



# Town of Griswold



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## GRISWOLD PLANNING & ZONING COMMISSION

### PUBLIC HEARING & SPECIAL MEETING MINUTES

JUNE 1, 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 6:34 p.m.

##### 2. Roll Call:

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Martin McKinney, Secretary Courtland Kinnie, Member Daniel DeGuire, Alternate Barbara Lukens, Town Planner Carl Fontneau, Recording Secretary Donna Szall

**Absent:** Member John Taylor, Alternate Andrew Drobiak, ZEO Peter Zvingilas

##### 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. SRC 02-08 Text Amendments to Town of Griswold Zoning Regulations, and Subdivision Regulations** Text Amendments to the Town of Griswold Zoning Regulations to **Section 4.2.6** Temporary and Limited Moratorium on Residential Subdivisions /Resubdivisions in R-40, R-60 and R-80 zoning districts. This temporary moratorium will be effective on February 1, 2008 and remain in effect and extended for a term ending August 10, 2009; **Section 5.3.2.1** Temporary and Limited Moratorium on Multifamily Units in the R-20 zoning district. This temporary moratorium will be effective on February 1, 2008 and remain in effect and extended for a term ending August 10, 2009; Text Amendments to Town of Griswold Subdivision Regulations; **Section 9.6** Temporary and Limited Moratorium on Residential/Re-subdivisions. This temporary moratorium will be effective on February 1, 2008 and remain in effect and extended for a term ending August 10, 2009.

C. Kinnie arrived at 6:37 pm. G. Rooke-Norman appointed B. Lukens to sit for J. Taylor.

G. Rooke-Norman asked C. Fontneau to explain the text amendments for the moratorium. C. Fontneau reviewed the moratorium amendments. There was a question of the Section numbers. The section numbers listed for SRC 02-08 on the agenda are correct.

G. Rooke-Norman asked for any questions or comments from the members. There were no questions or comments. G. Rooke-Norman open the public hearing to comments from the general public. There were no comments from the general public. G. Rooke-Norman closed the public hearing at 6:39.

## II. **SPECIAL MEETING (to follow immediately after the public hearing)**

### 1. **Call to order:**

G. Rooke-Norman called this meeting to order at 6:39 p.m.

### 2. **Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Martin McKinney, Secretary Courtland Kinnie, Member Daniel DeGuire, Alternate Barbara Lukens, Town Planner Carl Fontneau, Recording Secretary Donna Szall

**Absent:** Member John Taylor, Alternate Andrew Drobiak, ZEO Peter Zvingilas

### 3. **Determination of Quorum:**

G. Rooke-Norman appointed B. Lukens to sit for J. Taylor. There is quorum for this meeting.

C. Fontneau explained that Gerry Giuliano was present with concerns for changes made to the intersection of Route 201 and Stone Hill Road showing the C-1 zone on the old zoning map has been changed to residential on the new zoning map. There was discussion of this matter. There was consensus by the commission that the original zoning of C-1 shall remain. C. Fontneau explained that Gerry Giuliano had another concern for a residential lot on Route 138 in front of the Carl Brown house. There was discussion of this matter. C. Fontneau will research the history of the residential lot and the house on Route 138 for the next meeting.

### 4. **Zoning Regulation & Subdivision Regulation Update**

G. Rooke-Norman asked that the vote be added to the agenda since there was a type on the agenda M. McKinney made a motion to add the vote for SRC 02-08 for the Temporary Moratorium to the agenda. B. Lukens seconded the motion. All were in favor. The ayes carried.

G. Rooke-Norman asked for comments from the commission. D. DeGuire made a motion to extend the moratorium to August 10, 2009 with an effective date of June 15, 2009. C. Kinnie seconded the motion. There was discussion of this matter. D. DeGuire amended his motion to change the effective date to June 18, 2009. C. Kinnie amended his second. All were in favor. The ayes carried.

G. Rooke-Norman asked C. Fontneau about the number changes for the Retirement Community being 12.5 or 12.21. C. Fontneau stated that because there is no R-20 zone, the retirement community could replace 12.5. There was discussion of this matter. G. Rooke-Norman suggested that there be a note in the regulations for future commissioners to maintain the number system for future changes to the zoning regulations. C. Fontneau stated that it can be added to the administrative section.

The following subdivision regulation sections were discussed.

Section 6.1 General design standards and 6.1.1 findings which is a new section.

C. Fontneau explained that the R-40 has a 50 ft. front set back instead of 30 ft. G. Rooke-Norman stated that that figure can still be varied since they are in the zoning regulations. There

was discussion of this matter including that the conservation subdivision option should be a special exception. G. Rooke-Norman stated that conservation subdivision be added to the special exceptions in the Griswold zoning regulations.

Section 6.2.2 was discussed regarding bonus lots. M. McKinney asked about the open space. C. Fontneau explained the ratio of open space and the incentive for a conservation subdivision by giving a bonus rear lot. C. Kinnie stated that it should be 50 % or greater of the existing road frontage for open space and 50 % or more of the developed space is dedicated to open space, the developer received a bonus rear lot for each 5 %. There was discussion of this matter. G. Rooke-Norman stated that it should be change to 30 % or more acreage and 30 % of existing road frontage as open space shall received 1 additional bonus rear lot that is 1.5 time the size of the frontage lot.

Section 6.3.1 was discussed for the minimum net buildable lot.

M. McKinney stated that driveways with 10% slope should be paved all the way. There was discussion of this matter. C. Kinnie stated that language should be in both zoning regulations.

Section 6.3.2 was discussed regarding no remaining lands.

Section 6.3.3 was discussed regarding dimensional requirements for a conservation subdivision. There was discussion of this matter and town attorney input.

Section 6.3.6 Stated that the driveway with 10% percent slopes should be paved. There was discussion of this matter. G. Rooke-Norman stated that 10–15% grad that a minimum portion of 25 ft should be paved on either side of the slope to handling the water runoff for common driveways and the apron should be increased in length. There was further discussion of this matter.

Section 6.3.8 was discussed regarding changes to size of the lot for a rear lot in a conservation subdivision. The 50 ft. access strips was discussed for rear lots and changed to read access strip to consist of a minimum of 50 ft. frontage on a town or state road. There was further discussion of this matter including the minimum C L & P easement needed for utilities.

Section 6.5 was discussed to add language to the stormwater management of drainage.

Section 6.6 was discussed to change to 1/3 or 30 percent.

Section 6.6.3 was discussed for change to 8 lots and 2 or more acres for active recreation.

Section 6.6.5 regarding agricultural set back was discussed including the possibility of an ordinance describing the town as agricultural to protect farmers from complaints of noise, odors and flies. C. Fontneau will obtain samples of ordinances from Woodstock and Lebanon.

## 5. **Adjournment:**

G. Rooke-Norman asked for a motion to adjourn. B. Lukens made a motion to adjourn. M. McKinney seconded the motion. The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Donna M. Szall  
Recording Secretary