



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

SPECIAL MEETING MINUTES

OCTOBER 27, 2008

GRISWOLD TOWN HALL

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

1. Call to Order

G. Rooke-Norman called this special meeting of the Griswold Planning and Zoning Commission to order at 7:10 p.m.

2. Roll Call

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

Absent: Vice Chair Martin McKinney, John Taylor

3. Determination of Quorum

G. Rooke-Norman appointed A. Drobiak to sit for M. McKinney B. Lukens to sit for J. Taylor. There was a quorum for this special meeting.

4. Workshop

- A. Up to two-tiers of rear lots may be proposed only in R-60 and R-80 zoning districts with at least 50 foot access strip on the road frontage, with a common driveway to serve no more than 4 residential units, and with common driveway length under 600 feet in a conventional subdivision.

G. Rooke-Norman stated that this is a workshop on the subdivision regulations. She asked C. Fontneau to go over the regulations. C. Fontneau stated that the Commission to reconsider 5.2.6 of the two tier rear lot approach in the R-60 and R-80 with a fifty foot access strip. He stated that all four lots would each have a 50 ft. strip but only one would be utilized as a common driveway. There was discussion of this matter that included a 600 ft. driveway length limitation and a ratio of 1 to 2 lots in a conventional subdivision.

There was a consensus of commissioners that for one strip it would be 50 ft. and with 2 or more strips, each would be 30 feet.

C. Kinnie arrived at 7:50 p.m.

G. Rooke-Norman recommended that the BOS approved the presence of Attorney Mark Branse to meet with the planning & zoning commission to review the regulations and to focus on a

number of issues for the conventional and conservation subdivision regulations. There was discussion of this matter.

B. Discussion of the changes to the Griswold Zoning Regulations, Subdivision Regulations and Borough Regulations.

C. Fontneau stated that Section 6.1.1 was changed to reflect the goals that were approved at the last meeting that incorporated the Killingly preamble. There was discussion of this matter.

C. Fontneau reviewed Section 6.1.2 regarding the policy statement of the conservation subdivision. C. Fontneau explained the ratio of lots and open space. There was discussion of this matter to maximize the open space.

G. Rooke-Norman asked for a consensus on the ratio of lots so that there would be a minimum configuration of 2 to 5 lots with a common drive. There was discussion of this matter including an equal portion of open space to buildable land area. G. Rooke-Norman stated that the developer could receive bonus points such as having 50% or more of open space, then there would be a bonus of 1 or two lots above the conventional yield

C. Fontneau stated that he will submit the policy statement for Highway Superintendent Todd Babbitt's review.

C. Fontneau stated that for Section 6.6.3 would reduce from 10 lots to 8 lots for active recreational use. G. Rooke-Norman explained that the recreation area should be at the road frontage for passive recreation. There was discussion of this matter.

C. Fontneau explained Section 6.7 Pedestrian and Sidewalk easements that should be a 10 foot easement to provide a flat, walkable area outside the road and the snow shelf. There was discussion of this matter to provide a minimum standard of walkability.

G. Rooke-Norman asked C. Fontneau to providing wording that would require the walkable area to have a minimum construction base and to be 10 ft wide easement within the 50 ft. right of way. There was discussion of this matter.

G. Rooke-Norman asked that C. Fontneau include language for buffer strips. She explained that maintaining a buffer between a commercial use and a residential use should be maintained in a natural state. There was discussion of this matter.

A. Drobiak asked about the R-20 zones outside the borough. G. Rooke-Norman stated that there are only minimal R-20 lots that fringe the borough and that the R-20 will be eliminated and would become R-40 zones. There was discussion of this matter.

5. Adjournment

G. Rooke-Norman asked for a motion to adjourn. A. Drobiak made a motion to adjourn. B. Lukens seconded the motion. All were in favor. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary