



# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 08, 2021, at 7:00 P.M.  
GRISWOLD MIDDLE SCHOOL AUDITORIUM  
211 SLATER AVENUE, GRISWOLD, CT**

2021 NOV 15 AM 8:49  
Dm P. Munn 1000f.

## SALUTE TO THE FLAG

**Note:** Town Planner Mario J. Tristany, Jr., informed the Commission members present that Chairman Martin McKinney would not be present at tonight's meeting as he was on his way back from a New Haven meeting and further noted that Vice-Chairman Courtland Kinnie will need to seat as the Chairman.

Acting Chairman C. Kinnie asked all present to stand for the Pledge of Allegiance to Our Flag.

### 1. Roll Call

**Present:** Acting Chairman Courtland Kinnie, Vice Chairman, Secretary Jacob Valentine, Rob Parrette Town Planner Mario J. Tristany, Jr.

**Absent:** James Krueger, David Bennett, Martin McKinney Erik Kudlis, Peter Zvingilas,

### 2. Determination of Quorum

Acting Chairman C. Kinnie 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 12, 2021, Regular Planning and Zoning Commission Minutes.**

- Acting Chairman Kinnie noted that there was a repeat of information on page 5 and referenced bullet points 5, 6 and 7
- Commissioner R. Parrette made a motion to table the October 12, 2021, minutes as a quorum of the members present at the October 12, 2021, meeting were not present this evening. Commissioner J. Valentine seconded the motion and the Commission unanimously voted to table the minutes

Acting Chairman C. Kinnie noted that the new Alternate Planning and Zoning Commission member Melissa Cassidy was present in the audience

### 4. Old Business

- A. It was noted by Town Planner M. Tristany that there was no old business

## **5. New Business**

**A. Home Occupation Zoning Permit 04-2018 Stephen Gruchawka** – Computer Consulting and Arts and Crafts Business, 551 Shetucket Turnpike has informed the department that the home occupation will no longer be continued. The home occupation was renewed on October 13, 2020, and scheduled to expire on October 13, 2023.

- **Acting Chairman C. Kinnie** read the above referenced home occupation reference into the record and noted that the file did not contain a letter from the applicant
- Town Planner M. Tristany stated that Mr. Gruchawka had called the building department and left a message that he was discontinuing his home occupation
- Town Planner M. Tristany further noted that he attempted to call both phone numbers on the original application and both numbers were no longer in existence
- Town Planner M. Tristany stated that he will forward a letter to Mr. Gruchawka and request him to forward a letter to the Commission
- Commissioner R. Parrette made a motion to table Home Occupation Zoning Permit 04—2018 to the December meeting. The motion was seconded by Commissioner J. Valentine and the Commission unanimously voted to table the application

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

**A. 177 Sheldon Road – Ariste Johnson – Illegal Fence, Tractor Trailer Boxes Awaiting Court hearing & decision.**

- Town Planner Mario Tristany noted that Mr. Johnson had removed the stockade boards and left the support posts the last time that it was inspected. It was noted that the two tractor trailer storage boxes have been removed and one unregistered van was still on the property. We are currently waiting for a court judgement on this matter

### **15 Susan Avenue – Illegal Shed**

- Town Planner Mario Tristany noted that the Susan Avenue – Illegal construction of several storage sheds including a two-story shed without permits has been razed by the Public Works Department and a local contractor
- Town Planner M. Tristany further commented that the resident complained to the State Police that someone stole her shed

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

- Acting Chairman C. Kinnie asked if there is any new business.
- Town Planner M. Tristany noted that we have a communication from the Town Clerk requesting a list of the Commission’s Regularly Scheduled Meetings for the 2022 period
- Commissioner J. Valentine made a motion to accept the meeting scheduled as prepared. The motion was seconded by Commissioner R. Parrette and the Commission unanimously voted to approve the motion

- The document was signed by Acting Chairman C. Kinnie and Secretary J. Valentine

**Prior to the adjournment, Vice Chairman C. Kinnie stated that he would like to address the Commission**

**Commissioner C. Kinnie noted the following:**

- Thanked his fellow Commission Members for their dedicated service to the Griswold Community
- Thanked Town Planner M. Tristany, Jr., for his dedicated support and expertise on all matters that come before the Commission. Couldn't do without it
- Everyone that comes to this board brings a unique perspective
- One thing I am proud of is this board unites! We have one goal and that is the betterment and protection of our town and the people in it
- Politics doesn't play a part on this board
- I have to remind myself that there is a difference when you are on that side of the table verses this side of the table. When you have a homeowner that comes in with a home occupation or wants to do something with their property sometimes it is pretty hard and its intimidating being on that side of the table speaking to a panel of people granted none of us are unfriendly or intimidating but it does make a difference. I try to remind myself that it is different and to be patient and understanding.
- The other part that we sometimes lose tract of is this commission is actually two commissions and wears two hats. The problem is we get caught up in the legislative end of it which is the regulations. We are also the planning board, which means not do we only work on the plan of conservation and development and we adopt text and map changes we can also plan what uses you want in town.
- This is one thing I don't think we have done. I mentioned it the last couple of meetings that I think it is time that the commission considers several uses that are not in our regulations so therefore they are not allowed. They tie into tourism. The state has changed the laws regarding those uses and several surrounding towns are getting in on that and Griswold is going to be left behind. I know that during this recent campaign tourism dollars were mentioned frequently. They are not the game changer that is going to change taxes in our town but tourism dollars are what keeps existing businesses going, restaurants, diners, gas stations, pubs, and bars as well.
- Uses that are not in here are that I mentioned before are wineries, breweries, distilleries that can be adapted to farm wineries and farm breweries.
- Our next-door neighbor, Voluntown is putting in a brewery, not too far from the church near the center of town
- At some point in time if this committee feels like taking these things up, I think that it will be beneficial to the town
- The other thing that is part of the same process, the planning side of the board is the cannabis sales and growing that will take a lot of specialists and opinions
- The other thing that is going to bring a lot more issues is the infrastructure things are going to pop up on Route 201 and Route 164 and exits and entrances to the interstate
- No matter how short or long you have been here, think of Griswold as your forever home and so when you make a decision, you're thinking for the long view what things are going to last here what are going to benefit everyone.
- Quality of life issues are not necessarily revenue based

- The most important thing is guiding the town to a better future something that some of us might not see that be somewhere down the road but is affected by

## **8. Adjournment**

- Commissioner R. Parrette a motion to adjourn the meeting at 7:25 p.m. The motion was seconded by Commissioner J. Valentine and the Commission unanimously voted to adjourn.

**Respectfully prepared and submitted by:**

*Mario J. Tristany Jr.*

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