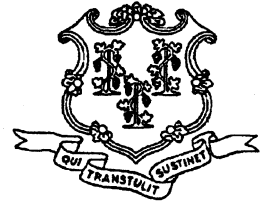




Town of Griswold

28 Main Street
Griswold, CT 06351
Phone: 860-376-7060 Fax: 860-376-7070



**GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING UNAPPROVED MINUTES
NOVEMBER 13, 2017
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. REGULAR MEETING (7:00 P.M.)

1. Call to Order

Chairman M. McKinney called the Regular Meeting to order at 7:00 p.m.

2. Roll Call

Present: Martin McKinney, Chairman, Courtland Kinnie, Charlotte Geer, Erik Kudlis
Alternate Robert Parrette, Alternate Tom Palasky, Alternate Peter W. Zvingilas, Town
Planner Mario Tristany, Zoning Enforcement Officer Peter Zvingilas and Recording
Secretary Jaimee O’Neill-Eaton.

Absent: James Krueger

3. Determination of Quorum

Chairman M. McKinney appointed R. Parrette to sit for J. Krueger. Chairman McKinney 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.

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

- R. Parrette stated that the date on the public hearing minutes says July 10, 2017, which should be corrected to October 10, 2017
- **MOTION:** R. Parrette made a motion, which was seconded by C. Geer, to approve the minutes of the October 10, 2017 as amended. The motion passed unanimously, with E. Kudlis abstaining.

5. Correspondence and Attachments

A. Letter dated September 7, 2017 from Samuel Alexander, Planner II, Southeastern CT Council of Government review of the Draft 2017 Plan of Conservation and Development pursuant to Section 8-23 (g) (4) of the CT General Statutes

- Town Planner M. Tristany stated that the CT General Statutes require that the Final Draft of the Plan of Conservation and Development must be reviewed by the Southeastern CT Council of Government. After review, it was found that Griswold's Plan is consistent with Regional, State, and relevant local plans of conservation and development. The correspondence will be included with the final draft of the Plan as an addendum. It was suggested that the final draft go to Public Hearing in January.
- Chairman M. McKinney stated he would like current board members and incoming board members to have the opportunity to review the final Plan, before it goes to public hearing in January.

6. Matters Presented for Consideration

A. 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

- Town Planner M. Tristany stated that this letter in response to a matter that Zoning Enforcement Officer P. Zvingilas initiated. In the letter, Attorney Branse has made suggested amendments, which M. Tristany reviewed with the Commission.
- Chairman McKinney asked Zoning Enforcement Officer P. Zvingilas if he was satisfied with the suggested amendments. P. Zvingilas stated that he was indeed satisfied with the suggested amendments.
- Chairman McKinney asked Town Planner M. Tristany what his thought on the suggested amendments were. M. Tristany stated that he questions everything needing to be done by Special Exception, but it is ultimately up to the Commission.
- M. Tristany suggested that a Sub-Committee be formed to look into this matter further, and it would be beneficial to look at what surrounding towns do.
- **MOTION:** R. Parrette made a motion, which was seconded by C. Geer, to table this item until next month's meeting. C. Kinnie asked the Zoning Enforcement Officer to also look into the matter of garages. The motion passed unanimously.
- **MOTION:** R. Parrette made a motion, which was seconded by C. Geer, to schedule a Special Workshop Meeting on November 29, 2017 at 6 PM. The motion passed unanimously.

7. Old Business

Chairman McKinney took a moment to say thank you and stated that it has been a pleasure working with everyone.

8. **New Business**

Update on the Planning and Zoning Commission Sub-Committee progress concerning the 2017 Plan of Conservation and Development update. (See 5A - Correspondence)

- Town Planner M. Tristany distributed electronic versions of the Final Draft to commission members for their review. It will also be on the Town's website.

9. **Reports from the Enforcement Officer**

Chm. McKinney asked ZEO P. Zvingilas if he had anything to report.

- P. Zvingilas questioned which minutes were approved at the beginning of the meeting. Was it just the Public Hearing minutes for October 10, 2017, or the Public Hearing and Regular Meeting Minutes? Discussion followed.
- R. Parrette stated that there is correction that needs to be made to the Regular Meeting minutes. On page 4 item #5 Roll Call, Peter W. Zvingilas was present, the minutes state he was absent. Also, Determination of Quorum is on page 4 twice, one time as item #6 and another as item #1. Item #1 should be deleted.
- **MOTION:** R. Parrette made a motion, which was seconded by C. Geer, to modify the original motion to reflect the recent changes. Motion passed unanimously.
- P. Zvingilas stated that the Pleasant View units will be delivered by the end of the month.

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

None

11. **Adjournment**

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

- R. Parrette made a motion, which was seconded by C. Geer to adjourn the meeting at 7:51 PM.

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