



# Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
DECEMBER 14, 2020 at 7:00 P.M.  
GRISWOLD MIDDLE SCHOOL CAFETERIA  
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.

### **2. Roll Call**

**Present:** Martin McKinney, Chairman, Courtland Kinnie, Vice Chairman, Jacob Valentine, Erik Kudlis, Town Planner Mario Tristany  
4 interested people

**Absent:** James Krueger, Rob Parrette, Peter W. Zvingilas, David Bennet

### **3. Determination of Quorum**

Chairman M. McKinney determined that a quorum of the Commission's Regular Membership was present and seated.

### **4. Approval of Minutes**

#### **A. Approval of the Minutes of the November 09, 2020 Regular Planning and Zoning Commission Minutes.**

- Chairman McKinney noted that the minutes were previously distributed for review and asked for a motion to accept and approve the November 09, 2020 minutes
- Commissioner Valentine made a motion to approve the November 09, 2020 Minutes as presented
- Commissioner Kinnie seconded the motion and the Commission unanimously voted to approve the minutes
- Commissioner Kudlis refrained from voting as he was not present at the November 09, 2020 meeting.
- The Minutes were accepted and approved with three affirmative votes.

### **5. Communications**

- Commissioner McKinney read the Communication reference and referred to Planner Mario Tristany for additional information
- Town Planner noted that the Communication is associated with the item under Old Business, Subdivision SUB-01-2021

## **6. New Business**

- Chairman McKinney asked Town Planner Mario Tristany if there were any new applications to present.
- Town Planner Mario Tristany noted that there were no new applications filed.

## **5. Old Business**

### **A. Subdivision SUB-01-2021 Robert S. Coleman, 1458 Hopeville Road, Griswold, CT. Applicant desires to create a Two Lot Subdivision. The property is zoned “C” Commercial.**

- Chairman McKinney asked if anyone was present to represent the application
- Damien Sorrentino, Planner/Soil Scientist from Boundaries, LLC addressed the Commission and noted the following:
  - Damien referenced John Faulise, Surveyor of record and owner of Boundaries, LLC
  - Damien passed out 24 x 36 size copies of the proposed two lot subdivision plan
  - Damien stated that noted that the Coleman residence is 1458 Hopeville Road
  - Damien stated that the former Coleman Blasting and Drilling facility is now occupied by a local tree company
  - Damien noted that the existing Coleman home is non-conforming and the owner desires to cut the house lot out of the commercial property
  - Damien noted that the Commercial Building does not have potable water or a septic system
- Chairman McKinney questioned why the commercial building does not have water or a septic system
- Damien stated that historically workers would arrive at the Coleman Blasting site and pick up their vehicles and go to job sites and upon return at the end of the day, drop off their work vehicles and leave for home
- Damien noted that the house lot contains 60,000 sq. ft. and the shop lot contains 2.7 acres and that an approximate 2,000 sq. ft. of lot #1 will be added to the 1458 Hopeville Road property of Robert Coleman
- Damien noted that that proposed application requires Inland Wetland Approval prior to the Planning and Zoning Commission action as there is a wetland and water course on the property and referenced the November 27, 2020 letter from the Inland Wetlands Commission
- Damien also referenced the approval letter from the Uncas Health District
- Damien further noted that there is no work planned within the 75 ft. Upland Review Area.
- Damien further noted that the application meets all applicable zoning and subdivision requirements
- Damien noted that septic tank and concrete galleries are H2O loaded meaning that they are constructed to take the weight of vehicles driving over them
- Chairman McKinney asked if the house lot is separate
- Damien responded yes
- Town Planner Mario Tristany stated that he had spoken with Steve Pepin, the new owner of the Coleman former blasting property and a portable bathroom facility will be added to the property
- Commissioner Kinnie made a motion to approve Subdivision Application 01-2020
  - Commissioner Kudlis seconded the motion and the Commission unanimously voted to approve the application 01-2020

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

Town Planner Mario Tristany noted that there are currently three Zoning Matters before the court as follows:

- 177 Sheldon Road – A. Johnson property for illegally constructed fence, two tractor trailer storage boxes and one unregistered motor vehicle
- 15 Susan Avenue – Illegal construction of several storage sheds including a two story shed – no permits have been issued and the shed locations do not conform to zoning setback distances from property lines
- 356 Bitgood Road Douglas property illegal house, septic and well
- Town Planner Mario Tristany noted that the illegal house is in the process of being torn down
- Town Planner Mario Tristany noted that construction of the Community Center has not started and Phase II Building Permits will not be issued until the Community Center is constructed
- Town Planner Mario Tristany stated that he has emailed the owner requesting a time line on the Community Center

## **7. Adjournment**

- Commissioner Kinne made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Commissioner Kudlis and unanimously approved by the Commission

**Respectfully prepared and submitted by:**

*Mario J. Tristany Jr.*

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