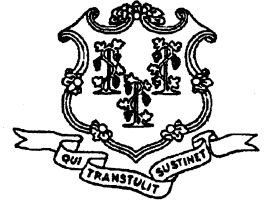




# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 8, 2018  
GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM**

**SALUTE TO THE FLAG**

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

**I. PUBLIC HEARING (6:30 P.M.)**

**1. Call to Order**

Chairman M. McKinney called the Public Hearing to order at 6:30 P.M.

**2. Roll Call**

**Present:** Martin McKinney, Chairman, Courtland Kinnie, Vice Chairman, Charlotte Geer, Alternate John Michels, Alternate Peter W. Zvingilas, Town Planner Mario Tristany, Zoning Enforcement Officer Peter Zvingilas and Recording Secretary Jaimee O'Neill-Eaton (arrived at 6:45 P.M.).

**Absent:** Erik Kudlis, James Krueger and Alternate Frank Imperato  
3 interested people

**3. Determination of Quorum**

Chairman M. McKinney appointed Alternate J. Michels to sit for E. Kudlis and Alternate P. Zvingilas to sit for J. Krueger. It was determined that a quorum of the Commission was seated.

**4. Matters Presented for Consideration**

**A. 2017 Final Draft Plan of Conservation and Development (POCD) prepared by the Griswold Planning and Zoning Commission POCD Sub-Committee. Pursuant to Section 8-23 of the Connecticut General Statutes the Plan must be formally adopted by the Griswold Planning and Zoning Commission.**

- Town Planner M. Tristany outlined each section of the 2017 Plan of Conservation and Development, for the Commission. The plan is a recommendation guide, but it isn't set in stone, it needs to be able to change as the Town evolves.
- M. Tristany stated that copies of the Plan can be found in the Town Clerk's Office, in the Planning & Community Development Office and on the Town of Griswold website.
- Vice Chair C. Kinnie stated some concerns between the current Zoning Map and the Future Land Use map, regarding the Polinsky property west of I-395. Discussion

followed. It was agreed that the Future Land Use Map needs to be updated from Targeted Open Space to Business Park.

- J. Barnie of Hopeville Road stated that on page 12 of the Draft Plan, in Section 3.A.2, under Pavement Management System, Plaistow, New Hampshire's Pavement Management System is referenced. Mr. Barnie asked if that was referenced in error, and stated that it could cause some confusion to those reading it. M. Tristany stated that he would re-word, so readers could better understand why Plaistow, New Hampshire's Pavement Management System was being referenced.
- J. Barnie stated that he did not see anything regarding Cluster Zoning in the Plan and strongly feels that it should be. Discussion followed, on the pros and cons of Cluster Zoning.
- D. Vieaux of Leha Avenue stated that he appreciates all the excellent work by the Griswold Planning and Zoning Commission POCD Sub-Committee to create this Plan.
- J. Barnie seconded Mr. Vieaux's comment and stated that he hopes that the Board of Finance recognizes that having a full time Town Planner has saved the Town far more than having a part time Planner.
- **MOTION:** C. Geer made a motion, which was seconded by P. Zvingilas, to close the Public Hearing on the matter of the 2017 Final Draft Plan of Conservation and Development (POCD) prepared by the Griswold Planning and Zoning Commission POCD Sub-Committee. Pursuant to Section 8-23 of the Connecticut General Statutes the Plan must be formally adopted by the Griswold Planning and Zoning Commission, at 7:11 P.M. The motion passed unanimously.

## II. **REGULAR MEETING (7:00 P.M.)**

### 1. **Roll Call**

**Present:** Martin McKinney, Chairman, Courtland Kinnie, Vice Chairman, Charlotte Geer, Alternate John Michels, Alternate Peter W. Zvingilas, Town Planner Mario Tristany, Zoning Enforcement Officer Peter Zvingilas, Recording Secretary Jaimee O'Neill-Eaton, First Selectman Todd Babbitt, Griswold Housing Authority Director Paul Brycki, and Griswold Senior Center Director Tina Falck.

**Absent:** Erik Kudlis, James Krueger and Alternate Frank Imperato  
2 interested people

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

Chairman M. McKinney appointed Alternate J. Michels to sit for E. Kudlis and Alternate P. Zvingilas to sit for J. Krueger. It was determined that a quorum of the Commission was seated.

### 3. **Election of Officers**

#### A. **Chairman** – Nominations for Chairman

- **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer, to nominate Martin McKinney as Chairman. The motion passed unanimously, with M. McKinney abstaining.

#### B. **Vice Chairman** – Nominations for Vice Chairman

- **MOTION:** M. McKinney made a motion, which was seconded by, C. Geer to nominate Courtland Kinnie as Vice Chairman. The motion passed unanimously, with C. Kinnie abstaining.

**C. Secretary – Nominations for Secretary**

- **MOTION:** M. McKinney made a motion, which was seconded by C. Kinnie, to nominate Charlotte Geer as Secretary. The motion passed unanimously with C. Geer abstaining.

**4. Approval of Minutes**

**A. Approval of the Minutes of the Regular Meeting of December 11, 2017.**

Chairman McKinney asked if there were any corrections and/or omissions

- C. Kinnie stated that item #4 – Approval of Minutes, should be corrected from Vice Chair McKinney to read Vice Chair Kinnie.
- **MOTION:** C. Geer made a motion, which was seconded by P. Zvingilas, to approve the Minutes of the December 11, 2017 Regular Meeting, as corrected. The motion passed unanimously.

**5. Correspondence**

**A. Planning and Zoning Commission By-Laws Chapter 232 of the Griswold Code or Ordinances. For Commission review and updating.**

- M. Tristany stated that this was just for members to review and consider for a future meeting. This item will be discussed at the Planning and Zoning workshop on January 17, 2018 at 6:00 P.M.

**B. Sample Zoning Text Regarding Agriculture, Animal and Alcoholic Beverage Production.**

- The Commission agreed to discuss this item at the Planning and Zoning workshop on January 17, 2018 at 6:00 P.M.

**6. Any Other Business**

- **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer, to place onto the agenda an 8-24 Review for the proposed location of the new Senior Center building.

**A. 8-24 Review of the proposed new Senior Center location.**

- John Faulise of Boundaries, LLC presented on behalf of Griswold Senior Center Building Committee and Griswold Housing Authority. Mr. Faulise stated that the purpose of this 8-24 Review is for the Commission to be able to make a recommendation to the Board of Selectmen that the project is favorable for acquisition of the property for the purpose of constructing a senior center. It is the Commission's job to review the project to ensure that it is consistent with the Plan of Conservation and Development and the Town's Zoning Regulations. Discussion followed.

- **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer, for the Planning and Zoning Commission to make a positive recommendation to the Board of Selectmen for a land transfer under an 8-24 Review with Griswold Housing Authority and the Town of Griswold for consideration of the future Senior Center, finding that it is consistent with the existing Plan of Conservation and Development dated 2006. Motion passed unanimously.

## **7. Matters Presented for Consideration**

### **A. 2017 Final Draft Plan of Conservation and Development (POCD) prepared by the Griswold Planning and Zoning Commission POCD Sub-Committee. Pursuant to Section 8-23 of the Connecticut General Statutes the Plan must be formally adopted by the Griswold Planning and Zoning Commission.**

- **MOTION:** C. Geer made a motion, which was seconded by P. Zvingilas, to adopt the 2017 Final Draft Plan of Conservation and Development (POCD) prepared by the Griswold Planning and Zoning Commission POCD Sub-Committee, with the two aforementioned corrections. The motion passes unanimously.

### **B. Attorney Mark Branse** email dated February 20, 2017 from 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 Commission agreed to discuss this item at the Planning and Zoning workshop on January 17, 2018 at 6:00 P.M.

### **C. Sample Zoning Text** regarding Agriculture, Animal and Alcoholic Beverage Production. (This sample text was presented at the November 29, 2017 P&Z Zoning Workshop)

- The Commission agreed to discuss this item at the Planning and Zoning workshop on January 17, 2018 at 6:00 P.M.

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

- ZEO P. Zvingilas handed out Attorney Willis’s recommendations on how to limit the size of accessory buildings, for the Commission’s review. The Commission agreed to discuss this item at the Planning and Zoning workshop on January 17, 2018 at 6:00 P.M.
- ZEO P. Zvingilas informed the Commission that the Zoning Board of Appeals did not approve a variance request by Arist Johnson at 177 Sheldon Road. There will need to be legal action taken in order to get him to conform.

## **9. Adjournment**

Chairman McKinney asked for a motion to adjourn tonight’s meeting.

- C. Geer made a motion, which was seconded by C. Kinnie to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 7:54 P.M.

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