



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES

MARCH 8, 2010

GRISWOLD TOWN HALL

I. REGULAR MEETING (7:00 P.M.)

1. Call to order:
2. Roll Call:

Present: Vice Chair Martin McKinney, Secretary Courtland Kinnie, Members Daniel DeGuire, John Taylor, Alternates Erica Bevis, Heather Edge, Lawrence Laidley, ZEO Peter Zvingilas, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Chairperson Gail Rooke-Norman

3. Determination of Quorum:

M. McKinney appointed H. Edge to sit for G. Rooke-Norman. There was a quorum for this regular meeting.

4. Approval of Minutes:

A. Approval of Minutes of the Regular Meeting of February 8, 2010

M. McKinney asked for a motion to approve the minutes. H. Edge made a motion to accept the minutes. D. DeGuire seconded the motion. C. Kinnie had a point of discussion and asked if T. Faulise and J. Faulise and asked if there was a T. Faulise speaking. D. Szall stated that it was J. Faulise and she will make those corrections. All were in Favor. The motion carried.

5. Correspondence and Attachments:

A. Letter received February 22, 2010 from Demian Sorrentino, Boundaries, LLC requesting P & Z Commission review of a modification to an approved subdivision lot. Applicants: Robert J & Christina G. Millovitsch; Owners: Robert J. & Christina G. Millovitsch/Robert E & Joann O Brown. Property location 13 Pine Road & 35 Pine Road, Griswold, CT.

This will be addressed under item 7A.

B. Letter dated February 24, 2010 from Chairman Franklin D. Everett, School Building Committee requesting advance notice of issued to be brought before the Planning & Zoning Commission.

M. McKinney stated that he received a letter from G. Rooke-Norman. P. Zvingilas stated that this will be discussed under the zoning officer reports.

C. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter, Winter 2010, Volume XIV, Issue 1.

6. Matters Presented for Consideration:

There were no applications for consideration.

7. Additional Business:

A. Discussion of request by Demian Sorrentino, Boundaries, LLC requesting P & Z Commission review of a modification to an approved subdivision lot. Applicants: Robert J & Christina G. Millovitsch; Property Owners: Robert J. & Christina G. Millovitsch/Robert E & Joann O Brown. Property location: 13 Pine Road & 35 Pine Road, Griswold, CT.

Demian Sorrentino, certified planner and soil scientist, Boundaries, LLC, representing Robert & Christine Millovitsch, submitted a revised site plan to the commission.

L. Laidley arrived at 7:05 p.m.

D. Sorrentino explained that the applicant is purchase a portion of the neighbor's Brown property of 2.6 acres and is shown cross-hatched on the site plan. He stated that the Brown property was created in a subdivision on reference map A that incorporates the Bergendahl a portion entrances into the BMW subdivision. He state that in Revision C, that was submitted tonight. Sanitarian Al Gosselin sent the septic locations for the site and was added in a note A. He explained that there was discussion with the planner if the lot must meet the R 80 lot requirements or the R-60 requirements. He stated that the Brown parcel was enlarged to meet the rear lot acreage requirements of 160,000 sq. ft. without the access strip to be R-80 compliant. D. Sorrentino stated that the land will be transferred from Brown to be part and parcel of the Millovitsch property to go form 4.3 acres to 6.9 acres by a deed of consolidation when the property is transferred. D. Sorrentino was asking for the commission's approval based on Section 7.9 of the subdivisions regulations for modifications requiring commission approval.

M. McKinney asked for any questions from members. C. Fontneau commented that the applicant chose to change the property line to accommodate the access strip; there is no reason why the commission could not act on this. He stated that it is an equivivant of an official ruling that the changes in the subdivision lot are still compliant with Section 7.9 and the R-80 zone.

M. McKinney stated that it meets the zoning requirements. D. Sorrentino stated that it meets the R-80 zoning requirements. C. Fontneau stated that both lots are zoning compliant. P. Zvingilas asked about the strip out to Pine Road ant that is has curves. D. Sorrentino stated that it was intended to be a road. There was discussion of this matter.

J. Taylor made a motion to approve that the two resulting lots created are zoning compliant with the revised site plan dated March 8, 2010. H. Edge seconded the motion. All were in favor. The motion was carried.

B. Discussion of changes to subdivision regulations and zoning regulations and perhaps set a public hearing date for enactment.

C. Fontneau explained that this is an ongoing set of regulations and can be reviewed for the next meeting. M. McKinney stated that these should wait to the next regulation meeting. C. Fontneau explained the additional changes to the regulations for Message boards for banks and separate town recreational facility for advertising signs. M. McKinney stated G. Rooke-Norman suggested that members go to Route 82 in Norwich has many message board signs. There was discussion of this matter.

C. Fontneau explained that there is a new regulation Section 6.2.5 regarding liquor store sales not a permitted use in the town; and that there was no regulation at present that addresses liquor stores in the town and that there was possibly a glitch in the past since it was once a permitted use. There was discussion of this matter including that there are statutory regulations for distances to schools and churches of 1000 feet.

C. Fontneau explained that the Downtown Main Street businesses and that the commercial borough regulations forces a new building further away from the street line that it should be. He stated that 10 feet from the property line can be used or reconstruct a building in the same footprint.

C. Fontneau explained that he is working on parking space definitions for the borough. He suggested that the members look at the proposed changes in the regulations for next meeting.

M. McKinney stated that these regulations can wait to the next meeting. There was discussion of this matter including that there are inquiries for liquor stores that would require a public hearing to enact paid by the applicant rather than the town.

C. Annual Review of progress towards the short-term implementation goals in the Plan of Conservation and Development.

C. Fontneau stated that last time the commission left off at Natural and Cultural Resources Plan. He explained in Section G-1 Preserve Water Quality that R-1A has been partially done and is waiting to respond with the Level A map is approved by the CT DEP. He explained R-1B was discussed for stormwater impacts in the wetland regulations of the stormwater management system discharges. C. Fontneau explained the R-1C has been in practice for the past 3 years for water quality pre-treatment measures for new drainage project. He explained there has been partially done R-1D should be reviewed in a revised Road Ordinance for FY 10/11 based on the 2004 Connecticut Stormwater Quality Manual guidelines.

C. Fontneau explained in Section G-2 Protect Water Resources that R-2A has been some progress done for stormwater management and low-impact development programs. He stated that R-2B regarding setbacks and corridor widths from wetlands and water bodies.

C. Fontneau explained Section G-3 Preserve historically significant structures that R-3A historic and Architectural Resources Survey and that there was nothing specified in the MDP. There was discussion of this matter. C. Fontneau stated that in R-3B there are village districts under Section 8.2.5. There was discussion of this matter.

C. Fontneau explained Section G-4 "Rural Character" that R-4A cooperative farmland preservation program that partial plans are to be added to the PoCD. Section R-4B is partially done with zoning regulations regarding stone walls but a town ordinance has not been done.

C. Fontneau reviewed Open Space & Recreation Plan. He explained Section G-1 active and passive recreation are long term goals. He explained Section G-1 "Rural Character" Section R-2A that the conservation subdivision regulations were modified and enacted 8/10/09. Section R-2B open space/recreation and conservation zoning classification is now in the zoning regulations. C. Fontneau explained R-2C open space/passive recreation zone has been done.

C. Fontneau reviewed Future Land Use Plan Section G-1 Maintain proportionality between developed and preserved land used. R-1A offers extra benefits for conservation design. He explained that Section R-1B has been implemented including fee in lieu of open space for acquisition of lands. He explained that R-1C has implemented the open space passive recreation zone.

C. Fontneau reviewed Section G-2 Protect Rural Character. R-2A has not been implemented; R-2B changes made to the zoning map on 8/10/09 for I-395. R-2C changes made to the zoning map on 8/10/09 for I-395, Route 138 and Route 164. C. Fontneau explained G-3 promote mixed use village district in Pachaug area. There was discussion of these matters.

C. Fontneau explained Section G-4 changes to current zoning regulations. R-4B Map and regulation changes partially done on 8/10/09. He explained changes to Section G-5 changes to the Griswold Zoning map. R-5A, done on 8/10/09. R-5B not changed. R-5C Business park zone established at Exit 86 on 8/10/09. R-5D related to smoother zones in town. R-5E C-1 zone expanded on 8/10/09 R-5F expanded on 8/10/09, R-5G not enacted. R-5H C-2 zone expanded on 8/10/09; r-5I changed on zoning map 8/10/09.

C. Fontneau explained Section 6 for subdivision regulations. R-6A revise open space requirement and fee in lieu was changed from 7% to 10% based on state statute. There was discussion of the above matters.

5. **Old Business**

6. **New Business:**

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

A. Discussion of school building project issues.

P. Zvingilas explained that the letter from the borough of Jewett City for improvements. He stated that they have started an ADA accessible ramp from the lower parking lot to the upper parking that serves the senior center. He stated that there was no 8-24 review for this work. C. Fontneau explained that there was a small city block grant of 2009 and there is left over funds where the borough will pay for the pre work for a better parking lot around the town hall. He stated that he and P. Zvingilas reviewed the site plan from November to spend the money within the contract time. C. Fontneau stated that there was no formal 8-24 review and asked the commission if they wanted to do a review. M. McKinney asked if asphalt was ADA compliant. P. Zvingilas stated that it talks about impervious surface. There was discussion of this matter. P. Zvingilas stated that they can bring the map for next month. C. Fontneau stated that he will ask C. Kata to request an 8-24 review for the next meeting.

M. McKinney asked about the street signage. P. Zvingilas stated that they are not funding the street signage. He stated that since the parking project has already started, they should bring a map to the meeting in April.

P. Zvingilas explained that he brought up parking and signage last month and asked the commission to search their memory for the requirement for the approved site plan. M. McKinney asked if those were for permanent signs or temporary signs. P. Zvingilas explained

that it was for signs directing for student drop off and for handicapped access, and one-way signs at the middle school. He stated that he has met with the superintendent of schools and a number of the items have been resolved. He stated that the school building committee wants prior notice of any discussion of the school building project. He stated that was a letter from the planning chairman and that he has not had any time to take action since he received the letter at 3:30 p.m. He stated that he sees the letter as advisory from one member of the board and that he should take direction from the whole board not from one member. He asked for a motion from the board if they agreed with what she was requesting. M. McKinney stated that in his opinion, he stated that the building committee is in a hurry all the time. He stated that P. Zvingilas can notify them if there is a major issue to be discussed. M. McKinney stated that if it is on the print that we approved, then the ZEO must go by that print. He stated that if there are any changes then they must come before the commission again with the changes.

John Faulise, Building Committee, stated that he had mad that motion. He stated that it did get blown up and became a big do. He stated that if there was an issued then someone from the building committee can address that issue at the meeting. J. Faulise stated that what P. Zvingilas was addressing didn't have anything to do with the building but with the administration at the Middle School where they utilizing the building that was turned back over to them. They had different doors being used and teachers in different positions; the administration has to deal with complying with the site plan. He stated that the building committee is not looking for special treatment. He stated that when there is an issue, to let the building committee knows so that toe proper person can be at the meeting to discuss an issue. There was discussion of this matter including that there are minor complications since the elementary school project is going on while school is in session.

M. McKinney stated that we can table this to the next meeting. J. Faulise stated that FIP will be present at the next regular meeting in April. D. DeGuire stated that if there is a problem, don't we contact the people for them to attend the next meeting. P. Zvingilas stated that he went to the committee because he was unsure of the exact limitations discussed in implementing that phase of construction. There was discussion of this matter including that there can be a standing item under the ZEO report at which time the building committee can be notified. M. McKinney stated that that should be tabled to the next meeting to address any issues with FIP.

8. Adjournment:

D. DeGuire made a motion to adjourn. H. Edge seconded the motion. All were in favor. The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary