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GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
AUGUST 10, 2018
GRISWOLD TOWN HALL

SALUTE TO THE FLAG

Chairman M. McKinney asked all present to stand for the Pledge of Allegiance to Our Flag.

1. PUBLIC HEARING (6:00 P.M.)

1. Call to Order

Chairman M. McKinney called the Public Hearing to order at 6:00 P.M.

2. Roll Call

Present: Martin McKinney, Chairman, Vice Chairman Courtland Kinnie, Jim Krueger Erik Kudlis, Alternate Frank Imperto, Alternate John Michels, Alternate Peter W. Zvingilas Town Planner Mario Tristany, Recording Secretary Kate Lacasse, Town Attorney Robert Richards
18 interested people
Absent: Charlotte Geer and Jim Kruger

3. Determination of Quorum

Chairman M. McKinney appointed F. Imperto to sit for C. Geer and J. Michels to sit for J. Kruger. It was determined that a quorum of the Commission was seated.

4. Matters Presented for Consideration

A. ZC & ZP 02-18 Dakota Partners, Inc., Proposed Zoning Text Change, Zoning Map Change and Site Plan Approval for proposed 144 Unit Multi-Family Development planned for 89 and 97 Preston Road, Griswold, CT Submitted under Section 8-30g of the CT General Statutes.

- Chairman M. McKinney asked if anyone present to represent application ZC & ZP 02-18.

- M. Tristany stated he received a letter dated July 27, 2018 from the Superintendent of Griswold School regarding how the school would be impacted by the 144 Multi-Family Development. Superintendent S. Kennedy stated he did not have the potential to estimate the number of children the development would bring to the school and he would need to contact The New England School group. On August 06, 2018 he received a response from Don Kennedy, of The New England School Group with an estimate, the 144 multi-family would bring an estimated 16 new enrollments to the school.

- M. Tristany stated he received a letter from the Superintendent of Jewett City Water Company that stated this project will need an extension of a 12’ diameter water main from Route 138, down 164 with a 8’ diameter line to
the site. The water main will adequately provide anticipated water demand for the development; no additional water source will be needed.

- M. Tristany stated the applicants submitted additional documents, a detailed engineering drawing of the proposed sidewalk to be installed from the development to the school entrance. Pete Parent peer review engineer has approved the drawings.

- Attorney Tim Hollister, of Shipman & Goodwin, LLC stated that he was present to represent Dakota Partners Inc., and introduced the development team, William Walter, Steve Ullman and Marc Daigle of Dakota Partners.

- Attorney Hollister distributed a condition approval resolution that peer review engineer Pete Parent has outlined. T. Hollister stated that Dakota Partners has agreed all but condition 1 and 5.

- W. Walter distributed half size rendering with the changes since the last meeting. The changes have been minor, the clubhouse will be setback 10 to 15 feet and a canopy will be added, concrete sidewalks throughout, a 12' water and gas main will be incorporated into the site, and changes to the grading.

- Chairman McKinney asked if lighting has been added to the plans.

- W. Walter stated 1" candle lighting will be installed throughout the entrance of the property.

- An agreement was made to add 1" candle lighting to the rear of the building and the play area.

- W. Walter stated the parking area will include 1.4 spaces per unit, 202 parking spaces total.

- Attorney T. Hollister stated Dakota Partners has agreed to all but condition 1 and 5 of the Approval Conditions. Condition (1) All Side Walks must be constructed of concrete not bituminous. Condition (2) the site shall be revised to provide additional interior recreation space for the residents within the proposed clubhouse.

- M. Tristany stated he feels as though the proposed 2607 square ft. clubhouse does not have an adequate recreation space for children that will be residing in the development to use in the winter months.

- M. Daigle stated his research has shown the clubhouse is an appropriate size.

- Chairman M. McKinney asked if there was anyone present to speak in favor or against the proposed application.

- Resident James Barnic of 735 Hopeville Road spoke in concern; I believe the number of proposed parking spots is inadequate. J. Barnic stated as an apartment owner himself he finds you need at least (2) spaces per apartment.

- Resident Dave Vieux of 59 Leha Avenue asked who will be responsible for snow removal on the sidewalk that run from the development entrance to the school entrance.

- First Selectman Todd Babbitt stated the property owners would be responsible to clear the snow on the sidewalk.

- Attorney R. Roberts stated the only restrictions that can be made to the application are health and public safety concerns.

- **MOTION:** E. Kudlis made a motion, which was seconded by J. Michels to close the Public Hearing of application ZC & ZP 02-18 at 7:12 P.M. The motion passed unanimously.

I. **REGULAR MEETING (7:16 P.M.)**
1. **Roll Call**

**Present:** Martin McKinney, Chairman, Vice Chairman Courtland Kinnie, Jim Krueger Erik Kudlis, Alternate Frank Imperto, Alternate John Michels, Alternate Peter W. Zvingilas Town Planner Mario Tristany, Recording Secretary Kate Lacasse, Town Attorney Robert Richards
6 interested people
**Absent:** Charlotte Geer and Jim Kruger

2. **Determination of Quorum**

Chairman M. McKinney appointed F. Imperto to sit for C. Geer and J. Michels to sit for J. Kruger. It was determined that a quorum of the Commission was seated.

3. **Approval of Minutes**

Approval of the minutes of the Regular Meeting of August 13, 2018

Chairman McKinney asked if there were any corrections and/or omissions

- P. Zvingilas stated there is a spelling error on page 3

- **MOTION:** C. Kinnie made a motion, which was seconded by E. Kudlis, to accept the minutes of the August 13, 2018 Public Hearing and Regular Meeting with the correction mentioned above.

4. **Correspondence**

- None

5. **Matters Presented for Consideration**

   A. **ZC & ZP 02-18 Dakota Partners, Inc., Proposed Zoning Text Change, Zoning Map Change and Site Plan Approval for proposed 144 Unit Multi-Family Development planned for 89 and 97 Preston Road, Griswold, CT Submitted under Section 8-30g of the CT General Statutes.**

   - The commission reviewed the proposed approval conditions Dakota Partners had submitted.

   - **FIRST MOTION:** C. Kinnie made a motion, which was seconded by E. Kudlis to approve the application ZC & ZP 02-18 Dakota Partners, Inc. for an amendment to the Griswold Zoning Regulations to add a new Section 4.5, as revised through September 10, 2018; and to amend the Griswold Zoning Map to create a new “Workforce Assisted Housing Zone (WAHD)” in the location depicted on the map filed by the applicant. Said text and map amendments shall be effective on September 30, 2018.

   - **SECOND MOTION:** E. Kudlis made a motion, which was seconded by J. Michels to approve the application ZC & ZP 02-18 Dakota Partners, Inc. for a site plan approval as depicted on Forty-Three (43) Sheet Plan Set entitled, “The Preston, 89 & 97 Preston Road, Griswold, Connecticut”, prepared by Benesch, dated July 16, 2018, Issued for Site Plan Approval, and revised through September 10, 2018, subject to the following conditions and modifications:

     1. All sidewalks within the proposed development shall be construction of concrete and not bituminous concrete. The Commission notes an inconsistency in the plans submitted in that the architectural renderings for the Preston Road Development clearly show “Concrete Sidewalks” and not Bituminous Concrete Sidewalks but the site plans indicate bituminous concrete sidewalks. The Commission heard testimony at the public hearing of August 13 that only the sidewalks between the first parking field and Route 164 would
be bituminous and the rest would be concrete. This short distance of bituminous sidewalk could not increase costs of the development to the point where it would affect the affordability of the development. Based on the recommendations of the Town Planner and the Commission's consulting engineer, concrete sidewalks have a longer useful lifespan and are less likely to heave and settle with frost/thaw cycles in New England's climate. The Commission finds that the additional cost of concrete sidewalks for the short gap indicated is not substantial in a development of this size and density and will not affect the affordability of the dwellings.

2. A Concrete Sidewalk from the proposed development shall be constructed along Preston Road, a.k.a. Route 164 within the State highway Right-of-Way to link the Project with the Griswold School Campus. This is a Public Safety Issue as the subject development will have school age children residing within the development that will be required to walk to school due to the proximity of the development to the school campus, which contains an elementary school, the middle school, and the high school. This is roughly 700 +/- feet of sidewalk, per the drawing prepared by the Town Planner. At the hearing of August 13, the applicant provided its own plan of such a sidewalk which the Commission finds to be acceptable.

3. The applicant indicated at the August 13 public hearing that this development would be built in two phases consisting of the proposed club house, and Buildings A and D for the first phase; and then Buildings B and C for the second phase. The Commission approves this phasing plan, provided that the club house, the sidewalk to the Town school campus and the outdoor recreation facilities are included in Phase I. The Commission also approves the construction of the entire development as a single phase, at the applicant's option. The Commission would entertain some other phase plan as long as (a) the first phase includes the club house, sidewalk to the Town school campus, and outdoor recreation facilities; and (b) each phase includes the same ratio of market to affordable units as the entire development.

4. The Foley Property, when purchased by Dakota Partners shall not be developed commercially with access via the current Right-of-Way or any other access through residential portions of the applicant's property that would be directly through the center of the multi-family development.

5. Add additional 2,400 square feet of Exterior Playground Area shall be added in accordance with the sketch presented by the Town Planner to the Inland Wetlands and Watercourses Commission, and approved by that Commission. The applicant shall return with a detailed plan of such additional playground area.

6. The applicant shall provide a total cash Bond in the amount of $21,000.00 to cover the installation and maintenance of erosion and sedimentation controls as depicted on the plans. If the development is constructed in phases, the bond may be apportioned among the phases subject to the approval of the Town Engineer. The form of the bond shall be satisfactory to the Town of Griswold's Land Use attorney.

7. If not addressed in revised plans, the Lighting Plan shall be corrected to remove light poles from parking areas and walkways as noted in the Town Engineer's review comments. In addition, security lighting shall be added to the plans to the rear egress and fire evacuation routes of all buildings to achieve illumination to an average of 1.0 foot-candles, and no less than .5 nor more than 2.0 foot-candles at any location, which lighting shall be controlled by motion-sensing switches and be full cut-off, "dark sky" compliant fixtures. A revised photometric plan shall be provided for review and approval by the Commission to confirm that there is no light trespass on adjoining properties.

8. This approval is conditioned upon the granting of such other State, local, and public utility approvals as may be required, including, but not limited to: the Office of the State Traffic Administration (OSTA); encroachment permit for utilities and curb cuts from the Connecticut Department of Transportation (CT DOT); approval from the Jewett City Water Company for a public water and sewer connections, including a finding by the Company that the subject water line has sufficient pressure and flow to provide the required pressure and flow to the new on-site fire hydrant and the fire suppression systems (Sprinkler System) planned for each of the residential buildings and the club house facility, or (if applicable) that on-site water storage is to be provided that is acceptable to the Company; and compliance with the State Building and Fire Prevention Codes, specifically compliance with the Public Access requirements noted in the Town
Engineer's review comments. If any of these State, local, or utility approvals require substantive changes to the plans referenced above, the applicant shall return with the necessary modifications for review and approval by the Commission.

9. The name of the development shall be changed to “Oak Tree Village,” per the Applicant’s suggestion. The name “The Preston” could create confusion for first responders and the general public because Preston is another town in eastern Connecticut.

10. Provide a Concrete Slab near Preston Road where a Bus Stop Enclosure can be installed which can be part of Phase 2 of the development if it is to be developed in phases, or otherwise prior to the issuance of any Certificate of Zoning Compliance. The Southeastern Area Transit (SEAT) can provide the specific details for the slab and Bus Stop Enclosure.

11. This approval is subject to all conditions and modifications contained in the review letter from CME Associates dated September 5, 2018.

12. The Applicant shall reimburse the Commission for engineering and legal review fees upon the receipt of invoices for those services.

13. All potential occupants will be reviewed and screened as financially responsible and safe tenants, including a criminal background check that will include sex offender registries; prior tenancy check; and credit check. Records of compliance reviews will be available to the Zoning Enforcement Officer, subject to applicable privacy laws. The applicant screening policy shall be substantially as set forth in the HallKeen “Applicant Screening Policy” provided to the Commission.

B. ZP 02-18 Town of Griswold, UCFS Proposed Installation of 5’ x 7’ Bus Stop Enclosure for 226 East Main Street.

- First Selectmen Todd Babbitt was present to represent applicant.

- T. Babbitt stated, the Town is working with Seat to install an enclosure at the UCFS site. The concrete pad for the enclosure to be installed on was out in at the UCFS property was constructed. The Town will maintain and install the enclosure. With cold weather coming, this enclosure is needed.

- MOTION: E. Kudlis made a motion, which was seconded by C. Kinnie to approve application ZP 02-19. The motion passed unanimously.

6. Old Business

A. Proposed Amendment to section 4.2.4 Accessory concerning Accessory Uses and Buildings.

- Commission agreed definition needs revision.

B. Proposed Amendment to Section 4.2.5 Farming. PUBLIC HEARING REQUIRED.

C. Road Side Stand Definition to be added to Section 21 Definitions. PUBLIC HEARING REQUIRED.

7. Report from the Zoning Enforcement Officer

- NONE

8. New Business
The Planning and Zoning Commission scheduled a meeting for October 9, 2018 at 7:30. The meeting will be held at the Griswold Senior Center.

9. **Adjournment**

Chairman McKinney asked for a motion to adjourn tonight's meeting.

- E. Kudlis made a motion, which was seconded by C. Kinnie to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:17P.M.

Respectfully Submitted,
Kate Lacasse
Recording Secretary