



Town of Griswold



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INLAND WETLANDS WATERCOURSES COMMISSION CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY REGULAR MEETING HELD ON THURSDAY, MARCH 18, 2021 AT 7:30 P.M. GRISWOLD MIDDLE SCHOOL GYMNASIUM, 221 SLATER AVENUE, GRISWOLD, CT

I. REGULAR MEETING (7:33 P.M.)

1. Call to Order

Chairman Kinnie called the regular meeting of the Griswold Commission (IWWCC) to order at 7:33 p.m.

2. Roll Call

Present: Chm. Courtland Kinnie, Pete Merrill, Rob Parrette, Martin McKinney, Town Planner Mario J. Tristany Jr.

Absent: Pavlos Karakasantis, Larry Laidley, Gary Serdechny, Kevin Franklin.

Chairman Kinnie sat Commissioner Martin McKinney for Regular member Gary Serdechny and stated that a quorum of the Commission was present.

3. Approval of the Minutes of the November 19, 2021 Regular Meeting

Chairman Kinnie asked if any members have any questions or changes to the minutes

- Commissioner Parrette made a motion to accept the November 19, 2021 meeting minutes as presented. The motion was seconded by Commissioner Merrill and the Commission voted to approve the minutes as presented. Commissioner McKinney abstained from voting

Chairman Kinnie asked Town Planner Mario Tristany if there were any written complaints. Mario stated no.

4. ELECTION OF OFFICERS

- Chairman
- Vice-Chairman
- Secretary

Chairman Kinnie stated that he would prefer to table the Election of Officers to the April 15, 2021 Meeting when there are more members present.

- Commissioner Martin McKinney made a motion to table the Election of Officers to the April 15, 2021 regular meeting. The motion was seconded by Commissioner Rob Parrette. The Commission unanimously voted to table the election of officers to the April 15, 2021 meeting.

5. Applications

- A. **CC 09-21 Jody and Thomas Humble, 135 Sam Chikan Road, proposed Two (2) Lot Subdivision. No construction activity proposed. Section 3.5 of the Griswold subdivision Regulations requires a report from the GIWWCC because the property contains wetlands.**

Chairman Kinnie asked if there was anyone present to represent application CC 09-21.

Chairman Kinnie noted that the application was presented to the Planning and Zoning Commission on March 08, 2021.

John Faulise (JF) of Boundaries, LLC state that he was present and representing the applicant and noted the following:

- Proposed is a Two (2) lot subdivision. Lot #1 will contain 26.74 acres of land and Lot #2 will contain 45.61 acres of land.
 - JF referenced the Ct General Statute that requires a report from the Wetlands Commission prior to P&Z granting the subdivision approval.
 - JF presented a letter to the Chairman from the Uncas Health District on the existing septic system.
 - JF reiterated that no construction is planned on either of the two lots
 - JF noted that he had spoken to First Selectman and Road Superintendent Todd Babbitt regarding the existing drainage issue on Sam Chikan Road
 - JF stated that the Griswold Public Works Department will replace the culvert and add a drainage line at some future date
 - Chairman Kinnie appointed Commissioner Parrette as Secretary Pro-Tem for tonight's meeting
 - Chairman Kinnie noted that this is a straight forward application as no improvements are planned within the 75 ft. Upland Review area
 - Commissioner Merrill asked if there was a pond on the property
 - JF responded and said that the pond is actually on the property to the northwest
 - Commissioner McKinney made a motion to approve CC 01-21 Jody and Thomas Humble, 135 Sam Chikan Road, proposed Two (2) Lot Subdivision as presented and to forward a report from the IWWCC to the Griswold Planning and Zoning Commission
 - The motion was seconded by Commissioner Parrette and the motion passed unanimously
 - Chairman Kinnie appointed Rob Parette as the interim Secretary due to the absence of Secretary Larry Laidley.
- B. **Application CC 10-21 Maro P. Flagg & James Simpson, 509 Preston Road Proposed 6 Lot Subdivision.**

Chairman Kinnie asked if there was anyone present to represent application CC 10-21

- Attorney Harry Heller (HH) stated that he was present to represent the applicants
- HH stated that Andrew McCoy, Associate was present and John Faulise, project engineer was also present
- HH noted that the property is located at the southwest intersection of Route 164 and Benton Road
- HH referenced the Griswold / Preston town Line and noted that 5 of the 6 lots have frontage in Griswold and the development portions of the subdivision are in the Town of Preston
- HH stated that lot #6 is the easterly most lot and the proposed house will located in Griswold and its septic system will be located in Preston
- HH further noted that lot #6 development is located is within a hay field and the level of disturbance is approximately 20 ft. from the wetland

- HH stated that a report to the Planning and Zoning Commission that the Griswold Wetlands Commission has reviewed application CC 10-21 and that there are no adverse impacts to the on-site wetlands in Griswold as the area has been disturbed due to agricultural activity over the years
 - Commissioner Parrette referenced the wetland crossing on lot #2
 - HH noted that the crossing is in Preston
 - Chairman Kinnie asked the members if they have any additional questions
 - Chairman Kinnie asked Town Planner Mario Tristany if he has any questions or concerns
 - Town Planner Tristany responded that he concurs with Attorney Heller's findings and that the majority of the construction work will be in the Town of Preston
 - Commissioner Parrette asked Chairman Kinnie if we are responding to the Planning and Zoning Commission or to the applicant
 - Chairman Kinnie outlined the approval process and noted that the Commission will act on the application at their April 15, 2021 meeting and that the Town of Preston will be notified of our decision
 - Commissioner Parrette made a motion to accept and table application CC 10-21 to the next regular meeting. The motion was seconded by Commissioner McKinney and the Commission unanimously voted to accept and table the application
- C. **Application Cc 11-21 Bradley Stone, 206 Kenwood Estates, Construct a single-Family home, garage and septic system. Temporary disturbance of 7,500 sq. ft. of land within the 75 ft. Upland Review Area and place 130 cu. Yards. Of fill in the Upland Review Area**
- Chairman Kinnie asked if there was anyone present to represent the application
 - John Faulise (JF) stated that he was present and representing the applicant
 - JF noted that 206 Kenwood Estates is located on the southerly side just before Rooke Point Road
 - JF noted that the lot was created in 1988 and has been vacant since then
 - JF noted that the Kenwood Estates has a 30 ft. buffer requirement between lots which provides a 60 ft. buffer between lots
 - JF referenced the 7,500 sq. ft. of disturbance within the Upland Review Area and the placement of 130 cu. Yds. Of fill to be added
 - JF suggested that the Commission schedule a site visit if the Commission feels it is appropriate
 - JF presented a copy of the Uncas Health District Septic System approval letter
 - JF noted that erosion control blankets will be placed on all slopes that are greater than a 3 to 2 grade
 - Commissioner McKinney asked about the pool construction
 - JF stated that if the wall is in excess of 4 ft. in height the building official will require an engineered wall
 - JF noted that there is no direct impact to the wetlands or within the wetland boundary
 - Chairman Kinnie asked JF if any site clearing has been done
 - JF responded yes, prior to his getting involved with the project
 - JF stated that no dock is proposed at this time due to the distance and mud conditions
 - JF noted that the wetland flags are all numbered. And he could stake out the house location if that would help the Commission
 - Chairman Kinnie asked for a motion to accept and table Application CC 11021 to the April 15, 2021 meeting

- Commissioner McKinney made a motion to accept and table application CC 11-21 to the April 15, 2021 Commission meeting. The motion was seconded by Commissioner Parrette and the Commission unanimously voted to accept and table application 11-21
- D. Commissioner Kinnie asked Town Planner Mario Tristany if there were any reports to be referenced

6. Reports from the Enforcement Officer

Chairman Kinnie asked if there were any violations to report

- Town Planner Mario Tristany stated not at this time

7. New Business

- Town Planner Mario Tristany stated that there are no new business matters
- A discussion ensued regarding Earth Day Cleanup
- Commissioner Parrette suggested a cleanup on Hopeville Pond
- No decision was made regarding a cleanup project or date
- Commissioner Kinnie noted that we don't have to wait until Earth Day to clean up Hopeville Pond
- A discussion ensued regarding the Pachaug Pond draw down for the dam repair
- Commissioner Kinnie asked Town Planner Mario Tristany to notify Tom Giard that permits will be required for any property clean up once the pond is drawn down

8. Old Business

- Town Planner Mario Tristany stated that there are no old business matters

9. Reports From Commission Members

- Chairman Kinnie asked if there were any Commissioner reports
- There were none

10. Conservation Commission Matters

- Chairman Kinnie asked if there any Conservation Commission Matters for discussion
- There were none

11. Adjournment

- Commissioner Parrette made a motion to adjourn at 9:10 p.m.,
- The motion was seconded by Commissioner Merrill and the Commission unanimously voted to adjourn

Respectfully Submitted,

Mario J. Tristany, Jr.

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