



# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 13, 2020 at 7:00 P.M.  
GRISWOLD MIDDLE SCHOOL AUDITORIUM  
211 SLATER AVENUE, GRISWOLD, CT**

## **SALUTE TO THE FLAG**

Chairman M. McKinney asked all present to stand for the Pledge of Allegiance to Our Flag.

### **1. Roll Call**

**Present:** Martin McKinney, Chairman, Courtland Kinnie, Vice Chairman, Erik Kudlis, Jacob Valentine, Rob Parrette, Peter W. Zvingilas, David Bennet, Town Planner Mario Tristany, Building Official Jack Cipriano, First Selectman Todd Babbitt  
7 interested people

**Absent:** James Krueger

### **2. Determination of Quorum**

Chairman M. McKinney determined that a quorum of the Commission's Regular Membership was present and seated.

### **3. Matters Presented for Consideration**

#### **4. A. Home Occupation Renewal**

##### **1. ZP 03-20 Steve The Computer Guy – Computer Repair Home Occupation, 551 Shetucket Turnpike, Griswold, CT**

The applicant Steve Gruchawka was present and addressed the Commission with the following points:

- The applicant goes to clients homes to repair computers
- Clients do not come to the applicant's residence
- Approximately 18% of the applicant's home is used as office space for the computer repair business
- The applicant noted that he has been operating his computer business for 11 years

Town Planner Mario Tristany noted that the applicant has been operating his computer repair business successfully without any complaints. It was further noted that the applicant has satisfied all of the Home Occupation requirements as outlined in Section 11.7 of the Griswold Zoning Regulations.

Following questions by the Commission, Courtland Kinnie made a motion to approve Home Occupation Renewal Application ZP 03-20 as presented. The motion was seconded by

Commissioner Jacob Valentine and the Commission unanimously voted to approve the renewal application.

**5. B. New Home Occupation Application Request:**

**1. ZP 03-20 Zachary Pearson – 12 Green Avenue – Firearms Assembly Business – strictly E. Commerce Business Only. No walk-up Business at 12 Green Avenue.**

The applicant Zachary Pearson was present and addressed the Commission with the following points:

- The applicant noted that his business was strictly an E. Commerce Internet business and that there would not be any walk-up clients to his 12 Green Avenue property.
- The applicant noted that the Federal Firearms Licensing Bureau now requires local zoning approval prior to reviewing and acting on a Federal Firearms License application
- The applicant noted that approximately 10.78 percent of his home's square footage would be used for office and assembly space
- Commissioner Kinnie questioned the square footage calculation based on the information that was submitted with the zoning application
- A discussion ensued about the square footage area and it was concluded that 270 square feet of the home would be used for the home occupation
- The work/office area measured 15 ft. by 18 ft.
- The applicant noted that there are no other employees just him and his wife

Commissioner Erik Kudlis made a motion to approve Home Occupation ZP 03-20. The motion was seconded by Commissioner Courtland Kinnie and the Commission unanimously voted to approve the Home Occupation application as presented

**6. Old Business**

**1. SE 03-08 Seymour Sand & Stone, 0 Rita's Way, Griswold, CT – Gravel Excavation Renewal.**

The applicant Seymour Adelman was present and addressed the Commission with the following points:

- The applicant noted that he hauls earth material out of the gravel bank approximately twice a year
- The applicant noted that the required bond in the amount of \$12,000.00 is on file with the Town of Griswold
- Town Planner Mario Tristany confirmed that the site bond is current and on file with the Town
- The applicant noted that he has been hauling out of the site for approximately 15 years

Commissioner Rob Parrette made a motion to approve the two year Gravel Excavation Permit. The motion was seconded by Commissioner Erik Kudlis and the Commission unanimously voted to approve SE 03-08.

**7. New Business**

**1. SE 07-18 Tilcon, Inc. and Charles C. Sibicky Jr., 22 Sibicky Road & 128 Rixtown Road – Gravel Excavation Renewal**

The applicant's Attorney Harry Heller was present and addressed the Commission with the following points:

- Attorney Heller noted that the excavation site is directly opposite Sibicky Road

- Attorney Heller referenced the original Tilcon active application SE 04-01 that was approved in 2003
- Attorney Heller noted that the excavation site is approximately 24 acres in size
- Approximately 6 acres is active
- Attorney Heller noted that in 2018 approximately 25,000 cubic yards of material was removed due to the lack of demand for the material
- Attorney Heller noted that the required bond in the amount of just under \$400,000.00 was on file with the town of Griswold
- Commissioner Kinnie made reference to the “Project Overview” document that was submitted with the application and asked about the Phase 6 and the embankment.
- Attorney Heller noted that the embankment will be left in place and sloped back Commissioner noted that the whole hill looked like gravel
- Attorney Heller noted that the quality of the sand is what is referred to as dead sand that does not have any structural value

Following a general discussion Commissioner Parrette made a motion to approve the two year Gravel Excavation Permit and to maintain the existing bond. The motion was seconded by Commissioner Valentine and the Commission unanimously voted to approve SE 07-16.

## **2. Approval of the 2021 Planning and Zoning Commission Meeting Dates.**

Town Planner Mario Tristany presented the list of the 2021 Planning and Zoning Commission Meeting Dates. Following a discussion by the Commission, Commissioner Parrette made a motion to approve the 2021 Commission Meeting Dates. The motion was seconded by Commissioner Valentine and the Commission unanimously voted to approve the 2021 meeting dates.

## **8. Reports from the Zoning Enforcement Officer**

Building Official/Zoning Enforcement Officer Jack Cipriano addressed the Commission and noted the following points:

- Building Official Cipriano noted that we are pretty busy with the Dakota Partners Route 164 apartment construction
- Pleasantview Phase I is approximately 90 percent complete. Working on extending the water main into Phase II and the Community Center
- Chairman McKinney asked about the status of the site bond
- Town Planner Tristany noted that the \$400,000.00 Bond was fully restored
- Building official noted that the School Street Church Construction is moving forward
- Further noted that multiple housing units are being built
- Chairman McKinney asked about any Zoning issues
- Building Official Cipriano noted that there are pending legal issues being handled by the Town attorney
- Commissioner Kudlis asked about the construction at the former nursing home site and further commented that it looks nice from the highway
- Building Official Cipriano suggested that Commissioner Kudlis visit the site and check out the construction

## **9. Any other business that may properly come before this Commission.**

The was no additional business added to the agenda.

## **10. Adjournment**

Commissioner Kudlis made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Commissioner Parrette to adjourn at 8:30 p.m.

**Respectfully prepared and submitted by:**

**Mario J. Tristany, Jr.**  
**Town Planner**