



# Town of Griswold



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## GRISWOLD PLANNING & ZONING COMMISSION

### SPECIAL MEETING MINUTES

FEBRUARY 2, 2009

GRISWOLD TOWN HALL

#### I. SPECIAL MEETING (6:00 P.M.)

##### 1. Call to order:

Chair Gail Rooke-Norman called this special meeting of the Griswold Planning and Zoning Commission to order at 6:10 p.m.

##### 2. Roll Call:

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

**Absent:** Vice Chair Martin McKinney, Members Daniel DeGuire, John Taylor

##### 3. Determination of Quorum:

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

##### 4. Workshop

A. Discussion of the changes to the Griswold Zoning Regulations, Subdivision Regulations and Borough Regulations and zoning map changes.

G. Rooke-Norman asked C. Fontneau to explain the changes for the borough map.

C. Fontneau explained the zoning map changes for the Borough labeling the park is passive recreation and that the ball field and playgrounds are in the industrial zone should be residential. He stated that the electrical stations are to remain industrial. P. Zvingilas stated that the public utilities such as electrical stations are allowed in the residential zone in Section 4.16. There was lengthy discussion of this matter that the area of the ball field, Jacques Cartier Club, Veterans Memorial Park and the nurses building and electrical stations will be zoned residential commercial.

C. Fontneau explained the town zoning and changed TWC to a residential commercial zone. He explained that the present owner repurchased TWC. He explained that the town will get some of the taxes for the large parcel. He stated that it could be changed from industrial to residential and that it could be changed back if necessary. He explained that there was a market analysis of what was to happen at the TWC site. He stated that the money to remediate an industrial site is prohibitive and for a residential site it is even more prohibitive. He explained that the owner cannot put enough residential units in that location to make it pay. There was discussion of this matter including that there may be money for the small parcel across the street.

C. Fontneau asked if they wanted to change the zone or to leave it industrial. G. Rooke-Norman stated that why should the zone be changed to make it less marketable. A. Drobiak stated that this location would be more viable as Commercial. G. Rooke-Norman stated that the C-2 zone was a very intensive commercial use and also allows less intensive uses. She asked if there was a difference in the standards of remediation between the Industrial zone and the C-2 zone and asked C. Fontneau to find out. There was discussion of this matter including that there be a GDC and to make it as easy as possible to put that property back on the tax rolls.

C. Fontneau explained that the town would likely own the two-acre parcel across the road and there is some left over money from a grant where the phase 3 could be done with the money we have. P. Zvingilas stated that that parcel is oil-contaminated and there is a brook running underneath it. There is discussion of this matter to change the zoning from industrial.

G. Rooke-Norman stated to keep TWC as industrial on the map and that if remediation is the same for C-2 as industrial in could be zoned C-2 and for C. Fontneau to found out if remediation is the same for Industrial and C-2.

C. Fontneau explained that there is a location for a proposed Business Park Zone that was identified at the last special meeting north side of Route 201 from exit 86 through the Wheeler and Miller properties and an adjacent farm parcel through Polinsky property and potential Norman and nothing would happen unless there was fifty feet of frontage on Route 201 the way the regulations are written. A. Drobiak asked what it is zoned now. C. Fontneau stated that it is R-40, R-60 and R-80 now and it would be a business park (BP) zone. G. Rooke-Norman asked the owners of those parcels. C. Fontneau explained that it was Norman, Polinsky, Wheeler and Miller, the Trailer Park and several small property owners. P. Zvingilas was concerned that this would take away their building rights to subdivide. There was discussion of this matter of the properties owned by Miller and Wheeler on Route 201

G. Rooke-Norman asked about the small road near the highway and if it had fifty feet of frontage. P. Zvingilas stated that it was Illewicz Drive that is a private road. P. Zvingilas stated that he did not know and there are only two houses there. There was discussion of this matter including the built on three parcels would not take away from their building rights.

P. Zvingilas asked if the frontage had to be zoned for a Business Park and a developer could negotiate with a land owner to pick up the frontage without changing the zone. C. Fontneau stated that it could stay R-40 it would be up to the developer to get access to the state road. There was discussion of this matter including that some of the business park would have some dedicated open space and buffers. G. Rooke-Norman asked that C. Fontneau check with the town attorney whether a parcel can be zoned BP without the fifty foot access the way the BP zoning regulations are written.

C. Fontneau explained the changes to the Stone Hill area from last time and he had no record of changes of transferred development rights. He showed the Commission a block that could be changed to R-80 on Campbell Road and Bitgood Road from R-40 to R-80 and changing the R-60 in this area to R-80.

C. Fontneau explained the R-60 generally around the lake and to make the state property in a different zone which needs to be created. G. Rooke-Norman stated that they have been talking about putting state land in a separate category under open space. He stated that a separate zone is needed to support it and it could be done at another time. G. Rooke-Norman stated about a year ago that this should be done now and that the state property should be rezoned so that the state lands couldn't be sold to developers especially now with the economic climate. C. Fontneau stated that there needs to be zoning regulations to support the zone. C. Kinnie suggested it be called Open Space or Passive Recreation Zone for all state property. There was discussion of this matter.

G. Rooke-Norman asked C. Kinnie as Inland Wetlands Resource person to write a paragraph for this new zoning district call OS open space. C. Kinnie stated that it would be summed up as open

space/passive recreation. There was discussion of this matter. B. Lukens volunteered to write an open space passive recreation zone.

C. Fontneau identified the parcels on Route 138 are R-80 around the pond and asked if the block should be changed to R-60 all around the lake and Route 201 to Route 165. There was discussion of this matter. C. Kinnie stated that there should be town-wide R-80 and conservation subdivision as preferred, it levels the playing field throughout the town and the conservation subdivision can be friendly and usable by keeping the ratio of frontage lots for existing roads and lose it for a new cul-de-sac in a conservation subdivision so that true clusters can be developed so you are not seeing it on an existing road. There was discussion of this matter.

G. Rooke-Norman stated that we are probably moving toward a town-wide R-60 since the only areas left R-40 are already-approved subdivisions and pre-existing subdivisions or lots. There was discussion of this matter including that R-80 will keep the lots down, population in the school down and increasing the tax assessment. There was discussion of this matter that included not seeing the town going through growing pains.

C. Kinnie stated that zoning is discriminatory and so it should be town wide R-60 or R-80. A. Drobiak stated that all the R-40 should be changed to R-60 and to keep R-80 as it is. G. Rooke-Norman explained why she was not for a town-wide R-80 and that developers look at the rooftop data to attract commercial development. A. Drobiak stated that all open land in the R-40 to be changed to R-60 and then R-60 and R-80 can remain the same to get the benefit of rooftops. B. Lukens stated that R-40 should have water and sewer. C. Fontneau stated that affordable housing could be affected by eliminating R-40. G. Rooke-Norman stated that there is affordable housing because of the Borough. There was discussion of this matter including St. Mary, Albemarle Pleasant View and the VFW and K of C as affordable housing. G. Rooke-Norman stated that it is not the intention of any of the members of the board to limit affordable housing but that they are looking to regulate the density outside of the Borough in a more consistent and regular fashion and I want that on the record.

G. Rooke-Norman suggested that Tabor Road can stay R-80 plus the two pieces next to it are R-80 across the road and R-40 to R-60 on Route 201. C. Kinnie stated that it should be a town wide zone and that the Tilcon site should remain R-80 to Route 165. B. Lukens stated that she would like to see a town wide R-60 zone. G. Rooke-Norman stated that the whole board should be present to vote on the R-60 zoning issue. She stated that the subdivisions currently being served by one utility will stay as R-40. There was discussion of this matter.

G. Rooke-Norman stated that the open space/passive recreation regulation can be discussed next week at the regular meeting. She would like extra copies of the subdivision regulations.

G. Rooke-Norman stated that it is close to 8 p.m. and asked for a motion to adjourn.

#### **4. Adjournment:**

A. Drobiak made a motion to adjourn. B. Lukens seconded the motion. All were in favor. The meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Donna M. Szall  
Recording Secretary