman asked for any other comments.

P. Zvingilas asked about Item 7 regarding Option B. He asked who would come up with the road improvement cost. P. Lafayette stated that T. Seidel stated that CME would provide cost. G. Rooke-Norman read the BOS memorandum for the record. G. Rooke-Norman stated that P. Lafayette should provide the figures and the figures will be reviewed by the Town Engineer. There was discussion of this matter.

G. Rooke-Norman asked for any comments in support or in opposition of this subdivision application.

D. Candales stated regarding the engineer to figure out the additional cost for the road. He stated that the Town should have its own engineer on staff to tell the Commission. G. Rooke-Norman explained how the bond estimates for the road are derived. There was discussion of this matter.

G. Rooke-Norman read the request for a 30-day extension of the public hearing requested by Trinity Development Group for the record.

G. Rooke-Norman asked for a motion to continue this public hearing. There was discussion of a special meeting.

D. DeGuire suggested September 25, 2006. G. Rooke-Norman asked if the room was available that day or if the senior center was available that week. D. Szall will check for this room's availability.

P. Zvingilas asked if all the information could be obtain within two weeks. P. Lafayette stated everything could be ready except for the appraisal. There was discussion of this matter including recommending appraisers from a list that the Commission finds acceptable.

F. Brown suggested that the Commission recommend a figure. G. Rooke-Norman stated that she would discuss this option with the Town Planner.

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

D. DeGuire made a motion to continue this public hearing to September 25, 2006 at 7:00 p.m. this location or at the Griswold Senior Center for the location to be posted by D. Szall within the next three days. J. Schumaker seconded the motion. G. Rooke-Norman asked for further discussion. Hearing none, she asked for a vote. All were in favor. Motion was carried.

G. Rooke-Normans called for a four minutes recess at 8:40 p.m.

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

1. Call to order:

G. Rooke-Norman called this regular meeting of the Griswold Planning and Zoning Commission to order at 8:45 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Members, Daniel DeGuire, Alternates Martin McKinney, Courtland Kinnie, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Members Philip Anthony, Clyde Seaman, John Schumaker, Interim Town Planner Tom Seidel

3. Determination of Quorum:

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

4. Approval of Minutes:

- A. Approval of Minutes of the Special Meeting of July 31, 2006
- B. Approval of Minutes of the Public Hearings of August 7, 2006
- C. Approval of Minutes of the Regular Meeting of August 14, 2006

G. Rooke-Norman asked for a motion. D. DeGuire made a motion to accept the minutes of July 31, August 7, and August 14. M. McKinney seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion was carried.

5. Correspondence and Attachments:

- A. Letter dated August 3, 2006 from Demian Sorrentino to Rebecca Howell, The Ottery Group in response to correspondence of June 21, 2006 regarding proposed 199-foot monopole cellular tower at 473 Shetucket Turnpike.
- B. Letter dated August 14, 2006 to Town Planner Demian Sorrentino from Kenneth B. Kaufman, Branse, Willis & Knapp, LLC, regarding new state statute modifying notice requirements for land use hearings, P.A. 06-80.

There was discussion of this matter.

- C. Letter dated August 9, 2006 to Town Clerk Ellen Dupont from Plainfield Town Planner Louis J. Soja regarding Moratorium 2006-02 of Plainfield Planning & Zoning Commission requesting 6-month moratorium on Section 6.26 Elderly Housing.
- D. Letter dated August 21, 2006 from Rudy M. Mackin to the Griswold Planning and Zoning Commission requesting to be placed on the agenda to discuss Section 4.3 of the Griswold Zoning Regulations.
- E. Letter dated August 16, 2006 from Demian Sorrentino to John R. Knofla, Ceruzzi Holdings regarding pre-application/Master Plan Presentation for Griswold Commons.
- F. Letter dated July 28, 2006 from Richard E. Palazzo requesting that he would like to be considered as an Alternate on the Griswold Planning & Zoning Commission.
- G. Letter dated August 10, 2006 from the Griswold Democratic Town Committee recommending John Taylor as an Alternate member on the Planning and Zoning Commission.
- H. Letter from Erika M. Bevis requesting that she be considered as an Alternate on the Griswold Planning and Zoning Commission.
- I. Letter dated August 9, 2006 from Leo Bordeleau requesting that he be considered as an Alternate on the Griswold Planning & Zoning Commission.
- J. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2006, Volume X, Issue 3.
- K. Letter received August 2, 2006 and August 25, 2006 from W. Paul Farmer, American Planning Association, inviting commissioners to join the APA.

There was discussion of this matter.

- L. Letter dated August 25, 2006 from Chris C. Clark to Chairperson Gail Rooke-Norman regarding an adjustment of a lot line within an existing subdivision located at 507 and 513 Stone Hill Road in accordance with Section 7.9 of the Subdivision Regulations.
- M. Memo dated August 29, 2006 from Donna Szall, Secretary, Planning & Development regarding the new state statute modifying notice requirements for land use hearings, P.A. 06-80 effective October 1, 2006 and related forms.
- N. Letter dated August 29, 2006 from Sara A. Ramsbottom, Sanitary Engineer 2 to Robert J. Schuch, P.E. Consultant for SE 09-06 1071 Voluntown Road regarding water supply requirements.
- O. Letter dated August 25, 2006 from J. Paul Loether, Director and Deputy, State Historic Preservation Officer to Rebecca Howell, The Ottery Group regarding telecommunications facilities at 437 Shetucket Turnpike, Griswold.

G. Rooke-Norman asked if there was any other Correspondence. D. Szall stated that there was to discuss under new business a letter from Boundaries LLC requesting two 90-day extensions to file Mylars for Arthur's Way Subdivision, a letter from Nelson Rodriguez requesting a bond reduction, a letter to discuss the location for the October 10, 2006 meeting at the senior center.

6. Matters Presented for Consideration:

- A. **SE 02-01 Held, Walter & Linda Held, 100 Brewster Road, Griswold CT** Applicant requests approval to renew a special exception for a private restricted landing area located at 100 Brewster Road. The subject property is located in the R-80 zoning district.

G. Rooke-Norman stated that this was a prior public hearing and asked the Commission its pleasure. D. DeGuire made a motion to approve the application. M. McKinney seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. Motion carries.

- B. **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 public hearing was continued to September 25, 2006 and asked for a motion to table. D. DeGuire made a motion to table this item to September 25, 2006. M. McKinney seconded the motion. There was discussion on the motion. D. DeGuire amended his motion to table this item to the next regular meeting on October 10, 2006. M. McKinney amended his second. G. Rooke-Norman asked for a vote. All were in favor. Motion carries.

- C. **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 public hearing has been closed. She stated that she has not reviewed the tapes and there have been shifts of members. She stated that the interim town planner stated that the Commission has until next month to vote on this application. D. DeGuire

was concerned about the lack of reclamation of those completed areas of excavation until the end of the excavation. Harry Heller, 736 Rte 32 Uncasville, pointed to the narrative that has been submitted in evidence. There was discussion of this matter including the overlapping of phases of sheet 13/13 and to listen to the tapes from August 14, 2006.

G. Rooke-Norman asked for a motion. M. McKinney made a motion to table this item to the next regular meeting on October 10, 2006. J. Schumaker seconded the motion. All were in favor. Motion was carried.

D. OR 02-07 Carignan, Jeffrey & Cherie. 1029 Voluntown Road, Griswold, CT. Applicants request a Commission ruling on whether they can construct a greenhouse to sell perennials plants and vegetables is permitted, specially permitted, or prohibited within the R-80 zoning district.

G. Rooke-Norman asked if anyone was here to present the application. There was no one present to speak for the application. M. McKinney made a motion to table the application to the October 10, 2006 regular meeting. D. DeGuire seconded the motion. All were in favor. Motion was carried.

G. Rooke-Norman asked D. Szall to write the applicant to appear at next month's regular meeting.

E. SE 01-07 Pickett, Norman & Priscilla, 22 Felix Street, Griswold, CT. Property Location: 32 Dey Street & 17 Charles Street, Jewett City. Applicants request approval of a Special Exception in accordance with Section 9.1.3 of the Borough of Jewett City Regulations. The request is to reduce the frontage of an existing lot located at 32 Dey Street from 101.50 ft. to 50.75 ft in order to create 25.41 ft. frontage on Dey St. for a new flag building lot, and to create 25.34 ft. frontage on Dey St. as access to a land-locked parcel located at 17 Charles Street. The subject property is located in the R zoning district.

G. Rooke-Norman asked if any one was here to present the application.

Bob Mullen, CLA Engineering was present to represent the applicant. He explained that Mr. Pickett owns five lots on Dey Street and Charles Street and would like to create an access to 12 Charles street which is land locked.

G. Rooke-Norman stated that this application requires public hearing. D. DeGuire made a motion to set a public hearing for October 10, 2006 at 7:30 p.m. at the Griswold Senior Center. J. Schumaker seconded the motion. All were in favor. Motion was carried.

7. Additional Business:

A. Chris C. Clark requests approval of a lot line adjustment within an existing subdivision SUB 10-88 located at 507 and 513 Stone Hill Road in accordance with Section 7.9 of the Subdivision Regulations.

Harry Heller, 736 Norwich New London Tpke, Uncasville represented Chris Clark. He explained Section 7.9 of the Subdivision Regulations is to re-delineate the lot line of the two joining lots one of which is a flag lot. He stated that the lot of William and Pauline Clark is this configuration and the lot of Chris and Patricia Clark lot is the frontage lot. He showed the Commission how the lot would be changed. He stated that the lot will remain a

conforming lot in the R-80 zone of 3.7 acres and the frontage will not change on the existing flag lot. G. Rooke-Norman asked if any additional lots would be created. H. Heller stated no additional lots would be created. There was discussion of this matter.

G. Rooke-Norman asked for questions from the Commission. D. DeGuire asked where the access was located for the back lot. H. Heller explained where the driveway was located. There was discussion of this matter including that there are two existing houses with two existing driveways.

G. Rooke-Norman asked for other questions. P. Zvingilas stated that the lots are conforming to the zoning regulations.

D. DeGuire made a motion to approve the Christ Clark lot line adjustment. J. Schumaker seconded the motion. All were in favor. Motion was carried.

H. Heller stated that the deed and the map would be recorded in the land records. H. Heller stated that a lot line adjustment should be in the zoning regulations rather than the subdivision regulation. He stated that it is a zoning compliance issue. There was discussion of this matter.

B. Rudy M. Mackin requests a discussion of Section 4.3 of the Griswold Zoning Regulations at the regular meeting.

G. Rooke-Norman stated that he has asked to be placed on the agenda and reminded him that no information relevant to the public hearing at this time.

Rudy Mackin, 474 Voluntown Road, asked if Section 4.3 was a valid zoning requirement in the Town of Griswold. He read the regulation for the record.

G. Rooke-Norman stated that it is a regulation and the regulations were the subject of a public hearing, were vote on and approved. She stated that these are the regulations for special exceptions. There was discussion of this matter.

R. Mackin asked if people are required to following Section 12 and Section 11.8. G. Rooke-Norman state that it depends upon each site plan and application. There was discussion of this matter.

R. Mackin asked if the map he showed to the Commission is a valid zoning map. P. Zvingilas stated that the map is a guideline. There was lengthy discussion of this matter.

8. Old Business

A. Workshop for Plan of Conservation and Development

G. Rooke-Norman stated that she would like to combine the workshop at the end of the public hearing.

D. DeGuire made a motion to hold the workshop for the Plan of Conservation and Development after the public hearing on September 25, 2006 scheduled here or at the

Griswold Senior Center to conclude at 9 p.m. C. Kinnie seconded the motion. D. DeGuire asked if there was an updated copy. D. Szall stated that she would print it out and ask T. Seidel to print the maps. All were in favor. Motion carried.

B. Chairwoman Rooke-Norman would like to discuss the possibility of two Commission meetings per month.

G. Rooke-Norman stated that there should be two meetings a month. P. Zvingilas asked if the meeting schedule could be changed. G. Rooke-Norman stated that certain notifications were required with the clerk to notify the state. There was discussion of the fourth Monday for a second regular meeting.

J. Schumaker made a motion to hold the regular meetings on the second and fourth Monday of each month beginning at 8 p.m. and instructing the planner to take the appropriate action of notification with the state. D. DeGuire seconded the motion. All were in favor. Motion

P. Zvingilas stated that the ordinance should be checked so there is no conflict.

9. New Business:

A. Discussion of number of hours for interim planner.

G. Rooke-Norman stated that T. Seidel has been interim planner and that he will be here in Griswold on Friday mornings, 9 am to Noon, for regular office hours. She stated that he is also available in the Norwich Regional Planning Office as well, if all applicants, taxpayers and developers needed to meet with him.

B. Consideration and appointment to fill the vacancy of an alternate member to the Planning & Zoning Commission.

G. Rooke-Norman stated that there are three or four applicants. She stated that others have expressed an interest; and she would like to receive their letters of interest. P. Zvingilas stated that there is a 30-day period. G. Rooke-Norman stated that Ellen Dupont stated that it does not apply to alternates. There was discussion of this matter.

D. DeGuire made a motion to table this item to the next regular meeting on October 10, 2006. M. McKinney seconded the motion. All were in favor. Motion was carried.

C. Discussion of the new state statute modifying notice requirements for land use hearings, P.A. 06-80 effective October 1, 2006 and related forms.

G. Rooke-Norman stated that T. Seidel would explain this thoroughly to the Commission at the next regular meeting. She asked D. Szall to explain what the registry is. D. Szall explained that a registry by mail or e-mail and stated that regular mail might require a fee for the postage and the time.

D. Appraiser Issue.

G. Rooke-Norman asked for a motion to place the appraiser issue on the agenda. D. DeGuire so moved. J. Schumaker seconded the motion. All were in favor. Motion was carried.

G. Rooke-Norman asked what the Commission would like to do. She suggested that a list of recommended appraisers be compiled. G. Rooke-Norman stated that the Commission could authorize her and P. Anthony to put a list of at least five appraisers together. There was discussion of this matter including an increase of the percentage or doing away with conservation subdivisions. G. Rooke-Norman asked that D. Szall send the latest subdivision regulations to the members.

M. McKinney made a motion to authorize P. Anthony and G. Rooke-Norman to create a list of at least five appraisers. J. Schumaker seconded the motion. All were in favor. Motion was carried.

E. Boundaries, LLC request of two 90-day extensions for Arthur's Way Subdivision.

D. DeGuire made a motion to put Boundaries LLC on the agenda for Arthur's Way. J. Schumaker seconded the motion. All were in favor. Motion was carried.

John Faulise, Boundaries LLC explained the applicant's request for two 90-day extension to file the Mylars as they are putting together the bonding for this subdivision. There was discussion of this matter.

G. Rooke-Norman stated that the Commission would like to see only one 90-day extension since we do not have the planner present. M. McKinney made a motion to provide one 90-day extension for the Arthur's Way project. There was discussion of the expiration date of October 12, 2006. All were in favor. Motion carries.

F. Memo regarding October 10, 2006 meeting at the Griswold Senior Center.

G. Rooke-Norman asked for a motion to discuss the location of the next regular meeting.

D. DeGuire made a motion to hold the October 10, 2006 regular meeting at the Griswold Senior Center. M. McKinney seconded the motion. All were in favor. Motion was carried.

10. Reports from the Enforcement Officer:

A. Complaint on new driving range located at 1071 Voluntown Road.

P. Zvingilas stated that he had numerous complaints of golf balls going over or through the netting at the driving range. He had given him a 30-day temporary occupancy to conduct that business. He stated that the building is not done but the range is there.

M. McKinney stated that everything should be built as they should be built. He stated that he was receiving complaints that it was raining golf balls and that maybe the mats could be moved to alleviate the problem.

N. Rodriguez explained some of the problems that he had with unsupervised kids at the driving range. He stated that he has posted a sign that children under age 16 must be accompanied by a parent or guardian. He also explained that the tees could be moved back to change the pitch of the golf balls. There was discussion of this matter.

P. Zvingilas stated that he walked the site and suggested that an as-built be submitted. He explained that a man called from across the street that he had 40 golf balls one week and 45 golf ball the next. P. Zvingilas stated that he has received three formal complaints.

P. Zvingilas stated that he could extend an additional 30-day temporary occupancy. G. Rooke-Norman stated that there should be an as-built.

M. McKinney suggested another 30 days to see if there are any other complaints. There was discussion of this matter.

N. Rodriguez asked to discuss his letter to reduce his bond. There was discussion of this matter. G. Rooke-Norman stated that this would be discussed at the October 10, 2006 meeting. There was discussion of this matter including the changes to the site plan for Phase II and that he speak with his engineer. G. Rooke-Norman suggested that the paving be done in phases.

John Biels, 37 Myrtle Road, Griswold stated that he was an engineer and explained that with the angle of the barriers, it would be nearly impossible for the golf balls to go over the barriers.

B. Cease and Desist order for Vincent Cofone Home Occupation to sell fruits and vegetables.

P. Zvingilas explained that Mr. Tabor had many concerns for the signage and the traffic using the private road created by V. Cofone's vegetable stand. V. Cofone showed the Commission a photo of his greenhouse. G. Rooke-Norman asked when the greenhouse was built. V. Cofone stated that it was built in 2003. There was lengthy discussion of the Tabor's complaints against V. Cofone.

G. Rooke-Norman stated that any signage was limited to his property and could not be displayed in the State's highway easement. There was discussion of this matter.

P. Zvingilas stated that V. Cofone must conform to the home occupation or it can be taken away. P. Zvingilas will get a copy of the permit for the greenhouse.

11. Adjournment:

G. Rooke-Norman asked for any other business. Hearing none, she asked for a motion to adjourn. J. Schumaker made a motion to adjourn. C. Kinnie seconded the motion. All were in favor. The meeting adjourned at 10:34 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary