



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

SPECIAL MEETING MINUTES

MAY 4, 2009

GRISWOLD TOWN HALL

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

1. Call to order:

G. Rooke-Norman called this special meeting to order at 6:35 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Vice Chair Martin McKinney, Secretary Courtland Kinnie, Members Daniel DeGuire, Alternates Andrew Drobiak, Barbara Lukens, ZEO Peter Zvingilas, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Member John Taylor

3. Determination of Quorum:

It was determined that there was a quorum for this meeting.

4. Zoning Regulation & Subdivision Regulation Update

A. 12.21 Neighborhood Retirement Housing

G. Rooke-Norman asked C. Fontneau explained this zone to the members. He explained the intent, the required approvals.

A. Drobiak arrived at 6:40 p.m. D. Szall asked if the numbering could be changed to replace 12.5 Multi-family to avoid renumber the rest of section 12. There was discussion of this matter. Section 12.21 will replace 12.5.

G. Rooke-Norman asked if a dwelling could be rented from the owner of a condominium. C. Fontneau stated yes, the regulation states occupant aged 55 and over. There was discussion of this matter.

G. Rooke-Norman had questions in section 12.21.3 Definitions; items e and f were rules rather than definitions. There was discussion of this matter. A change was made to add "and requirements" to the line.

G. Rooke-Norman asked if there was any language for caregiver in the definitions. There was discussion of this matter. There was discussion of this matter. A change was made to item e for the option of a caregiver over age 21.

G. Rooke-Norman asked if this was an overlay zone. C. Fontneau stated no that it was a special exception in all residential and C-1 zones. There was discussion of this matter.

12.21.5 Standards. G. Rooke-Norman asked about the 50 ft. frontage. C. Fontneau stated that the 50 ft. frontage could be used as an access strip to land in the back. M. McKinney suggested that a senior center could be a rental option for this type of project. A. Drobiak asked the maximum number of units per building. C. Fontneau stated four. There was discussion of this matter including the maximum square footage for accessory buildings.

M. McKinney asked about language for required parking spaces and cited a problem with a parking space problem in a previous application. There was discussion of this matter that the parking should require to parking spaces not including the garage.

G. Rooke-Norman asked about parking and storage for boats, campers and RVs. There was discussion of this matter that a separate parking lot can be provided for accessory vehicles such as campers, boats and RVs.

C. Kinnie questions the minimum lot size of 20,000 s.f. C. Fontneau stated that it is in the special exception. There was discussion of this matter including any clarification from the Sanitarian regarding sewer and wells. He will get information from Atty. Branse.

12.21.6 Architectural considerations. There was discussion of this matter including home offices vs. home occupations, street lighting and open space.

P. Zvingilas arrived at 7:30 p.m.

12.21.7 Evaluation criteria was discussed that included the width of the roadway to be 25 feet vs. Road Ordinance width of 28 ft.

The open space passive recreation zone was discussed.

12.21.8 regarding bonding was discussed including any tax incentives for residential projects.

B. Subdivision Regulations G. Rooke-Norman asked C. Fontneau go over the subdivision regulations.

Section 2.4 was discussed regarding a "free split documentation by an attorney or title searcher.

Section 3.2 was added from the Fee Ordinance as Appendix A

Section 3.3 public hearing criteria was discussed to include subdivisions of 5 lots including the parent parcel.

Section 3.4 was discussed for changes to 35 days. Section 3.6.2 Final Approval and Section 6.3.3 Conditional approval. This should be reviewed by the town attorney and the specific wording condition and contingent for all approvals.

Section 3.7 Performance Guarantees were discussed with language to be reviewed by the town attorney Section 3.8 Endorsement of the final plans were discussed and amended to add or as updated from time to time.

C. Fontneau asked for clarification of Section 5.2.6 regarding 1-tier and 2-tier for common driveways. There was discussion of this matter including that for both tiers the common length should be 600 ft. maximum.

G. Rooke-Norman asked that the members review the Neighborhood Retirement Community for 5/11/09 and the Griswold zoning regulations will also be reviewed.

B. Lukens made a motion to adjourn. M. McKinney seconded the motion. All were in favor. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary.

