



Town of Griswold



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GRISWOLD PLANNING AND ZONING COMMISSION

REGULAR MEETING
MONDAY, FEBRUARY 14, 2011
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351

MINUTES

I. PUBLIC HEARING

1. Call to Order: Chairman Rooke-Norman called the public hearing to order at 6:33 P.M.

2. Roll Call: Present were members Rooke-Norman (Chairman), McKinney (Vice-Chairman), Kinnie (Secretary), and DeGuire.

3. Determination of Quorum: A quorum being present Gail Rooke-Norman read the public hearing notice for the application.

4A. ZC 01-11 for multiple property owners and parcels including 1166, 1168, 1176, 1182, and 1202 Voluntown Road, Griswold. Applicants request approval of zoning district change from current C-1 Village Commercial to R-60 Residential. Gail Rooke-Norman asked if there was anyone present representing the applicants. John Faulise of Boundaries LLC, as agent for the applicants, provided for the application record letters from the four property owners of the six parcels requesting the zoning district change, certificates of mailing from the adjacent neighbors on all sides, and a copy of the letter, public hearing notice, and site map sent to all adjacent neighbors.

Faulise explained that the six parcels involved totaled 43.5 acres that previous to August of 2009 had been zoned as Residential R-60 when they had been changed to Commercial C-1. Each parcel presently had residences built on them so that they were already dedicated to a residential use. Faulise entered additional site map into the application file for topography and wetlands soils distribution on the six parcels as well as a compilation map with both. He further explained that there was little possibility of future commercial development on the six parcels because of the distribution of steep topography and two extensive linear wetlands soils systems that isolated large portions of the total area of the six parcels. There were some clarifying questions and answers from Commission members on the new materials entered into the record. Faulise also explained that one of the parcels also had required variances and site plans for a division which would create an additional residential lot for a family members which would not be possible if the property remained in C-1 district.

Chair Rooke-Norman asked if there were any questions or comments from the public. There were none. After consensus from members that they had enough information to consider, DeGuire MOVED, SECONDED by Kinnie to close the public hearing. MOTION PASSED unanimously and the hearing was closed at 6:57 P.M.

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

1. Call to Order: Chair Rooke-Norman called the regular meeting to order at 7:00 P.M.

2. Roll Call: Present were Rooke-Norman (Chairman); McKinney (Vice-Chairman), Kinnie (Secretary), DeGuire, and alternate Laidley whom the Chair seated for absent member John Taylor.

3. Determination of Quorum: A quorum was present.

4. Approval of Minutes

4A. Approval of Minutes of Public Hearing and Regular Meeting of January 10, 2011. After consensus that there were no questions related to the minutes, McKinney MOVED, SECONDED by Kinnie, TO APPROVE THE MINUTES AS PRESENTED for January 10, 2011. MOTION PASSED unanimously.

5. Correspondence and Attachments

5A. CT Federation of Planning and Zoning Agencies Quarterly Newsletter, Winter 2011, Vol. 15 Issue 1. No Comments

5B. Zoning Map Amendment for 25 Roode Road property in the Town of Plainfield for change to Planned Development District zoning by K and H Construction LLC, Landscape and Stone Supply. Several members had questions about the location and nature of this zoning map amendment just over the boundary into Plainfield. After clarifying information was provided, traffic concerns about use of Roode Road were reduced since the bulk of retail landscaping product traffic would use Route 12 to exit the site.

5C. Town of North Stonington Planning and Zoning Commission notification of proposed changes to Zoning Regulation Section 2000 relating to Signs. There were no specific comments about the proposed changes in sign regulation of this adjacent town. Chair Rooke-Norman suggested that members save the proposed text for use in future consideration of changes in the Griswold sign regulations.

5D. Diane Ifkovic, CTDEP letter of January 19, 2011 to Carl Fontneau, Comprehensive Review of Borough and Town Flood Prevention Ordinance. Planner Fontneau explained to the members that this letter could be discussed in agenda item 7A.

6. Matters Presented for Consideration

6A. ZP 07-05 (Renewal of Home Occupation Permit), Brie Osga, applicant, property at 383 Bethel Road, applicant requests renewal of existing home occupation permit for commercial kitchen for catering and baking. After Chair Rooke-Norman asked if anyone was present to answer questions on the application for a three-year

renewal of a home occupation permit, ZEO Peter Zvingilas spoke up to offer some information on behalf of the applicant as a courtesy since she could not be present. He had visited her earlier in the day and took photographs of her commercial kitchen for catering and baking at off-site locations. The home occupation remained the same in scope as originally permitted in 2005; Planner Fontneau offered that there had been no complaints received and put into the file. Chair Rooke-Norman asked if there were any questions of the members; there were none. DeGuire MOVED, SECONDED by McKinney, to APPROVE ZP 07-05 for a three year renewal. MOTION PASSED unanimously. This three year period would expire in February 2014. There was some discussion about proposing a reduced zoning permit fee for renewals of existing home occupation permits in future recommended changes to the Fee Ordinance.

6B. ZC 01-11 Requested Zoning District Change from C-1 to R-60 for 1166, 1168, 1176, 1182, and 1202 Voluntown Road. Chair Rooke-Norman and members had a brief discussion of the possible future commercial development on the six parcels which had already been committed to residential use. DeGuire MOVED, SECONDED by McKinney, TO APPROVE THE APPLICANT REQUEST IN ZC 01-11 FROM C-1 to R-60 for the five subject parcels. MOTION PASSED unanimously.

7. Additional Business

7A. Discussion of changes to subdivision and zoning regulations. Planner Fontneau explained that the proposed changes relating to Flood Zone in the Town and Borough Zoning Regulation offered by Diane Ifkovic of CTDEP should be included in the next round of regulation changes to be considered; the changes would need to be made before July 18, 2011 in order for the Town and the Borough to remain qualified for the NFIP program for flood insurance. McKinney MOVED, SECONDED by Laidley TO TABLE this item until the March 14, 2011 regular meeting.

8. Old Business There was none.

9. New Business There was none.

10. Reports from the Enforcement Officer

10A. Status of American Legion project: ZEO Zvingilas offered a status report for this project. The openings in the old Town Pump building had been closed as requested. Also, the demolition permit had been obtained last week so that the project can proceed.

10B. Status of 45 Myrtle Road Violations: ZEO Zvingilas explained that after a change of ownership the new owner had started to remodel the basement as a second living unit versus the in-law accessory living unit that had been/could be approved. Construction of would be this second unit has been halted at this time.

11. Adjournment: There being no further business, DeGuire MOVED, SECONDED by Kinnie , TO ADJOURN THE MEETING at 7:21 P.M.

Dated at Griswold, CT this 22nd day of February 2011