



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

GRISWOLD PLANNING & ZONING COMMISSION

PUBLIC HEARING & REGULAR MEETING
FEBRUARY 13, 2012
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351

Agenda

I. PUBLIC HEARING (6:30 P.M.)

1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Matters Presented for Public Comment
 - A. SE 03-12 Empire I, LLC, 51 Jennifer Lane, Griswold, CT 06351. Property location: 1130 Voluntown Road, Griswold. Requesting approval of a Special Exception for a liquor store for the sale of beer, wine, and liquor. The property is zoned C-2

II. PUBLIC HEARING (6:45 P.M.)

1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Matters Presented for Public Comment
 - A. SE 04-12 Camputaro, Pasquale, Jr. 630 Plainfield Road, Griswold, CT 06351. Property Location: 522 & 630 Plainfield Road, Griswold. Request approval of a Special Exception of a proposed addition to existing automotive repair facility with new parking lot and associated site plane improvements with a lot line modification to transfer 10,110 sq. ft. from 630 Plainfield Road to 522 Plainfield Road. Property is zoned C-1 and C-2

III. PUBLIC HEARING (6:55 P.M.)

1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Matters Presented for Public Comment
 - A. SE 05-12 Wood, John H. III, 257 Stone Hill Road, Griswold, CT 06351. Property Location: 3 Wedgwood Drive, Griswold. Request approval of a Special Exception for a proposed liquor store retail sales in accordance with Section 8.9 of the Borough of Jewett City Zoning Regulations. The facility will be located in a prior retail sale in Unit B of the Slater Mill Mall. Property is zoned B-Industrial.

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

1. Call to Order
2. Roll Call
3. Determination of Quorum
4. Approval of Minutes
 - A. Approval of Minutes of the Regular Meeting of January 9, 2012

5. **Correspondence and Attachments**

- A. Letter dated January 24, 2012 from John S. DeCastro, PE, Bureau of Highway Operations regarding proposed grading and tree removal at the I-395 NB ramp at Route 201.

6. **Matters Presented for Consideration**

- A. **SE 02-04 Pleasant View Associates, LLC, 516 Vauxhall Street, New London, CT 06320. Property Location: 122 Pleasant View Street, Griswold.** Modification of site plan for Special Exception SE-02-04 that will reduce the overall impacts to on site wetlands by removing buildings from wetland areas, drainage improvements and reducing the impervious road surface width from 28 ft. to 24 ft. The property is zoned R-60.
- B. **SE 03-12 SE 03-12 Empire I LLC, 51 Jennifer Lane, Griswold, CT 06351. Property location: 1130 Voluntown Road, Griswold.** Request approval of a Special Exception for a liquor store for the sale of beer, wine and liquor. The property is zoned C-2.
- C. **SE 04-12 Camputaro, Pasquale, Jr. 630 Plainfield Road, Griswold, CT 06351. Property Location: 522 & 6340 Plainfield Road, Griswold.** Request approval of a Special Exception of a proposed addition to existing automotive repair facility with new parking lot and associated site plane improvements with a lot line modification to transfer 10,110 sq. ft. from 630 Plainfield Road to 522 Plainfield Road. Property is zoned C-1 and C-2.
- D. **ZP 05-12 Coons, William H., Jr., 500 Four Rod Road, Berlin, CT 06037. Property location: 148 Mathewson Street, Jewett City.** Request approval of a Zoning Permit for modification of Site Plan for completion of 69 2-bedroom multi-family condominium complex with associated driveways, parking utilities and landscaping. The property is zoned B-RM.

7. **Additional Business**

8. **Old Business**

- A. Continue consideration of approaches to accelerate time frame for minor updating to sections of the 2007 Plan of Conservation and Development.
- B. Discussion of changes to the Zoning Regulations and Zoning Map and Subdivision Regulations as necessary.

9. **New Business**

10. **Reports from the Enforcement Officer**

11. **Adjournment**

And any other business that may properly come before this Commission

Dated at Griswold, CT this 31st day of January 2012

Martin McKinney
Chairman