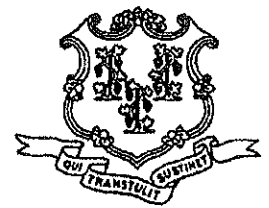




Town of Griswold

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



**GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
December 13, 2021, at 7:00 P.M.
GRISWOLD MIDDLE SCHOOL AUDITORIUM
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: Chairman Martin McKinney, Courtland Kinnie, Secretary Jacob Valentine, Rob Parrette, Melissa Cassidy, David Bennett, Peter Zvingilas, Town Planner Mario J. Tristany, Jr.

Absent: Richard Waselik

2. Determination of Quorum

Chairman M. McKinney 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.

- Chairman M. McKinney asked if there were any questions or concerns regarding the October 12, 2021, minutes
- Commissioner P. Zvingilas noted that there was a correction on page 9
- Following a review and discussion on the 10-12-2021 minutes
- Commissioner J. Valentine made a motion to approve the October 12, 2021, minutes as corrected. Commissioner D. Bennett seconded the motion and the Commission unanimously voted to approve the minutes as corrected

B. Approval of the Minutes of the November 08, 2021, Planning & Zoning Commission Meeting. (Present: C. Kinnie, R. Parrette, J. Valentine, R. Parrette)

- Chairman M. McKinney asked if there were any questions or concerns regarding the November 08, 2021, minutes

- Commissioner P. Zvingilas noted that there was a correction on page 4, under adjournment
- Following a review and discussion on the 11-08-2021 minutes
- Commissioner R. Parrette made a motion to approve the 11-08-2021, minutes as corrected. Commissioner C. Kinnie seconded the motion and the Commission unanimously voted to approve the minutes as corrected

4. Old 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.
- Town Planner M. Tristany noted that Mr. Gruchawka was contacted and told that he needed to submit a formal letter to the Commission regarding his closing of his home occupation business
 - A letter was received as requested
 - Following a discussion Commissioner C. Kinnie made a motion to accept the home occupation withdrawal. The motion was seconded by Commissioner R. Parrette and the Commission unanimously voted to approve the withdrawal

5. New Business

- A. Letter dated November 15, 2021, from James Barnie, Chairman Capital Improvement Committee requesting a P&Z Commission replacement for James Krueger**
- Chairman M. McKinney read the letter into the record and asked if any Commission member was interested in volunteering in serving as the Commission's representative on the Capital Improvements Committee.
 - Commissioner D. Bennett stated that he would be interested
 - Chairman M. McKinney asked for a motion to recommend Commissioner D. Bennett as the Commission's representative.
 - Commissioner R. Parrette and a motion to recommend D. Bennett for the Capital Improvement Commission. The motion was seconded by Commissioner C. Kinnie and the Commission unanimously voted to recommend Commissioner D. Bennett

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.
- Town Planner M. Tristany further noted that our Town Attorney Matt Willis had a court meeting last week and Mr. Johnson was a no show.
- Attorney Willis will petition the court to find in favor of the Town of Griswold

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

- Chairman M. McKinney asked Town Planner M. Tristany about upcoming projects.
- Town Planner M. Tristany noted the following:

- **Data Center Projects:**
 - moving forward. Trying to set up a Meet & Greet with the developers and the new selectmen
 - They had some in-house issues with a partner, who has since left.
 - In the process of securing the former Stott property, now owned by the Ceruzzi family
 - They were supposed to close on the Griswold properties by the end of November, but apparently the partner issue has postponed the closings for a couple of months

- **Heritage River Village Project**
 - The first selectman and I have a meeting scheduled on January 14, 2021, with Jeff Lefkovich, partner to review their latest re-design
 - The scope of the project has changed. The main “H” shaped building has been re-configured into separate buildings
 - They need to come back to Wetlands and P&Z for re-approvals as the site layout has changed and the drainage design has changed
 - Their original plan proposed to put storm drainage under the parking areas
 - The project was designed by architects and not civil engineers
 - Site borings showed that the property has high ground water and cannot store storm water where there is high ground water
 - The storm water re-design will have one or two large storm water detention basins on site

- **Wyre Wynd**
 - Town Planner and others met at Wyre Wynd a couple of weeks ago with two brothers from New Jersey and their contractor
 - The brothers are looking for a site for a major distributor, similar to an Amazon type operation
 - Initially they were looking to retro fit the existing buildings but their contractor informed them that the cost to retro fit the building would be too expensive
 - Looking at razing all of the existing structures and build a new building that meets their client’s needs
 - The Town Planner is expecting a conceptual site plan of their proposed development within the next couple of weeks
 - The existing abandoned rail spur could be re-activated to support their client
 - Referenced the 14-acre contaminated property and asked if it could be cleaned up if enough money is thrown at it
 - There is a possibility of getting State brownfields clean up funds if the end product will create a significant number of jobs and/or low moderate/workforce housing

- **Flagg Property – Route 164**
 - The proposed Flagg RV sales and service project is no longer being proposed
 - Campers World bought the two Flagg Massachusetts RV sales operations for \$5.5 million.
 - Campers World does not build new developments. They secure existing established operations
 - The Flagg property is currently for sale

- **Assisted Living Project – behind Petro Max**
 - This project is also not going forward
 - Have been trying to contact Mr. Byrnes for several months. He did not return phone calls or emails
 - The project developer Brian Byrnes has passed away
 - Received a phone call from a Mr. James inquiring about “his” project
 - Town Planner learned that Mr. James’s father had given Mr. Byrnes \$11 Million to construct the project
 - Property is currently up for sale

- **George Maistrelis property**
 - Chairman M. McKinney asked if Mr. Maistrelis has filed the mylars for his property
 - Yes, mylars have been filed on the Griswold Land Records

- **Kusik Property – Route 201**
 - Chairman M. McKinney asked about the Kusik property
 - There was a potential project being planned for the site consisting of a convenience store / gas station
 - There was also an interest in developing a small truck stop operation
 - The site isn’t large enough to support a truck stop operation
 - The development interest apparently has apparently gone away

- **Trailer Sales Route 164**
 - Commissioner D. Bennett asked about the trailer sales on Route 164
 - A discussion ensued about the trailer sales
 - Chairman M. McKinnie asked Town Planner M. Tristany to look into this matter

- **American Ambulance**
 - Mike Aliano has been looking at a couple to Griswold properties to build a facility to house some of his vehicles and an ambulance crew
 - He is currently finishing up a Norwich project and will concentrate on Griswold next

- **Temporary Moratorium on Cannabis Establishments**
 - Chairman M. McKinney asked Town Planner M. Tristany to forward a copy of the Cannabis State legislation to the Commission members

- A discussion ensued regarding where the taxes would go if a cannabis
- A summary of the cannabis regulations will be forwarded

- **Zoning Regulations Review and Updates**
 - A discussion ensued about the best way to approach the updating of the Griswold Zoning Regulations
 - It was decided to review this matter following the January 10, 2022, meeting

8. Adjournment

- Chairman M. McKinney asked for a motion to adjourn
- Commissioner R. Parrette made a motion to adjourn at 7:32 p.m. The motion was seconded by Commissioner C. Kinnie and the Commission unanimously voted to adjourn

Respectfully submitted,

Mario J. Tristany Jr.

Mario J. Tristany Jr.
Town Planner & Zoning Enforcement Officer