



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES

JUNE 29, 2009

GRISWOLD TOWN HALL

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

1. Call to order:

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Secretary Courtland Kinnie, Members Daniel DeGuire, ZEO Peter Zvingilas, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Vice Chair Martin McKinney, Member John Taylor, Alternates Andrew Drobiak, Barbara Lukens,

3. Determination of Quorum:

G. Rooke-Norman stated that there was a quorum for this regular meeting.

4. Zoning Regulation & Subdivision Regulation Workshop

G. Rooke-Norman asked C. Fontneau to explain the Supreme Court decision regarding offsite infrastructure. There was discussion of this matter.

C. Fontneau stated that there should be rewording of Section 5.2.1. There was discussion of this matter. G. Rooke-Norman asked if there was consensus regarding the working. There was consensus.

Section 5.3.8

Section 5.5.1 C. Fontneau stated that this should be 10 percent.

Section 5.7 Reserve strips. There was discussion wording to preserve public safety and the area of an intersection of an existing street and to improve the extension of the existing road whether it be an extension of the length or width shall be to town road standards.. There was discussion of this matter.

Section 6 Conservation Subdivision. C. Fontneau explained the changes to Section 6.2.2 changing 30 % to 34%. There was discussion of this matter. There was consensus by the members.

Section 6.3.1 will read the same as section 5.2.1. Section 6.3.3 dimensional requirements were discussed. Section 6.3.6 paving of driveways with slopes of 10 to 15 % grade and 25 ft on

Either end. There was discussion of this matter. This wording should be in Section 5.2.5 as well.

Section 6.4.6 and 6.4.7 are affected by the Supreme Court decision. G. Rooke-Norman will like a review by M. Branse. These sections can be addressed at a later date. There was discussion of this matter.

Section 6.6.1 is one third or 34%.

Section 6.6.6 was discussed for an agriculture buffer and that the right to farm is a law in Connecticut. G. Rooke-Norman stated that there should be a farm ordinance suggested to the BOS. There was discussion of this matter. P. Zvingilas suggested that a not be added to the lot on the 1/40 site plan that there is agricultural activity.

Section 6.7 Pedestrian easement require a flat, clear walkable area on one or both sides of the road within the town right of way on the front of the subdivision lot. There was discussion of this matter.

Section 6.8 Reserve Strips. There was discussion of this matter shall be born by the developer pursuant to the applicable town ordinance.

Section 7.4.1 Street signs were discussed and there were no changes. G. Rooke-Norman suggested that there could be a fee for the sign as part of the town fee structure.

Section 7.6.5 the word and was added.

Section 7.10 Bond Release was discussed. Wording added by a bank doing business in good standing, adequate capacity and licensed in Connecticut.

Section 8.1 Waivers were discussed with wording added ... or town official.

Definitions were discussed, Buildable area and utility easements, net buildable area, sidewalks, pedestrian easement, all of appendix A to include town ordinance wording.

C. Fontneau explained the changes to the zoning map for the C-2 and R-40 zones for lots at the intersection of Deana Drive, Route 201, and Stone Hill Road. There was discussion of this matter. There was consensus of the changes to the zoning map.

G. Rooke-Norman stated that there should be a public hearing for the zoning regulations on July 27, 2009. There was discussion of this matter including that changes to the regulations be given to the members as soon as possible for review and finalization.

D. DeGuire explained that resident Mary Koziol would like to have a new home built while her granddaughter lived in the old home then demolish the old home. There was discussion of this matter. P. Zvingilas stated that she must go to ZBA for a variance and to fill out the application as soon as possible for the August ZBA meeting.

5. **Adjournment:**

D. DeGuire made a motion to adjourn. C. Kinnie seconded the motion. All were in favor. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary