



Town of Griswold

2021 NOV 15 AM 8:49



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Griswold, CT 06351

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INLAND WETLANDS WATERCOURSES COMMISSION CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY REGULAR MEETING HELD ON THURSDAY, OCTOBER 21, 2021, AT 7:30 P.M. GRISWOLD TOWN HALL FIRST FLOOR MEETING ROOM, JEWETT CITY, CT

REGULAR MEETING (7:33 P.M.)

1. Call to Order

Chairman C. Kinnie called the regular meeting of the Griswold Commission (IWWCC) to order at 7:33 p.m. and asked everyone to state to Salute Our Flag.

2. Roll Call

Present: Chm. Courtland Kinnie, Martin McKinney, Rob Parrette, Pete Merrill, Kevin Franklin, Larry Laidley, Gary Serdechny and Town Planner Mario J. Tristany Jr.,

Chairman C. Kinney sat Commissioner M. McKinney for regular member Glenn Norman

Absent: Glenn Norman

3. Approval of Minutes

A. **September 16, 2021, Minutes** (Present: Kinnie, Merrill, Parrette, McKinney, Franklin)

- Commissioner M. McKinney made a motion to accept the September 16, 2021, minutes as presented
- Commissioner R. Parrette seconded the motion to second the motion and raised a question about the three paragraphs on page 3 following the sixth bullet item.
- Following a brief discussion on the three paragraphs, it was the consensus of the Commissioners that the three paragraphs should be stricken from the minutes
- Commissioner Kinnie asked for a vote on the motion and second
- The Commission unanimously voted to approve the minutes as corrected
- Commissioner G. Serdechny abstained from voting

4. Applications

A. **CC 13-2021 Duane A. Button, 471 Shetucket Turnpike. Applicant desires to construct a driveway to access property off Glasgo Road (Route 201).**

- Report from Carlos Wimberly, Special Services Manager Bureau of Highway Operations, District II, ConnDOT
- Town Planner M. Tristany stated that he received an email from the applicant's surveyor requesting that the application be tabled to the November meeting as they were in the process of making site plan improvements as required by the District II ConnDOT office.
- Town Planner M. Tristany read the email dated October 19, 2021, into the meeting record

5. Reports from the Enforcement Officer

- Chairman Kinnie asked Town Planner if there were any wetland violations to report.
- Town Planner M. Tristany stated no

6. New Business

A. **CC 14-2021 JF Holdings, LLC Robert E. Rose, 1462 Voluntown Road, improvements within the Upland Review Area consisting of single-family home, driveway, drilled well, and associated grading.**

- Commissioner C. Kinnie read the application into the record and asked if there was anyone present to represent the application
- John Faulise from Boundaries, LLC stated that he was present to represent the application
- J. Faulise noted that the property is located west of the Voluntown Town line and corrected the application by noting that Section 11 should read four (4) bedrooms and not three (3) bedrooms
- J. Faulise submitted a corrected application for the record and initialed it
- J. Faulise stated that the lot contained 5.3 acres resulting from a 1984 free split and noted that 2.3 acres are wetlands and the remaining 3 acres are upland area
- J. Faulise presented the site plan in detail and referenced the existing cart path that runs to the back of the property. He further noted that the gravel pathways through the wetlands and they are not planning to be used
- J. Faulise noted that a small triangular piece of property was purchased from Mr. Rose for access and sheet #2 shows the actual development plan at a 20 scale
- J. Faulise stated that development is planned along the westerly side of the property. The septic is designed to be along the westerly side and outside of the wetland limits
- J. Faulise commented that the driveway and house are within the 75 ft. Upland Review Area and the Driveway entrance has a steep grade and to lessen the grade, fill will be added
- J. Faulise said that approximately 60 feet of 18-inch pipe is proposed for underneath the driveway and he explained the existing drainage path and outlets that are on the easterly side of the driveway
- J. Faulise stated that areas where the slope exceeds 15 percent will be paved
- J. Faulise noted that he has an application pending with District II and they are awaiting local Town approval
- J. Faulise referenced sheet #4 which shows a sight line drawing for the driveway and referenced the Geometric Septic Design for the 4-bedroom house and said that the leaching field is outside of the Upland Regulated Area and further noted that mottling ranged between 37 inches and 45 inches
- J. Faulise continued referencing sheet #3 of the plan set that contained details for the project
- J. Faulise presented a copy of the Uncas Health approval of the septic design for the 4-bedroom design
- Commissioner L. Laidley asked about the maintenance on the septic system
- J. Faulise explained in detail how the Geometric system works and noted that it requires a smaller area than a conventional septic system
- Commissioner M. McKinney asked about the driveway access from the road
- J. Faulise outlined the area that he is purchasing on a site plan in front of the Commission
- Commissioner R. Parrette commented that they need to stay out of the wetland
- J. Faulise stated that he will install wetland placards along the limits of the wetlands
- Commissioner R. Parrette stated that the placards should be shown on the site plan
- Chairman C. Kinnie asked if Commissioners had any additional questions, there being none he stated that we must table this application to next month
- Commissioner R. Parrette made a motion to accept CC 14 2021 JF Holdings, LLC Robert E. Rose, 1462 Voluntown Road as presented to the November meeting
- The motion was seconded by Commissioner L. Laidley and the Commission unanimously voted to accept and table the application to the November 2021

B. Communication from Valerie Pudvah, Town Clerk re: Schedule of Meetings for 2022

- Chairman C. Kinnie referenced the communication from the Town Clerk with the Commission's 2022 meeting dates and asked the Commissioners if they had any questions. There being none, Chairman C. Kinnie asked for a motion to accept the 2022 dates and forward same to the Griswold Town Clerk
- Commissioner R. Parrette made a motion, seconded by Commissioner G. Serdechny to accept, and forward the 2022 meeting dates to the Town Clerk
- The motion was unanimously passed by the Commission

C. Town Planner M. Tristany stated that a new Wetland Application came in following the preparation of the agenda. And noted **CC-15 2021 Applicant Hay Construction for property owner Steve Hay, 83 Burdick Lane, proposed 25 ft. x 50 ft. inground swimming pool within the upland review area.**

- Chairman C. Kinnie read application CC- 15-2021 into the official meeting record and noted that no one was present to represent the application
- Commissioner L. Laidley made a motion to accept and table Application 15-2021 to the November meeting
- Commissioner R. Parrette seconded the motion and the Commission unanimously voted to table application CC 15-2021

7. Old Business

A. Letter from George Maistrelis dated September 12, 2021, that was received by the Planning Department on September 13, 2021

1. Legal Opinion from Attorney Mark Branse regarding Public Act 21-163

- Chairman C. Kinnie noted that this item was before the Commission at its September 16, 2021, meeting and carried over to the September meeting to request a legal opinion from Attorney Mark Branse
- Chairman C. Kinnie gave a brief explanation as to what George Maistrelis was looking for and further commented that the Planning and Zoning Commission Special Exception Approval was never completed as the required bonds were never submitted and the Mylar Plan Set was never submitted for endorsement by the Wetlands Commission Chairman and the Planning and Zoning Commission Chairman
- Chairman C. Kinnie further stated that the Planning and Zoning Commission, at its October 12, 2021, meeting reviewed the communication and following a discussion, the Commission voted to extend the Special Exception approvals for SE 03-2007 and SE 04-2007 the remaining 5 years in accordance with Public Act 21-163 with the condition that Mylar copies of the site plan set be submitted for endorsement by the Chairmen of the Planning and Zoning Commission and the Wetlands Commission
- G. Maistrelis was present and gave the Commission a brief history of his attempt to develop the property. He further stated that the taxes on the property are current and he is of the opinion that with the approval extension, the property is more marketable
- G. Maistrelis presented the Mylar Site Plan set for enforcement by the P&Z and the Wetlands Chairmen
- Commissioner M. McKinney gave a brief history on the former bond requirements
- Town Planner M. Tristany stated since both the Planning and Zoning Commission Chairman and the Wetland Commission Chairmen are both present, the Mylar Plan Set can be endorsed following tonight's meeting
- Following a discussion, Commissioner L. Laidley made a motion to grant the 5-year extension for 411 Voluntown road with the caveat that the Commission be notified prior to any work being done within the regulated wetland area
- The motion was seconded by Commissioner R. Parrette and the Commission unanimously voted to approve the extension

8. Reports from Commission Members

- None

9. Conservation Commission Matters

- None

10. Adjournment

- Commissioner L. Laidley made a motion to adjourn at 8:15 p.m., The motion was seconded by Commissioner P. Merrill and the Commission unanimously voted to adjourn.

11. AQUIFER PROTECTION AGENCY - This Meeting Is Cancelled Due to Lack of Applications.

Respectfully Submitted,

Mario J. Tristany, Jr.

**Mario J. Tristany, Jr.
Town Planner and Wetland Enforcement Officer**