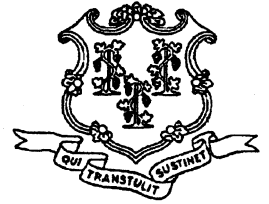




# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
DECEMBER 11, 2017  
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM**

**SALUTE TO THE FLAG**

Vice Chair C. Kinnie asked all present to stand for the Pledge of Allegiance to Our Flag.

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

**1. Call to Order**

Vice Chair C. Kinnie called the Regular Meeting to order at 7:00 p.m.

**2. Roll Call**

**Present:** Courtland Kinnie, Vice Chairman, Charlotte Geer, Erik Kudlis, James Krueger  
Alternate John Michels, Alternate Peter W. Zvingilas, Town Planner Mario Tristany,  
Zoning Enforcement Officer Peter Zvingilas and Recording Secretary Jaimee O'Neill-  
Eaton.

**Absent:** Martin McKinney, Chairman, Alternate Frank Imperato  
13 interested people

**3. Determination of Quorum**

Vice Chair C. Kinnie appointed Alternate P. Zvingilas to sit for M. McKinney. It was determined that a quorum of the Commission was seated.

**4. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of October 10, 2017.**

Vice Chair McKinney asked if there were any corrections and/or omissions.

- **MOTION:** C. Geer made a motion, which was seconded by E. Kudlis, to approve the minutes of November 13, 2017 as presented. The motion passed unanimously, with J. Krueger abstaining.

**5. Correspondence and Attachments**

- A. Final Draft Griswold 2017 Plan of Conservation and Development** (Previously distributed at the November 13, 2017 Regular Meeting and enclosed again for new members)

- Town Planner M. Tristany stated that the final draft has been posted on the Town’s website for review and also in the Town Clerk’s office. A Public Hearing should be set for public review and approval.
  - **MOTION:** C. Geer made a motion, which was seconded by J. Krueger, to set a Public Hearing for approval of the 2017 Plan of Conservation and Development for January 8, 2018 at 6:30 PM in the Griswold Town Hall Main Meeting Room. The motion passed unanimously.
- B. Jewett City, LLC – Zoning Text Amendment 03-17** Borough Zoning Regulations to add new Section 9.8.3 “Density Exception for the addition of Fair Housing Act compliant accessible dwelling units including new sub-sections 9.8.3.1 thru 9.8.3.
- The applicant’s consultant, Demian Sorrentino of Boundaries, LLC was present to briefly summarize the proposed amendment for the Commission. Discussion followed. It was agreed that a Public Hearing should be set for February.
  - Town Planner M. Tristany noted that the applicant is responsible for any fees incurred as part of the review. D. Sorrentino acknowledged that his client has been forewarned.
  - **MOTION:** C. Geer made a motion, which was seconded by J. Krueger, to set a Public Hearing on February 12, 2018 at 6:30 PM in the Griswold Town Hall Main Meeting Room, for the application 03-17 Jewett City, LLC regarding Zoning Text Amendments. The motion passed unanimously.

6. **Matters Presented for Consideration**

- A. Jewett City, LLC – Zoning Text Amendment 03-17** Borough Zoning Regulations to add new Section 9.8.3 “Density Exception for the addition of Fair Housing Act compliant accessible dwelling units including new sub-sections 9.8.3.1 thru 9.8.3.8
- This item was covered under Correspondence and Attachments
- B. Email dated February 20, 2017 from Attorney Mark Branse regarding suggested amendments to Sections 4.2.4 and 4.2.5 of the Griswold Zoning Regulations regarding “Agri-Business” activities accessory to a Commercial Farm verses a “Hobby” farm.**
- The committee held a workshop on November 29, 2017 to review the suggestions from Attorney Branse. It was agreed that 1-2 more workshops were needed.
- C. MOTION:** C. Geer made a motion, which was seconded by J. Krueger, to schedule a workshop on January 17, 2018 at 6:00 PM, location to be determined, regarding the email dated February 20, 2017 from Attorney Mark Branse regarding suggested amendments to Sections 4.2.4 and 4.2.5 of the Griswold Zoning Regulations regarding “Agri-Business” activities accessory to a Commercial Farm verses a “Hobby” farm. The motion passed unanimously.

7. **Old Business** - None

8. **New Business**

- A. Plan of Conservation and Development review comments/questions from Commission Members**

- A Public Hearing date was set under item # 5A.

9. **Reports from the Enforcement Officer**

Vice Chair C. Kinnie asked ZEO P. Zvingilas if he had anything to report.

- P. Zvingilas stated that Arist Johnson of Sheldon Road is currently in violation of property line setbacks and has exceeded his permit to construct. A stop work order has been issued.
- P. Zvingilas stated that his recommendation to the Commission, regarding regulations on Accessory Buildings in a residential zone, should be limited to the same size of the dwelling. Discussion followed.

10. **Any other business that may properly come before the Commission**

Vice Chair C. Kinnie asked if there was any other business to come before the board.

- Lance Trevallion was present to represent his daughter, Erin Trevallion who is a property abutter to Arist Johnson at 177 Sheldon Road, regarding the building being constructed by Mr. Johnson. He stated that building code requires any building with height over 10 feet, requires a foundation that is 42 inches below grade, the plans submitted by the owner show that the posts for this building are only 18 inches deep. The second story should need to be removed from the building to be in compliance with building code.
- Vice Chair C. Kinnie stated a stop work order has been issued for that project and recommended any parties affected by this project attend the next Zoning Board of Appeals meeting.

11. **Adjournment**

Vice Chair C. Kinnie asked for a motion to adjourn tonight's meeting.

- E. Kudlis made a motion, which was seconded by C. Geer to adjourn the meeting at 7:39 PM.

Respectfully Submitted,  
Jaimee O'Neill-Eaton  
Interim Recording Secretary