



# Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION  
PUBLIC HEARING & REGULAR MEETING  
GRISWOLD TOWN HALL

APPROVED MINUTES  
JANUARY 09, 2017

## SALUTE TO THE FLAG

### I. REGULAR MEETING (7:00 P.M.)

#### 1. Call to order:

M. McKinney called this regular meeting to order at 7:00 p.m.

#### 2. Roll Call

**Present:** Martin McKinney, Courtland Kinnie, Charlotte Geer, James Krueger, Alternates, Robert Parrette, Town Planner Mario Tristany, ZEO Peter Zvingilas, Recording Secretary Donna Szall

**Absent:** Erik Kudlis, Alternates Peter W. Zvingilas, Tom Palasky

#### 3. Determination of Quorum

M. McKinney appointed R. Parrette to sit for E. Kudlis. There was a quorum for this regular meeting.

#### 4. Approval of Minutes

##### A. Approval of Minutes of the Regular Meeting of November 14, 2016

M. McKinney asked for approval of the minutes of November 14, 2016. R. Parrette stated that T. Palasky was listed as seated twice. T. Palasky sat for J. Krueger and P. Zvingilas sat for C. Geer.

**MOTION:** R. Parrette moved to approve the minutes of November 14, 2016. C. Kinnie seconded the motion. There were 3 aye votes and two abstentions from C. Geer and J. Kreuger. The motion was carried.

##### B. Approval of Minutes of the Regular Meeting of December 12, 2016

M. McKinney asked for approval of the minutes of December 12, 2016.

**MOTION:** C. Kinnie moved to approve the minutes of December 12, 2016. R. Parrette seconded the motion. All were in favor. The motion was carried.

#### 5. Correspondence and Attachments

M. Tristany stated that there was no correspondence

**6. Matters Presented for Consideration**

- A. SE 02-17 Green Earth Triangle, LLC, PROPERTY AT 235 EAST MAIN STREET, 17 AND 41 BALFOUR STREET, GRISWOLD.** Request approval a Special Exception for remediation and grading for a mixed use redevelopment at the former Triangle Plastic Wire & Cable site. Property is zoned Industrial.

M. Tristany stated that this application is for the large Triangle PWC site on East Main Street. He stated that Al Kovalik, PE was here to give a brief presentation of what is involved with this project; and Tom Giard, Chairman of the Economic Development Commission was also present. He stated that this will require a public hearing to be set and stated that Green Earth Triangle filed an application with Inland wetlands and will make a presentation at a public hearing for Wetlands on January 19, 2017. He stated that P & Z can set a public hearing for February 13, 2017.

Al Kovalik, P.E. and L.E.P. stated that he was a managing member of Green Earth Triangle and that they have taken over from the owner, Josh Protus. He stated that there will be capping solutions for Brownfield remediation of the site where there are petroleum hydrocarbons for separation of contamination. He explained that there will be regarding to reposition the property to develop the site residentially for use of the Lake. He stated that DEEP will be involved with the remediation action plan and that local approvals are required to work with DEEP for remediation.

M. Tristany stated that we are working with the DEEP. He explained that DEEP allows for capping of contaminants beneath the fill for the commercial area so that nothing can leach into the ground water and the pond. He stated that any remediation must be brought up the DEEP residential standards. He stated that there will be mixed use development with commercial use at East Main Street and residential use as well.

A. Kovalik explained that to bring it to residential standards, there must be a significant cap so that there will be no land use restrictions by utilizing 15 feet of material that meets DEEP remedial action criteria. M. Tristany stated that the plans have been sent to one of our Consulting Engineers, Robert Schuch and we will have a report by the next meeting. There was a brief discussion of site drainage and grading plans submitted for this site where there is a small amount of PCBs, petroleum hydrocarbons and

M. McKinney asked for a motion to set a public hearing.

**MOTION:** R. Parrette moved to set a public hearing for SE 02-17 for February 13, 2017 at 6:15 p.m. in the town hall meeting room. C. Geer seconded the motion. All were in favor. The motion was carried.

**7. Additional Business**

There was no additional business.

**8. Old Business**

There was no old business.

**9. New Business**

M. Tristany explained that the owner of Lot 11 of the Quiet Cove subdivision is requesting a lot line adjustment. He explained that this request must come before the Planning and Zoning Commission for any changes to an approved subdivision.

M. Tristany stated that at portion of lot 11 which is 50 ft by 190 ft. that was originally an access strip to Bethel Road proposes to be deeded to the McPherson property that abuts this 50 ft. strip. He stated that this lot adjustment will not create any non-conforming lots; and explained that lot 11 currently is 1.99 acres or 86,724 sq. ft. and the Sandra L. and Dennis R. McPherson lot which was not part of the subdivision is 1.38 acres or 60,111 and

with the addition of the 50 foot strip will be 63,563 ft. He explained that a 1,262 sq. ft. strip is being deeded to the town for road improvements. There was discussion of this matter including that this 50 ft. strip was kept to make access to lot 11; but Quiet Cove Road was built for the subdivision.

M. McKinney asked for a motion. M. Tristany stated that a Mylar needs the chair and secretary signatures.

**MOTION:** C. Kinnie moved to approve this lot line adjustment for the Quiet Cove subdivision from lot 11, the parcel a total of 9,041 sq. ft to be added to the McPherson lot. J. Krueger seconded the motion. All were in favor. The motion was carried.

**10. Reports from the Enforcement Officer**

P. Zvingilas stated that he had no reports; there were a few enforcement issues. M. McKinney stated that a big building is being built at Danika Way. P. Zvingilas stated that this is a garage for a motor home. C. Kinnie stated that as long as it is not for a home business. P. Zvingilas stated that this is for a residential garage with 16 ft. high walls and that he does not have a limitation on the size of residential garages. He stated that it is a big lot so maximum lot coverage is not an issue. There was discussion of this matter.

**11. Adjournment**

M. McKinney asked for a motion to adjourn. J. Krueger moved to adjourn the meeting at 7:29 pm. All were in favor. The meeting adjourned at 7:29 pm.

Respectfully Submitted,

Donna M. Szall  
Recording Secretary