



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES

JUNE 14, 2010

GRISWOLD TOWN HALL

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

1. Call to order:

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Secretary Courtland Kinnie, Member John Taylor, Alternates Erica Bevis, Heather Edge, Lawrence Laidley, ZEO Peter Zvingilas, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Vice Chair Martin McKinney, Member Daniel DeGuire

3. Determination of Quorum:

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

4. Approval of Minutes:

- A. Approval of Minutes of the Regular Meeting of April 12, 2010
- B. Approval of Minutes of the Public Hearing & Regular Meeting of May 10, 2010
- C. Approval of Minutes of the Special Meeting of May 24, 2010

G. Rooke-Norman asked for a motion for the minutes. E. Bevis made a motion to accept all the minutes as presented. H. Edge seconded the motion. All were in favor. The ayes carried.

5. Correspondence and Attachments:

- A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2010, Volume XIV, Issue 2
- B. Letter dated June 7, 2010 from CT DEP statewide Eco system Management and Habitat Restoration Grant Proposals from the First Selectman. There was discussion of this matter including the grant deadline of Thursday July 29, 2010. G. Rooke-Norman asked that a copy be sent to all the board members.

6. Matters Presented for Consideration:

- A. **ZC 01-10 Skulczyck, Kevin A., 70 Haley Meadow Road, Griswold, CT 06351. Property location: 623 Voluntown Road, Griswold.** Applicant requests approval of Zoning Map Amendment change to reclassify an existing C-1 Village Commercial to a proposed R-60 Residential District for an existing 61,165± lot. Property is zoned C-1.

G. Rooke-Norman stated that this application requires a public hearing at the next regular meeting and asked for a motion.

J. Taylor made a motion to hold a public hearing for ZC 01-10 at 6:30 p.m. on July 12, 2010 regular meeting in the town hall meeting room. H. Edge seconded the motion. All were in favor. The ayes carried.

B. SE 01-10 Romano, Paul, 28 Leha Avenue, Griswold, CT 06351. Property location: 1131 Voluntown Road, Griswold. Applicant requests approval of a Special Exception for a proposed automotive, marine recreation and agricultural equipment, sales, service and repairs. Property is zone C-2.

G. Rooke-Norman stated that this application requires a public hearing and asked for a motion. J. Taylor made a motion to hold a public hearing for SE 01-10 at 6:45 p.m. on July 12, 2010 regular meeting in the town hall meeting room. H. Edge seconded the motion. All were in favor. The ayes carried.

7. **Additional Business:**

A. Review of Municipal Development Plan for consistency with the 2007 Plan of Conservation and Development.

G. Rooke-Norman asked members if they had reviewed the information about the Municipal Development Plan (MDP) sent by the Town Planner. They stated yes. G. Rooke-Norman asked if there were any inconsistencies with the Town Plan of Conservation and Development (PoCD) goals and priorities. C. Kinnie stated that most of the MDP goals matched the priority 1 goals of the PoCD. There was consensus of the other members. G. Rooke-Norman asked if there were any questions or comments that can be left with the planner to address at the next meeting. C. Kinnie stated that the PoCD G-3 goals, the priority was a 3 and in the MDP it is a priority 1. There was discussion of this matter regarding the Jewett City Main Street Program issues and availability of funding.

G. Rooke-Norman stated to let the record show that L. Laidley arrived at 7:15

G. Rooke-Norman stated that on page 4 of the MDP projects and the high priority provided to the Triangle Wire Property and the reuse of the St. Mary School property. She asked staff if there has been any new activity at these two sites. P. Zvingilas stated that those two sites are stagnant and there are some snags with drainage under the building. D. Szall stated that EPA funding has been received to clean up the town-owned Triangle property.

G. Rooke-Norman asked for other comments.

B. Discussion of changes to subdivision and zoning regulations and setting a public hearing for their possible enactment.

G. Rooke-Norman stated that those are regulations were in a package that we already received. She stated that since Carl is not here we should table this matter. There was discussion of this matter. J. Taylor made a motion to table this matter until the next regular meeting. E. Bevis seconded the motion. P. Zvingilas stated that there are changes in the map for Mechanic Street. G. Rooke-Norman asked if it was for 7B. P. Zvingilas stated that its can be discussed under item 10. G. Rooke-Norman asked for a vote. All were in favor the motion was carried.

8. **Old Business**

There was no old business.

9. **New Business:**

There was no new business:

10. Reports from the Enforcement Officer:

P. Zvingilas explained that Greg Mackin asked to be put on his part of the agenda and that there is a letter in the file from Bob DeLuca. G. Rooke-Norman stated that she wanted to have the engineer present to address those issues. She explained that there is a policy that items should be in by a certain date to be on the agenda so the commission can review the items.

G. Mackin asked to make a comment. G. Rooke-Norman stated that he can make a comment; she stated that there should have been a letter sent. G. Mackin stated that he did speak with C. Fontneau who told me to be on P. Zvingilas' report. P. Zvingilas stated that the agenda had been done and to bring it up under his report. There was discussion of this matter including that Enforcements officers report does not encompass reductions in bonds.

G. Rooke-Norman stated that G. Mackin can make a comment about what has been done at the site; but the bond reduction will not be addressed. G. Mackin stated that the hotel tenant is coming in; the engineer looked for what was done at the site. G. Rooke-Norman asked if there was an as built. G. Mackin stated that John Faulise has drawn an as built. G. Mackin stated that the town had him build all three retention ponds and now the structures need to be changed because the hotel will be a 109 room hotel and the original hotel was 90 rooms. He stated that it should have been done in phases. G. Rooke-Norman stated that it was his plan that indicated that the retention ponds would be done at one time. G. Rooke-Norman stated that it is a new hotel change with rooms from 90 to 109 so the site plan must be updated because the height is greater than 35 feet. G. Rooke-Norman stated that this must come before the commission and requires a modification. G. Mackin stated that the travel center piping is right up to the retention ponds so it can be used. He stated that the other two retention ponds will have to be redesigned. There was discussion of this matter including holding a special meeting and how many members could attend.

G. Rooke-Norman polled the commission member to address the letter from CLA. L. Laidley stated that he would look at it since we are here. G. Rooke-Norman asked if he had the information to make a decision. L. Laidley stated no. C. Kinnie stated to set another special meeting and that for the record, it was his recollection that the 3 retention ponds would be constructed as part of the initial site development and there was no phased plan ever presented; if it had been, it could have been considered. G. Mackin stated that the phases for the ponds was brought up by the company representing us at the time and that M. Tristany had asked about that in conversation to the town planner at the time. G. Rooke-Norman stated that the real application that matters is what is presented at the public hearing, what is approved in writing by the board, and what is on the documentation. She stated she did not recall any phased plan being presented. We approved what was proposed. There was discussion of this matter. G. Rooke-Norman asked J. Taylor if he wanted to address the CLA Engineering letter. J. Taylor stated that he would feel more comfortable waiting when there was more documentation. E. Bevis agreed that it should be reviewed in two weeks. H. Edge stated she was not there for the special meeting and did not have any information we should wait to review this in two weeks. G. Rooke-Norman stated that this is a good commercial plus for the community but the commission is uncomfortable to address it tonight; and that there is a quorum of folks to hold a special meeting.

J. Taylor made a motion to hold a special meeting on Monday June 28, 2010 at 7:00 pm. to address the June 14 2010 letter from CLA Engineers regarding the DELMAC, LLC request for a bond reduction. E. Bevis seconded the motion. All were in favor. The ayes carried.

G. Rooke-Norman stated that there is a short period of time and asked D. Szall to tell C. Fontneau that whatever comes in to the commission on this matter be sent to them. G. Mackin stated that there are reports from DEP. G. Rooke-Norman stated that the reports be given to D. Szall to put in the file.

G. Rooke-Norman asked for other reports. P. Zvingilas stated that on the new map in the borough, there is a mistake made on Mechanic Street being zoned as residential because all of

the houses on Mechanic Street are multi-family. He stated that the residential designation is restrictive for the multi-family residences that are there. G. Rooke-Norman stated that this was a Scribner's error as a type. P. Zvingilas stated that it will require action from the Commission to change the zone. There was discussion of this matter to include it as public hearing on July 12, 2010.

G. Rooke-Norman asked for a motion to hold a public hearing at 6:25 p.m. on July 12, 2010 to restore a previously zoned borough multi family district property on Mechanic Street to that previous zone they were included in the borough residential district as a Scribner's error. E. Bevis so moved. H. Edge seconded. All were in favor. The ayes carried.

P. Zvingilas stated that there is a zoning regulation that deals with Section 11.11 Animals where the sentence about not allowing chickens in a high density residential district that originally referred to R-20. D. Szall will get the language. G. Rooke-Norman state that the commission will review 10A.

P. Zvingilas explained that there should be a P & Z review of a rear lot with only 100 ft. frontage to be considered a rear lot but has double the land but it requires an approval of the commission to make this reduction. G. Rooke-Norman stated that the property owner is looking for a free spilt and the new lot is in an R 80 district with a 200 foot frontage lot 88,000 sq. ft. P. Zvingilas stated that what is left is a lot with 8.78 acres and only 100 foot frontage so it is rear lot that should be approved by the commission. G. Rooke-Norman stated that it should have gone to P & Z. She stated that the owner must come before the commission to present the map. There was discussion of this matter for a review and approval.

P. Zvingilas stated that there was a big article on Popple Bridge Road in the newspaper.

D. Szall presented the language for Section 11.11 Animals in the Town regulations to G. Rooke-Norman. G. Rooke-Norman stated that not much was changed. D. Szall explained that the whole sentence was removed because it referred to R-20. There was discussion of this matter including whether poultry can in R-40, R-60, and R-80 as long as it is not a chicken farm.

C. Kinnie made a motion for a public hearing for consideration of a correction to Section 11.11 Animals of the Town Regulations at 6:20 p.m. at the Griswold Town Hall on July 12, 2010 at 6:20 p.m. H. Edge seconded. All were in favor. The ayes carried.

11. **Adjournment:**

G. Rooke-Norman asked for a motion to adjourn. J. Taylor made a motion to adjourn. All were in favor. The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary