



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

PUBLIC HEARING & REGULAR MEETING MINUTES

MAY 11, 2009

GRISWOLD TOWN HALL

I. PUBLIC HEARING (6:30 P.M.)

1. Call to order:

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 6:32 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, 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: Alternate Andrew Drobiak,

3. Determination of Quorum:

G. Rooke-Norman appointed B. Lukens to sit for C. Kinnie There was a quorum for this public hearing.

4. Matter Presented for Public Comment:

A. SE 03-09 Sweet, Lee M., P.O. Box 232, Voluntown, CT. Property location: 1580 Voluntown Road, Griswold, CT 06351. Applicant requests a special exception for a small engine repair facility. The property is in the C-2 zone.

G. Rooke-Norman stated that this was continued from a prior public hearing. She asked if there was anyone representing the applicant. Lee Sweet submitted a detailed sketch of his site to the Commission. He submitted photographs to the Commission showing the natural buffer zones of mature trees at the sides and rear of the property.

G. Rooke-Norman stated that there were items that asked for at the prior public hearing. L. Sweet explained the items that were added to his site plan that included the dimensions to the property. He explained that the poles and pins were added to the site plan. L. Sweet explained that there were three parking spaces 9' x 18", 15 x 18 ADA parking spaces and 20 x 18 turn-around area. The sight lines were added that were not surveyed by an engineer. He explained that there is an existing shed that was 17" x 34 feet from the Steinhagen property. He redrew the trees on the Chapman property to their proper location. He explained the steel pin for the property line where there is a steel wire where the pin had been located. He explained he added the location of the septic tank and the display area. He explained that there was a shared driveway with the Steinhagens for the tenant parking as well as 2 spaces for him and that these were separate from the proposed small engine repair parking.

G. Rooke-Norman asked that the site plan include site conditions and location of structures. L. Sweet stated that there would be no new construction of a shed. He will be using the existing 8' x 10' shed. G. Rooke-Norman asked if the existing shed was zoning compliant. L. Sweet stated yes. He explained that the display area for 3 lawnmowers were in front of the three parking spaces and 86 ft. from the property line. G. Rooke-Norman asked if it was his representation that the display area was in front of the three parking spaces. L. Sweet stated yes.

G. Rooke-Norman asked questions from the commission. B. Lukens stated that she had no questions. J. Taylor asked that the existing shed was going to be used. L. Sweet stated yes. J. Taylor asked about the 7 x 12 storage shed. L. Sweet stated that was his personal storage shed for his motorcycle and lawnmower.

G. Rooke-Norman asked C. Fontneau what regulations were applicable to this application. C. Fontneau stated the general factors, and 12.4 for a special exception regarding health and safety. He stated section 13 is the site plan requirements where 13.3.5 regulation was revised for site plan ingredients.

M. McKinney asked if this was an existing conforming lot. C. Fontneau stated yes and that it is an existing structure on an existing lot of record. G. Rooke-Norman stated that it is a pre-existing non-conforming lot size. P. Zvingilas stated that there was commercial activity in the bottom floor. L. Sweet stated that there was a Vincent & Vincent store that he had researched.

M. McKinney asked about power out to the shed. P. Zvingilas stated that there are some building modifications if the zoning permit is approved. M. McKinney asked if there would be a bathroom in an 8' x 10' shed. P. Zvingilas stated that there will be no activity in the shed; but in the existing house on the basement level first floor and the shed will be an accessory use. L. Sweet stated that there is a 15' x 15' space he will use as office space and display.

G. Rooke-Norman stated to let the record show that C. Kinnie arrived at 7:45 p.m. She asked if he was present at this prior public hearing. C. Kinnie stated that he was not present. B. Lukens will continue to sit for C. Kinnie for this hearing and vote.

G. Rooke-Norman asked C. Fontneau if all the requirements have been addressed for this application and asked what section. C. Fontneau stated Section 13.3, A-2 requirement would be waived if the site plan was adequate to determine the impact under Section 12.3 general conditions for special exceptions; G. Rooke-Norman read section 12.3 for the record. Section 13.3; 13.4 E & S controls would be waived at his request; Section 11.8 landscaping requirements and guidance for the existing buffer and no new landscaping would be required. C. Fontneau stated that the sight line stated that it appears to be an adequate site line based on the photographs and measurements. C. Fontneau stated that there was mention of a free standing sign. L. Sweet stated that at the bottom of the plan there is a note that it will be on the right hand side of the building. There was discussion of these matters.

L. Sweet stated that there will be no outside lighting since this is a seasonal repair service. G. Rooke-Norman stated that there were not hours of operation. She asked if L. Sweet can write a letter to the file stating the hours of operation.

M. McKinney asked the liability to the town if the measurements for the sight line are off. C. Fontneau stated that the applicant has represented that the measurements are accurate. There was discussion of this matter. L. Sweet wrote a letter to the file stating that the hours of operation are 8 am to 5 pm Monday through Friday.

G. Rooke-Norman asked for comments from the general public.

Mary Nieminen, 222 Brown Road, Voluntown voiced her concerns about the high traffic on Rte. 138 and that if the office is on one side of the road and he does rent property on the other side for his machine, people would park on one side and walk across the street to the other side and

she didn't think that was a good idea for the safety of people. She also stated that coming out of Sheldon Road is hard to come out of there.

G. Rooke-Norman asked for other comments from the public. She asked L. Sweet if there is a business across the road. L. Sweet stated that he has some lawnmowers and his camper; but that all the lawnmowers would be relocated to the proposed site and that the rest of the items would be removed. G. Rooke-Norman asked if he would consolidate to one side of the road. L. Sweet stated yes. G. Rooke-Norman added a note to the hours of operation letter and L. Sweet initial it that the work will be consolidated to one side of the road only. G. Rooke-Norman read the note for the record.

G. Rooke-Norman asked for other questions from the Commission. P. Zvingilas asked the time needed to consolidate. L. Sweet that that it would be 2–3 months. There was discussion of this matter including L. Sweets suggestion of an August 1 date. G. Rooke-Norman stated that it would be consolidated by August 1, 2009.

J. Taylor made a motion to close the public hearing for SE 03–09. M. McKinney seconded the motion. All were in favor. The hearing was closed at 8:05 p.m.

II. PUBLIC HEARING (6:50 P.M.)

1. Call to order:

Chairperson G. Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 8:05 p.m.

2. Roll Call:

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

Absent: Alternate Andrew Drobiak,

3. Determination of Quorum

It was determined that there is a quorum for this public hearing.

4. Matter Presented for Public Comment:

A. SE 04–09 Sheldon Oak Central, Inc., 54 South Prospect Street Hartford, CT 06106.
Property location: 54 North Main Street, Jewett City. Applicant requests a special exception for proposed 25 units of affordable senior housing rentals in the former St. Mary School. Property is in the Borough Commercial zone.

G. Rooke-Norman asked if there was anyone to represent the applicant. Joe Mastronunzio, Brom Builders was present along with, Marcus Smith, Sheldon Oaks, a non–profit developer, Laif Overmoyer from Harry Schadler Associates, and Richard Strouse from CME Engineering in Woodstock. J. Mastronunzio gave a brief history of St. Mary School as a landmark in Jewett City for 80 years. He stated that the Parish Counsel decided that the school should be used for much needed affordable senior housing. He stated that the Zoning Board of Appeals granted waivers for the property; and that Brom Builders will be the general contractor for this project.

Marcus Smith, Sheldon Oak Central, project manager, explained that his company has creates affordable housing and has an excellent track record with projects for over 40 years in the Hartford area for affordable housing; and that this project will bring taxes to the town. He

explained that the project will be for elderly 62 years or older and that the HUD 202 income requirement is 50 percent of the area median income. He stated that St. Mary Parish is their partner to ensure that the design is to fit within the footprint and that it is an ideal location within walking distance to shopping and services.

M. Smith explained that the real estate taxes will be paid by Sheldon Oak Central. G. Rooke-Norman asked if this would be eligible for non-profit to waive taxes. M. Sullivan stated that it could be a tax deferred situation. There was discussion of this matter including that it would be discussed with the tax assessor, collector and BOS.

Laif Overmoyer, Harry Schadler Associates, explained that his company has designed over 7,000 housing units for adaptive rehabilitation of old schools. He explained that this project would be a 24 unit facility of 540 s.f. one-bedroom apartments which is the maximum square footage for the HUD 202 Sr. Housing to meet the needs of the elderly; and that there would be one 674 s. f. 2-bedroom superintendent unit on the first floor level . M. McKinney asked if the superintendent had to be 62 years old. L. Overmoyer stated no, but that the superintendent would be there 24/7 so that he would learn the needs of the elderly in this facility. There was discussion of this matter.

L. Overmoyer explained the locations of the 24 units and the common space; that the exterior will be mainly untouched except for a covered entry and for an elevator at the rear of the building; and stairway access to the and sprinkler room and mechanicals in the basement. He explained that the traffic flow will remain the same with added parking at the side that was the playground area and in the rear with foundation plantings, screening for the dumpster area and the rear boundary and reducing some of the impervious surfaces there. He explained that a sprinklered fire alarm system will be installed to current code. He stated that the windows will remain, repointing of brick exterior, maintaining existing trees and pedestrian access to the front.

Richard Strouse, CME Engineering, 55 Main Street, Norwich, gave up-to-date sight plans to the commission explained that the plans included recommendations of the reviewing engineer for larger parking spaces, a water quality swale issues were addressed and signage for small car parking spaces added. He explained Sheet 1, the existing conditions and boundary sheet showing 66,000 s. f. parcel and leaves a parcel of approximately 39,000 s.f. for the remaining two church buildings. G. Rooke-Norman asked if this parcel will be subdivided. R. Strouse stated that it will be subdivided as a "first split" since there were no conveyances since the church acquired the property.

R. Strouse explained the Sheet 2 – for the demolition plan for the existing pavement; Sheet 3 details the site plan for division between the future parcels. He explained the parking arrangement that will be almost as it exists now. He submitted the CTDOT letter for the relocation of the entrance drive and the recommendation for additional signs. He explained that there are 12 small car spaces to the north for which variances were receive with a total of 57 parking spaces which is twice what is required for the housing project with the 30 or so spaces used for Church parking. R. Strouse stated that approximately 75 percent of the residents have vehicles. There was lengthy discussion of this matter including marking residential unit parking would be marked so as not to be infringed upon by any church activities where approximately 25 spaces would be required.

R. Strouse explained Sheet 4 for drainage and grading. He stated that drainage would be to the back to the paved area in the SW corner of the site; the drainage report shows an increase in peak flows for 2, 20, and 25 year storms and that the impervious surface will be reduced. He explained the details of the 2300 cubic feet water quality basin located along the back boundary line to the fence that is 20 feet wide grass area to an existing catch basin. There was discussion of this matter including that the paving and fencing will be removed and repaved with sheet flow to the water quality basin; but that the front sidewalk and front landscaping would remain with minor grading between the building and the sidewalk to get more positive drainage there.

R. Strouse submitted a copy of the ZBA decision for the record; David Held, reviewing engineer letter was submitted for the record. He stated that there would be a fence and gate along the property line of the convent and school project to control egress from the convent on to the driveway parking lot.

M. McKinney asked about exterior lighting. Laif Overmoyer explained the photometric details for the site using full cutoff pole fixtures and zero light levels around the property line and lighting for the building sign and the existing flagpole. There was discussion of this matter. G. Rooke-Norman asked if there was a copy of the photometric plan for the record. C. Fontneau stated that they should leave their exhibits for the public record. Laif Overmoyer stated he would leave the exhibits.

R. Strouse explained the utilities enter the site from Route 12 for domestic service and fire protection; the existing sewer is at the back and will continue to be used. G. Rooke-Norman asked each unit would have its own kitchen facility or would it be a dining room. Laif Overmoyer stated that this facility is for independent living so each unit would have its own kitchen. G. Rooke-Norman asked if approvals were given by Jewett City DPU for the buy-in, tie-in fees. J. Mastronunzio stated that there where letters submitted for the ZBA file and asked if copies were needed for this application file. G. Rooke-Norman stated that the applicant must provide copies of the letters.

M. McKinney asked about additional landscaping. R. Strouse stated that there is the soft swale and that a variance was granted to waive the landscaping requirements. He explained the variances that were granted. G. Rooke-Norman read the variances that were granted from the Zoning Board of Appeals for the record. There lengthy discussion of this matter with questions regarding Section 12.6.1, and Section 13.1. Confirmation of the ZBA variances will be researched.

J. Mastronunzio submitted copies of letters for the record from Ken Sullivan, JCDPU that there was adequate sewer capacity and the addition would be welcome; and a letter from Bob Sherwood, Jewett City Water Company that street domestic water was available.

P. Zvingilas asked about the sewer capacity. R. Strouse stated that it is an 8" sewer pipe that runs to Mathewson Street from behind the convent. J. Mastronunzio stated that about 10 years ago there was a storm separation project for the St. Mary site and he submitted photographs of the project for the record stating that Attorney Duda is research the easements for the property. R. Strouse explained that the roof leaders hade been tied to the sewer; the leaders were separated to the new drainage. He stated that the sewer was maintained but that there is very little information on this and the size is not known. There was lengthy discussion of this matter. M. McKinney asked about grease traps. G. Rooke-Norman stated that those were required for restaurants. P. Zvingilas explained that the current sewer pipes run through basements on Mathewson Street and that there have been problems. J. Mastronunzio stated that the size piping mapping of North Main Street is 14" main that goes into a 30" main and the sewer could be pumped up the Main Street if easements cannot be obtained. G. Rooke-Norman stated that the commission was concerned with the health and safety issue. J. Mastronunzio stated that it would be part of the building permit application and would all be reviewed. He stated that they need to demonstrate to HUD that municipal utilities are available.

G. Rooke-Norman stated that this was a commercial zone and that this is a residential use. C. Fontneau explained that it is a special exception in the commercial district. There was discussion of this matter.

J. Mastronunzio stated that the school project is in the Borough the revitalization plan and is an important component of that plan that was submitted the DECD in October 2008. The staff at DECD comments wanted a viable project; the project will benefit the community at large and credibility to the town plan. He hopes that the project moves forward.

G. Rooke-Norman asked for other questions from Board members. M. McKinney had a question about the size of the dumpster. J. Mastronunzio stated that he had numerous apartments and that 12' by 12' foot is adequate. There was discussion of this matter.

B. Lukens asked if there was only one elevator for the building. R. Strouse stated yes. B. Lukens was concerned that it was a long walk from the parking at the north end of the property. R. Strouse showed where the handicapped parking was located on the site plan across the back of the building. There was lengthy discussion of this matter including that there would be 4 designated handicapped spaces for 40 spaces and that parking along the sidewalk would be designated for residents.

M. McKinney asked about using the same windows. J. Mastronunzio stated that the windows had been replaced in the 1990's with aluminum frame thermal pane replacement windows and they will be refurbished with new hardware. He stated that the school structure as a whole is in very good condition with little repointing and the roof was replaced recently.

P. Zvingilas asked about stair treads. J. Mastronunzio stated that the stairs are steel with cement treads and landings and are in good shape; the stairwells will remain in place but the architects would like to change the direction of the stairs to the front of the building for emergency egress.

M. McKinney asked about recreation space. Laif Overmoyer stated that there will be a reading room and a computer room for use by residents. Marcus Smith stated that there will be some office space for services. There was discussion of this matter.

G. Rooke-Norman asked for other questions or comments from the board. She asked for other comments from the public.

Tina Falck, Senior Center Director stated that this project is needed since there is a 1 to 2 year waiting list at the three existing elderly housing complexes. M. McKinney asked if it would impact the Senior Center. T. Falck stated that it would impact the senior center but in a good way. She asked if this would be for disabled adults as well. Marcus Smith stated that HUD 202 program is for elderly only over age 62.

Todd DiMaio, of Moosup, stated that he was resident of Jewett City for 30 years and asked if the parking area in back was capable of accommodating the Fire Department's new ladder truck. R. Strouse stated that the access area will be 20 feet wide. There was discussion of this matter including that the pack is 18 ft wide for 60 degree parallel parking spaces that are 20 ft long. L. Overmoyer stated that the building will be sprinklered and fire code compliant. G. Rooke-Norman asked if there was a report from the fire marshal. C. Fontneau stated that the fire marshal has looked at the plan. G. Rooke-Norman asked that the fire marshal submit a letter.

G. Rooke-Norman asked for other comments from the public. G. Rooke-Norman asked about the C-1 Residential special exception, then there are other criteria that was waived by ZBA; but that ZBA could only waiver certain pieces but not others of the regulations and didn't think that ZBA could waive special exception. C. Fontneau stated that that was basically true and actually the only section they have to comply with is section 12. There was discussion of this matter including that appropriate sections are verified.

M. McKinney stated that the utilities need to be separated from the convent to get a free split. J. Mastronunzio stated that would be part of the process. G. Rooke-Norman stated that the commission cannot make something conditional on a parcel that is not part of the application. There was discussion of this matter. G. Rooke-Norman asked that the applicant do something before the next meeting, and add it to the application so that there is proof that the utilities have been separated and a description of how it will be or has been separated. He stated there would be an agreement letter from the parish for the separation of the utilities.

J. Taylor made a motion to continue this public to June 8, 2009 at 6:30. M. McKinney seconded the motion. All were in favor. The ayes carried. C. Fontneau will get a letter from the fire marshal. J. Mastronunzio will get changes for the stairwells for next month.

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

1. Call to order:

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 8:44 p.m.

2. Roll Call:

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

Absent: Alternate Andrew Drobiak,

3. Determination of Quorum:

G. Rooke-Norman stated that C. Kinnie has recused himself. D. DeGuire has recused himself. B. Lukens will sit for D. DeGuire. There is a quorum for this regular meeting.

4. Approval of Minutes:

- A. Approval of Minutes of Special Meeting of April 06, 2009
- B. Approval of Minutes Public Hearings and Regular Meeting of April 13, 2009

B. Lukens made a motion to accept the minutes of the Special meeting of April 6, and the regular meeting of April 13, 2009. M. McKinney seconded the motion. All were in favor. The ayes carried.

4. Zoning Regulation & Subdivision Regulation Update

G. Rooke-Norman asked for a motion to move the Item for Zoning Regulation & Subdivision Regulation update to the end of the agenda. J. Taylor so moved. B. Lukens seconded the motion. All were in favor. The ayes carried.

5. Correspondence and Attachments:

G. Rooke-Norman asked if there was any correspondence that required attention. C. Fontneau stated that the correspondence was fairly routine. G. Rooke-Norman stated that the Cease and Desist Orders will be discussed in the Zoning Enforcement Officer's report.

- A. Letter dated 4/17/09 from Connecticut Water Company, to the Chairman of the Planning and Zoning Commission regarding copies of agenda.
- B. James Tanguay, Jr., 99 Banjo Sullivan Road, Cease & Desist Order for violation of 11.17 unregistered motor vehicles and 2.2.6.14 Junk Yards prohibited in all zones.
- C. Deborah Natiello, 155-157 Mathewson Street, Cease & Desist Order for violation of 10.5 Junk Yards prohibited in all zones.
- D. Avalonia Trails Newsletter, Spring 2009 Avalonia Land Conservancy, Inc.

6. Matters Presented for Consideration:

A. SE 03–09 Sweet, Lee M., P.O. Box 232, Voluntown, CT 06384. Property location: 1580 Voluntown Road, Griswold. Applicant requests a special exception for a small engine repair facility. The property is in the C–2 zone.

G. Rooke-Norman stated that this was the subject of a prior public hearing. C. Fontneau stated that the commission needed to act on the waiver request first. M. McKinney was reluctant to approve a site plan on graph paper. C. Fontneau stated that a better quality site plan can be a condition of approval. There was discussion of this matter including that in this case there is no new construction anywhere near the boundary line. G. Rooke-Norman stated that there is an amendment to the application that all the lawnmowers and related activity will be moved from the opposite side of the road which will be an improvement to safety concerns.

J. Taylor asked which waivers were requested. C. Fontneau stated 13.4 E and S controls and 11.8 additional landscaping above what is already there. J. Taylor made a motion to allow the waiver for the 13.2 for the A–2 survey, 13.4 for the erosion and sedimentation controls and 11.8 for the landscaping. B. Lukens seconded the motion. There were 3 aye votes, 1 nay vote by M. McKinney and 1 abstention by C. Kinnie. There was discussion of the vote. The ayes carried.

J. Taylor made a motion to approve SE 03–09 for Lee M. Sweet special exception as amended. B. Lukens seconded the motion. There were 4 aye votes and 1 abstention. The ayes carried.

B. ZP 05–09 Slater Mill Associates, 143 Merrow Road, Tolland, CT 06084. Property location: 49 Wedgewood Drive, Jewett City. Applicant requests approval of a Zoning Permit to place 6 10 ft. x 20 ft. above-ground temporary overseas containers on existing concrete slab. The property is in the B–I zone.

J. Taylor recused himself from this matter. G. Rooke-Norman stated that there is a quorum with four members voting.

G. Rooke-Norman asked C. Fontneau to summarize this application. C. Fontneau explained that there are the original 6 trailers and that due to the elementary school project to provide additional storage trailers; the applicant has submitted a revised plan for the additional trailers. He questioned the number of trailers that needed to be on the application and length of time for the trailers. He stated that a renewal time and a fee should be set for the storage trailers. There was discussion of this matter including whether the trailers were outside the 150 ft. wetlands upland review area.

Todd DeMaio, Manger of the Slater Mill Mall, stated that the additional trailers are outside the 150 ft. regulated area from the river. G. Rooke-Norman asked T. DeMaio that he is certifying to the commission that the new location for container storage will not require any kind of review by Inland Wetlands. He stated that they are doing all of the rentals and that there would not be any kind of hazardous materials in any of the containers that can do any damage.

M. McKinney asked the total trailer count. He explained that there will be only six containers in the regulated area; and that there would be 20 additional containers outside of the 150 ft. regulated area. He stated that there would be a total of 26 containers. T. DeMaio stated that this was a large area that the school project is using this area for storage and better away from the kids. G. Rooke-Norman asked the time period. T. DeMaio stated that it would be for the duration of the school projects approximately two years. G. Rooke-Norman asked what his agreement was. He stated that they have a one-year lease for each of the containers for the school project. G. Rooke-Norman stated if there would be school furniture and such stored, asked if it was his representation that those items would not be stored there and only for the contractors. T. DeMaio stated that he couldn't see why that should be a problem since there were not contaminated products and that they would be responsible for their containers and it would be away from the kids. P. Zvingilas stated that there is very limited storage at the school

and there would be no hazardous items stored from the school. There was discussion of this matter.

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

C. Kinnie asked if they could have the site plan modified to show the 26 trailers including the 6 already there and that the containers are outside the 150 ft. regulated area. D. DeMaio modified the site plan. There was discussion of this matter including that the railroad track is between the storage area and the river.

C. Kinnie stated that it should be an annual permit to correspond with the annual lease. G. Rooke-Norman stated that 26 storage containers expanding the use to include contractors and the school as a lessee. T. DeMaio stated that it would help out the town. P. Zvingilas stated that all the fees have been waived for this project. There was discussion of this matter. There will be a permit fee for the storage containers.

M. McKinney made a motion to allow Slater Mill Associates, ZP 05-09 the opportunity to put up to 26 storage containers at \$100 per container per year for the maximum of two years and that part of this application process that none of the additional 20 storage containers be under IWWCC authority and that the containers do not contain any hazardous materials of any kind and that the storage use will only be related to the Griswold Public School Systems Elementary and Middle School construction projects. B. Lukens seconded the motion. All were in favor. The ayes carried.

C. SE 04-09 Sheldon Oak Central, Inc., 54 South Prospect Street Hartford, CT 06106. Property location: 54 North Main Street, Jewett City. Applicant requests a special exception for proposed 25 units of affordable senior housing rentals in the former St. Mary School. Property is in the Borough Commercial zone.

C. Fontneau stated that this public hearing was continued. J. Taylor made a motion to table SE 04-09 Sheldon Oak Central to the June 8, 2009 meeting. M. McKinney seconded the motion. All were in favor. The ayes carried.

D. ZP 06-09 Gookin, Jeffery and Susan, 37 Norman Road, Griswold, CT. Applicant requests approval of a Zoning Permit in order to conduct a home-based machine shop. The property is in the R-60 zone.

G. Rooke-Norman asked if there was anyone to represent the applicant. Jeff Gookin explained his machine shop project and that he would be working to pick-up overflow from this work. He stated that the machine shop is in a 12 x 16 shed on his property. G. Rooke-Norman asked if there would be employees. He stated no, just he and his wife who will keep the books.

G. Rooke-Norman asked if there would be customers to the home occupation. J. Gookin stated no only some FedEx or UPS deliveries possibly once a week. He stated that material and any waste to and from the site will be by him. He stated that there is a lathe and a milling machine that cut metal that are 2 horsepower machines. B. Lukens asked if the noise could be heard from his house. J. Gookin stated no not with the doors and windows closed. G. Rooke-Norman stated the hours of operation are 4 p.m. to 7 p.m. Monday through Friday. J. Gookin stated that he works is regular job during the day and that those hours are maximum and he did not want to add another full-time job to what he already does.

G. Rooke-Norman asked C. Fontneau if the square footage is in line with home occupation regulations. C. Fontneau stated yes, and it can be in an accessory structure.

P. Zvingilas asked if it has oil cutting. J. Gookin stated that the lathe would have mineral sprits coolant and not a petroleum product that will be pumped from a 3 gallon sump and taken to waste management in Franklin where Davis Standard sends their waste.

G. Rooke-Norman asked if it was his representation that there would be no customers. J. Gookin stated no there would be no customers and the work will be brought back to the site. She asked if there would be signage. J. Gookin stated no, there would be no advertisement.

B. Lukens moved that we approve ZP 06–09 based on the representation of the applicant and application materials of the applicant. M. McKinney seconded the motion. All were in favor. The ayes carried.

E. ZP 07–09 FIP Construction, Inc. 10 McKee Place, Cheshire, CT 06410. Property Location: 303 Slater Avenue, Griswold. Applicant requests approval of a Zoning Permit for construction of a new elementary school and installation of construction trailers and perimeter fencing.

J. Taylor recused himself from this matter. G. Rooke-Norman stated that there is a quorum with four voting members.

G. Rooke-Norman asked if there was anyone to represent the applicant. Kevin Boyle of FIP Construction explained that the same sort of parameters and conditions for the 50 state background checks will be maintained and that an 8 ft high chain link fence with screening and employs the same construction tagging, hard hat stickers, I.D. tags as the middle school project.

Phil Reese, FIP Construction gave an overview of the phasing for the elementary school project with the object to minimize any disruption of activities in the school and finish this project successfully. He explained Phase A component consisting of an A–1 and an A–2 phase; A–1 phase includes utility relocations outside of the expansion footprint; storm drainage work before the middle school parking lot is done, temporary walkways installed, cut in of a new entry drive on the west side of the school and enhancing the current parent drop off location; improving the sight line and creating the stacking lane during the summer months. Other summer work includes working in the existing school modifying the exterior openings for egress when this portion of the school is no longer there by making doors wider prior students returning in September. P. Reese stated that there would be safety fencing anywhere there is trenching and backfilling for the utility relocations. He explained that this will be being at the completion of this school year and continue up until September. He explained that handicapped parking will be relocated to the south side with line striping and blacking out the old striping with new signage put in place.

P. Reese explained that there will be drilling of wells for the geothermal heating system. He stated that the design is not 100 percent yet but showed the general location of the wells. G. Rooke-Norman asked if there will be a marker above grade. P. Reese stated that they will be below grade. P. Zvingilas had concerns for the decibel levels while the wells are being drilled when the children are in school. G. Rooke-Norman asked about the screening for the trenches if they would be moved as the trenches are done for the utility relocation and her concerns for children being in the fenced area. There was discussion of this matter including that the drills will be auger type drills and that they will be fences with proper signage.

P. Reese explained the A– Phase. He stated that construction of the school will begin in January 2010 and that the abatement area and demolition of the wing will be completely fenced in; he showed the location of contractor lay down area, contractor parking, the 12 containers, 5 sub offices and the FIP office compound and construction traffic will be same as it is now. M. McKinney asked when the middle school will be done. K. Bacon stated that it will be in construction when the elementary project starts. He stated that all of the signage will be in the same locations for construction traffic. He stated that there will be two emergency gates at the school for EMT and fire. There was discussion of this matter including that all construction activity will be completely fenced off from the school.

P. Reese stated that the existing bus loop will remain where it is and the parent drop off and the road widening, there will be no impacts to school parking during the first phase. P. Zvingilas asked where the workers will park. P. Reese stated there are 125 spaces identified inside the

fenced area. G. Rooke-Norman asked what surface will be used so that it doesn't become a mud pit. P. Reese stated that the top soil will be removed, filter fabric put down and process stone base over it. G. Rooke-Norman asked where the stock pile will be located. P. Reese stated that he did not know since he did not have a site contractor on board. K. Bacon stated that the stock pile will be off-site and it will be amended to meet architectural specifications for top soil quality, seeded and returned to the site. There was discussion of this matter including a potential area at another part of the site.

P. Zvingilas asked about the playscape. Frank Everett, Chair, stated that the playscape must be handicapped compliant so they are investigating what to do with the old playscape. There was discussion of this matter including the location of the play area during this Phase.

P. Reese stated that we are asking approval for Phase A-1 and A-2 tonight. K. Bacon stated that Phase B is a way down the road but that they will come back to the Planning and Zoning Commission for the Phase B at a later date.

P. Zvingilas asked how many wells will be drilled. K. Bacon stated that there would be about 70 wells that had to be in place before the Phase B can begin.

G. Rooke-Norman asked how the noise of construction outside of the building and she was concerned about the well drilling decibel levels for children who are inside accept for recess with the windows closed. There was discussion of this matter including that the noise is throughout the whole project for various activities and that the windows should remain closed. P. Zvingilas asked if some sort of screen can be added. K. Bacon stated yes but would add cost to the job. There was discussion of this matter including possible second shift work for drilling and problems with noise for the neighborhood as well and multiple drilling rigs. K. Bacon stated that when the parameters are known they will come up with the best plan for everyone.

G. Rooke-Norman asked for questions from the Commission or staff. C. Fontneau stated that the fire marshal has reviewed Phases A-1 and A-2. G. Rooke-Norman stated that we are really concerned about the noise. K. Bacon stated that he would look into the noise mitigation. C. Kinnie stated that the decibel levels will be a distraction and disruption and closing windows in September can be really warm and that there would be a need for ventilation. There was discussion of this matter.

M. McKinney made a motion to approve ZP 07-09 FIP Construction proposal in its entirety for A-1 and A-2 Phasing Plan. B. Lukens seconded the motion. All were in favor. The ayes carried.

7. Additional Business:

8. Old Business

A. Section 8-24 Review of Griswold Housing Authority for future proposed site plan modifications at Ashland Manor.

C. Fontneau explained that this review was for the first phase of interior remodeling of Ashland Manor Elderly housing and the second phase that would include additional parking in the SW corner and changing Building 7 to handicapped units with additional square footage off of Clark Lane and additional parking in the NW corner as well as changes to the exterior of the units. There was discussion of this matter.

C. Kinnie made a motion to issue a favorable report of 8-24 review of the Phase 2 Ashland Manor. B. Lukens seconded the motion. All were in favor. The ayes carried.

9. New Business:

C. Fontneau stated that an additional item needed to be added to the agenda. M. McKinney made a motion to put a request for a 90 day extension to file the Mylars for SUB 92-09 on the agenda. J. Taylor seconded the motion. All were in favor. The ayes carried.

John Faulise explained he submitted a letter on May 4 from his office for a request for a 90-day extension to file the Mylars for SUB 02-09 for a 3-lot subdivision of Richard and Alexis Malek on Geer Road. He stated that the plans are with the other attorney Norman for review and this time-line expires at the end of this month.

G. Rooke-Norman recused herself from this matter. C. Fontneau recommended to the commission to provide an extension to the August 10, 2009 meeting. J. Taylor made a motion to grant a 90-day extension for SUB 02-09 to the August 10, 2009 meeting. C. Kinnie seconded the motion. All were in favor. The ayes carried.

10. Reports from the Enforcement Officer:

P. Zvingilas gave his report that James Tanguay has been cooperative and has removed all the times from the property and it has been well landscaped. He stated that Debra Natiello to remove their cars from the Mathewson Street property and that is being taken care of and the repairs have ceased as well.

G. Rooke-Norman stated that it is getting late and that the zoning regulations should be reviewed at a special meeting. There was discussion of this matter to set a special meeting.

G. Rooke-Norman made a motion to set a special meeting on Monday May 18, 2009 at 6:30 p.m. at the Griswold Senior Center and a special meeting for Tuesday, May 19, 2009 at 6:30 pm. in a meeting room in this building for a workshop to review the zoning and subdivision regulations, to approve the final draft and to send that to a public hearing. M. McKinney seconded the motion. All were in favor. The ayes carried.

11. Adjournment:

G. Rooke-Norman asked for a motion to adjourn. C. Kinnie made a motion to adjourn. B. Lukens seconded the motion. All were in favor. The meeting adjourned at 10:25 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary