



# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 09, 2020 at 7:00 P.M.  
GRISWOLD MIDDLE SCHOOL CAFETERIA  
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, Jacob Valentine, David Bennet, Town Planner Mario Tristany, First Selectman Todd Babbitt  
2 interested people

**Absent:** James Krueger, Erik Kudlis, Rob Parrette, Peter W. Zvingilas,

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

Chairman M. McKinney seated David Bennet for Erik Kudlis and determined that a quorum of the Commission's Regular Membership was present and seated.

### **3. Approval of Minutes**

#### **A. Approval of the Minutes of the October 13, 2020 Regular Planning and Zoning Commission Minutes.**

- Chairman McKinney noted that the minutes were previously distributed for review and asked for a motion to accept and approve the October 13, 2020 minutes
- Commissioner Kinnie stated that the minutes were previously distributed for review and noted that they were acceptable.
- Commissioner Kinnie made a motion to approve the October 13, 2020 Minutes as presented
- Commissioner Valentine seconded the motion and the Commission unanimously voted to approve the minutes

### **4. New Business**

#### **A. ZP 04-2020 Kelly Imperato, 68 Lee Avenue, Griswold, CT – Proposed Home Occupation Request for Hair Dressing Salon. Property is Zoned R-60 (Lot is an existing non-conforming in terms of lot area)**

- Chairman McKinney asked if anyone was present to represent the application
- Kelly Imperato stepped forward and noted the following:
  - Desires to move her existing Hair Salon from Main Street, Jewett City to her home due to Covid 19
  - Further noted that her hair supplies have gone up substantially

- Chairman McKinney asked what the size of her home salon is
- Kelly noted 312 square feet with one chair, one hand sink and one hair washing sink
- Commissioner Valentine asked how many clients would visit the home occupation per week
- Kelly noted approximately 15 clients
- Kelly further noted that due to Covid separating requirements clients cannot sit within the facility and clients are seen on a one on one basis
- Chairman McKinney asked Town Planner Mario Tristany if the application has satisfied all of the Home Occupation requirements
- Town Planner Tristany stated that the applicant has satisfied all of the Home Occupation requirements for a Hair Salon
- Town Planner Tristany further noted that the applicant has filed hair chemical sheets with the Uncas Health District
- Following a general discussion, Commissioner Kinnie made a motion to approve ZP 04-2020
- Commissioner Valentine Seconded the Motion and the Commission unanimously voted to approve ZP 04-2020

**B. Subdivision SUB – 01-2020 Robert S. Coleman, 145 Hopeville Road, Griswold, CT. Applicant desires to create a two lot subdivision. The property is Zoned “C” Commercial.**

- Chairman McKinney asked if anyone was present to represent the application
- Damien Sorrentino, Planner/Soil Scientist from Boundaries, LLC addressed the Commission and noted the following:
  - Damien passed out 24 x 36 size copies of the proposed two lot subdivision plan
  - Damien noted that the Coleman residence is 1458 Hopeville Road
  - Damien stated that the former Coleman Blasting and Drilling facility is now occupied by a local tree company
  - Damien noted that the existing Coleman home is non-conforming and the owner desires to cut the house lot out of the commercial property
  - Damien noted that the Commercial Building does not have potable water or a septic system
- Chairman McKinney questioned why the commercial building does not have water or a septic system
- Damien stated that historically workers would arrive at the Coleman Blasting site and pick up their vehicles and go to job sites and upon return at the end of the day, drop off their work vehicles and leave for home
- Damien noted that the house lot contains 60,000 sq. ft. and the shop lot contains 2.7 acres and that an approximate 2,000 sq. ft. of lot #1 will be added to the 1458 Hopeville Road property of Robert Coleman
- Damien noted that that proposed application requires Inland Wetland Approval prior to the Planning and Zoning Commission action as there is a wetland and water course on the property
- Damien further noted that there is no work planned within the 75 ft. Upland Review Area.
- Damien further noted that the application meets all applicable zoning and subdivision requirements
- Commissioner Bennet asked a question about the gravel driveway and septic system and vehicular traffic
- Damien noted that septic tank and concrete galleries are H2O loaded meaning that they are constructed to take the weight of vehicles driving over them
- Chairman McKinney asked if the house lot is separate
- Damien responded yes

- Commissioner Valentine made a motion to table Subdivision Application 01-2020 to the December meeting pending a report from the Griswold Inland Wetlands Commission
  - Commissioner Bennet seconded the motion and the Commission unanimously voted to table the application

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

Town Planner Mario Tristany noted that there are currently two Zoning Matters before the court as follows:

- 177 Sheldon Road – A. Johnson property for illegally constructed fence, two tractor trailer storage boxes and one unregistered motor vehicle
- Susan Avenue – Illegal construction of several storage sheds including a two story shed – no permits have been issued and the shed locations do not conform to zoning setback distances from property lines
- Town Planner Mario Tristany gave the Commission an update on the Pleasantview housing project and noted that Certificates of Occupancy have been issued for buildings 2, 3,4 and 5
- Town Planner Mario Tristany further noted that the Water Main is in the process of being extended to the next project phase
- Town Planner Mario Tristany noted that construction of the Community Center has not started and Phase II Building Permits will not be issued until the Community Center is constructed
- Chairman McKinney asked about the Bond status
- Town Planner Mario Tristany stated that the Letter of Credit has been restored in full and that we also have two cash bonds one for Engineer Supervision and one for erosion and Sediment Control

## **6. Any other Business that may properly come before this Commission**

- Chairman McKinney noted that due to the current Zoning Enforcement Officer's absence for two weeks, the Commission needs to appoint Town Planner Mario Tristany as Zoning Enforcement Officer
- First Selectman Todd Babbitt suggested that the appointment be on a monthly basis
- Commissioner Kinnie made a motion to appoint Town Planner Mario Tristany as Zoning Enforcement Officer on an as need monthly basis
  - The motion was seconded by Commissioner Valentine and Commission unanimously voted in favor of the appointment

## **7. Adjournment**

- Commissioner Kinne made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Commissioner Valentine and unanimously approved by the Commission

**Respectfully prepared and submitted by:**

*Mario J. Tristany Jr.*

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

