



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

SPECIAL MEETING MINUTES

JANUARY 26, 2009

GRISWOLD TOWN HALL

I. SPECIAL MEETING (6:00 P.M.)

1. Call to order:

Vice Chair Martin McKinney called this special meeting of the Griswold Planning and Zoning Commission to order at 6:05 p.m.

2. Roll Call:

Present: Vice Chair Martin McKinney, Secretary Courtland Kinnie, Members Daniel DeGuire, John Taylor, Alternate Barbara Lukens, ZEO Peter Zvingilas, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Chairperson Gail Rooke-Norman, Alternate Andrew Drobiak

3. Determination of Quorum:

M. McKinney appointed B. Lukens to sit for G. Rooke-Norman. There was a quorum for this special meeting.

4. Workshop

A. Discussion of the changes to the Griswold Zoning Regulations, Subdivision Regulations and Borough Regulations and zoning map changes.

C. Fontneau explained that the zones for the borough were from the center line of the road and that the proposed changes will have the parcels within the same zone so there would be no split zones. He explained that Aspinook View was changed from industrial to multi-family. He explained that Wyre Wind and Slater Mill are in the industrial zone. He explained the commercial district and that the greenhouses will change from industrial to commercial. C. Fontneau explained the block of industrial property from TWC that is in the borough will become residential. There was discussion of this matter.

C. Kinnie arrived at 6:15 p.m.

M. McKinney stated that the park is passive recreation and that the ball field and playgrounds are in the industrial zone should be residential. P. Zvingilas stated that the parks should be residential in the borough. There was discussion of this matter that the ball field and park should be zoned residential.

M. McKinney asked for other comments regarding the Borough map.

C. Fontneau explained the Town zoning map. B. Lukens stated that the R-60 zone color should be darker or have hash marks. J. Taylor stated that it could be green or some other color.

C. Fontneau explained that the R-20 zone has been replaced with R-40 around Jewett City. He stated that TWC has been changed from industrial to R-40. M. McKinney stated that he would like the opinion of the Board of Selectmen and the EDC regarding TWC to determine whether it should have a commercial and residential application. There was discussion of this matter.

C. Fontneau explained the C1 and C2 zone changes on Routes 12, 164 and 138 that comply with the future land use map. D. DeGuire stated to change Pine Road and 138 to Commercial C-1. There was discussion of this matter including three lots on Route 138 to C-1

C. Fontneau explained that at exit 86 there is C-1 and explained that he did not make changes to the Polinsky property unless there was access on Route 201 so it is R-60. M. McKinney stated that if the Polinsky property is the best place for a business park it should be designated as a business park and that P & Z needs to look at locations for a business park zone. P. Zvingilas suggested that the business park zone include open space as a buffer around the business park. There was discussion of this matter. C. Fontneau will propose a business park zone and tie into the Polinsky property.

C. Fontneau explained the R-40, R-60 and R-80 issues. M. McKinney stated that off Stone Hill there are all fields and whether it should be R-40 or R-60. C. Kinnie stated that some of the fields have sold their development rights. There was lengthy discussion of this matter.

P. Zvingilas stated that there should be a municipal zone for the state parks and the areas of the schools. C. Kinnie stated that all the state land should be changed to open space to ensure that it never be developed and it could be changed later if needed. M. McKinney suggested a state classification for the state forest and for Hopeville.

C. Fontneau stated that the R-40 be converted to R-60 and R-80 around the pond. C. Kinnie stated that it is listed as low density on the Future Land Use map and should be R-80. There was lengthy discussion of this matter including that some of the Macko property is now part of the state forest and that both sides of Campbell Road be R-80.

M. McKinney stated that the land around the pond should be R-60 for consistency. C. Fontneau stated that he will have those changes next week.

C. Kinnie stated that on Route 164 that the R-60 zones as low density on the Future Land Use map. C. Fontneau stated that he did not change anything. C. Kinnie stated that it should be changed to C-1 to the Rustussi cornfields. There was discussion of this matter to leave this area as R-80.

C. Fontneau stated that the borough and town zoning regulations changes have been given out and that they can be reviewed next Monday.

4. Adjournment:

J. Taylor made a motion to adjourn. B. Lukens seconded the motion. All were in favor. The meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary