



Town of Griswold

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**GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 08, 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: Martin McKinney, Chairman, Courtland Kinnie, Vice Chairman, Jacob Valentine, David Bennet, Rob Parrette, Town Planner Mario Tristany, First Selectman and Griswold Road Superintendent Todd Babbitt

Absent: James Krueger, Erik Kudlis, Peter W. Zvingilas,

2. Determination of Quorum

Chairman M. McKinney seated David Bennet for Erik Kudlis and determined that a quorum of the Commission's Regular Membership was present and seated.

3. Election of Officers

Chairman
Vice Chairman
Secretary

Chairman:

- Chairman McKinney asked if there were any nominations for the position of Chairman
- Commissioner Kinnie made a motion to re-elect Martin McKinney to the position of Chairman
- Commissioner Valentine second the motion and the Commission unanimously voted to re-elect Martin McKinney to the position of Chairman

Vice-Chairman:

- Chairman McKinney asked if there were any nominations for the position of Vice-Chairman
- Commissioner Parrette made a motion to re-elect Courtland Kinnie to the position of Vice Chairman
- Commissioner Valentine second the motion and the Commission unanimously voted to re-elect Courtland Kinnie to the position of Vice-Chairman

Secretary:

- Chairman McKinney asked if there were any nominations for the position of Secretary.
- Commissioner Kinnie made a motion to re-elect Jacob Valentine to the position of Secretary.
- Commissioner Parrette second the motion and the Commission unanimously voted to re-elect Jacob Valentine to the position of Secretary.

4. Approval of Minutes

A. Approval of the Minutes of the March 08, 2021 Regular Planning and Zoning Commission Minutes.

- Chairman McKinney asked for a motion to accept and approve the March 08, 2021 minutes
- Commissioner Kinnie made a motion to approve the March 08, 2021 Minutes as presented
- Commissioner Valentine seconded the motion and the Commission unanimously voted to approve the minutes

5. New Business

A. Subdivision Application Sub-02-2021 Jody & Thomas Humble, 135 Sam Chicken Road, applicant desires to create a Two (2) Lot Subdivision.

- Chairman McKinney asked if anyone was present to represent the application
- D. Sorrentino of Boundaries, LLC was present and presented the two lot subdivision to the Commission
- D. Sorrentino noted that the property contains 73 acres of land and lot #1 will contain 26.74 acres and lot #2 will contain 45.61 acres.
- It was further noted that the property is currently used residential and agricultural
- There is a house, a barn and a corral on the property
- D. Sorrentino pointed to a dedication along Sam Chikan Road between the centerline of the road and 25 feet along the frontage
- The drainage easement and rights to drain to be granted to the Town of Griswold to improve a current road drainage problem. The easement is 30 ft. n width and 275 ft. in length
- Chairman McKinney asked about sight line
- D. Sorrentino stated that the existing driveway entrances will be used for ingress and egress and no new construction is planned on either of the two proposed lots
- D. Sorrentino noted that lot #1 has a house on it and lot #2 does not and if a is proposed, it will have to meet all applicable zoning regulations and health requirements
- D. Sorrentino asked the Commission to waive the Section 4.3 of the Griswold Subdivision Regulations regarding the required plan scale in order to keep the subdivision plan on one sheet. The regulations require the following scales: 1 inch equals 100 feet; 1 inch equals 50 feet; and 1 inch equals 40 feet. The plan presented is at a scale of 1 inch equals 1550 feet in order to keep the two lot subdivision on one sheet

- D. Sorrentino stated that if there is any future development of the property, it would require a new plan consisting of several sheets
- D. Sorrentino further requested a waiver from Section 4.3.4 regarding the location of Wetlands 75 feet onto adjoining property. It was noted that the wetlands shown on the plan were derived from several sources including soils maps, topography maps, aerial photography
- D. Sorrentino noted that there are no wetlands within or near the “red” areas shown on each lot which represent the maximum building area on each lot
- It was further noted that Section 4.7.5 requires notification to the State Archeologist that are larger than 10 acres in size and a copy of the response from the State Archeologist was read into the record and presented for the record
- D. Sorrentino stated that the plan requires review and a report from the Griswold Wetlands Commission
- Town Planner Mario Tristany commented on the waiver requests and noted that they are reasonable and should be considered by the Commission
- Commissioner Bennet asked about the boundary line in the middle of Rattlesnake Brook
- D. Sorrentino noted that the owners wanted to keep the pond on the specific lot
- Chairman McKinney asked Vice-Chairman Kinne if he had any questions regarding the wetland aspect of the application
- Commissioner Kinne responded no
- Commissioner Parrette made a motion to approve the requested waivers as presents. The motion was seconded by Commissioner Valentine and the Commissioner unanimously voted to approve the waivers
- Questions were raised about the accuracy of the methodology used to show the wetlands
- Town Planner Mario Tristany stated that the tools used to establish the wetlands were acceptable and he further noted that existing structures are significantly distanced from the wetlands and any future development of either lot would require formal applications and detailed wetland delineation
- Chairman McKinney asked for a motion on Subdivision Application
- Commissioner Parrette made a motion to approve Subdivision Application **Sub-02-2021 Jody & Thomas Humble**, 135 Sam Chicken Road; applicant desires to create a Two (2) Lot Subdivision depending on Wetland approval by the Griswold Wetlands Commission on March 18, 2021. The motion was seconded by Commissioner Kinnie and the Commission unanimously voted to approve Subdivision Application Sub 02-2021

B. Zoning Permit Application ZP – 01-2021 DFG, LLC Donald Gordon, 7 Sheldon Road, applicant desires to construct a 4,634 Storage Building with interior Office Space

- Chairman McKinney asked if anyone was present to represent the application
- David McKay, P.E. of Boundaries, LLC was present and presented the application
- D. McKay noted that the property contains 1.06 acres of land and has access from Voluntown Road and from Sheldon Road
- Chairman McKinney asked if the driveways were going to be paved

- D. McKay noted that the driveway approaches are currently paved from the access roads into the property
- D. McKay stated that the existing office building on the property will be used for office space and it has a septic system
- D. McKay noted that there will not be office space in the proposed equipment storage building which will be used for construction equipment
- Commissioner Bennet asked what is the height of the proposed building
- D. McKay stated approximately 20 feet
- D. McKay referenced approval from the Uncas Health District regarding the existing septic system
- D. McKay noted that the company has 20 employees
- Chairman McKinney asked David if he has any building renderings. The response was no
- D. McKay noted that the proposed trench is for stormwater runoff from the roof of the proposed building
- Commissioner Bennet asked about traffic on the site
- D. McKay responded by saying minimal impact
- Commissioner McKinney asked about ConnDOT impact
- D. McKay stated that we do not usually send applications like this to ConnDOT
- Commissioner Bennet asked if the property is currently being used
- D. McKay responded yes
- Commissioner Valentine asked if there is equipment on the property now
- D. McKay said yes
- Commissioner Parrette asked about site lighting
- D. McKay referred to sheet #3 which shows the lighting configuration
- Chairman McKinney asked about the two curb cuts
- D. McKay stated that they are both existing curb cuts
- Commissioner McKinney stated that he is concerned about traffic on the gravel surface and dust issues and the only paved space proposed is for the handicap parking space
- Commissioner Bennet asked about landscaping
- Chairman McKinney stated that he is pro-business but is concerned about the gravel area and stated that it should be paved
- Commissioner Kinne noted that we usually see some type of building drains
- Commissioner Parrette made a motion to table Zoning Permit Application ZP – 01-2021 DFG, LLC Donald Gordon, 7 Sheldon Road; applicant desires to construct a 4,634 Storage Building with interior Office Space. Motion was seconded by Commissioner Kinne and the Commission unanimously voted to table the application to the April 12, 2021 meeting

6. Reports from the Zoning Enforcement Officer

Town Planner Mario Tristany noted that there are currently two 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. We are currently waiting for a court judgement on the multiple zoning infractions
- Town Planner Mario Tristany noted that the Susan Avenue – Illegal construction of several storage sheds including a two story shed without permits has been issued a court judgement that the owner has to remove the illegal structure within 30 days of

being served by the Town and further has to pay fines totaling approximately \$10,000.00 in fines and our court and attorney fees

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

Town Planner Mario Tristany noted that a six lot subdivision application has been filed by Attorney Harry Heller for Maro Flagg and James Simpson for property located at 509 Preston Road, Griswold, CT

Town Planner Mario Tristany stated that Attorney Harry Heller is present this evening to address the Commission.

- Chairman McKinney asked for a motion to place Subdivision Application 10-2021 on the agenda
- Commissioner Parrette made a motion to place Subdivision Application 10-2021 on the agenda. The motion was seconded by Commissioner Kinne and the Commission unanimously voted to add the application to the agenda
- Attorney Heller stated that the property consists of a 38 acre parcel of land in Griswold and that there is a significant wetland system throughout the property. The Griswold/Preston Town live runs through the subject property
- Attorney Heller noted that lot #2 has one wetland crossing and it is located in Preston and he further noted that most of the frontage is located within the Town of Griswold
- Attorney Heller stated that a 25 ft. section of the property will be deeded to the Town for future road improvements
- Attorney Heller commented that the house for lot #6 will be located in Griswold and driveways other than lots 1 and 2 will be located in Griswold
- Attorney Heller noted that a Wetland Commission application has been filed for the March 18, 2021 Wetlands meeting
- Town Planner Mario Tristany noted that our Subdivision Regulations requires a Public Hearing for subdivisions containing 6 or more lots. It is the Planner's position that since only one lot will have a house in Griswold, he doesn't see the need to hold a public hearing
- Attorney Heller noted that lots #3 and #6 will require Wetland Commission review
- Commissioner Parrette asked about and questioned the public hearing
- Commissioner Bennet asked about Griswold addresses
- Attorney Heller stated that 4 of the lots will have Griswold addresses
- Commissioner Kinnie made a motion to accept and table Subdivision Application Sub 02-2021. Commissioner Parrette seconded the motion and the Commission unanimously voted to accept and table the application to the April 12, 2021 meeting

Town Planner stated that First Selectman and Griswold road Superintendent Todd Babbitt is present regarding a second item that needs to be placed on the agenda. It involves a CT General Statute 8-24 Review regarding property located on John Road that will be deeded to the Town of Griswold for a school bus turnaround

- First Selectman Todd Babbitt addressed the Commission regarding the problems that school buses have turning around on John Street. It was further noted that the property is owned by the St. John family and noted

that the busses have to back into the existing driveway in order to turn around

- Town Planner Mario Tristany passed out copies of the Section 8-24 General Statute and read the highlighted text into the record
- D. McKay, P.E., from Boundaries, LLC and project engineer, presented a site plan to the Commission that shows the regrading of the area to match the existing grade and further presented a cul-de-sac paving plan
- Commissioner Valentine asked about the condition of the existing road
- First Selectman Babbitt stated that there is no problem with the public works department paving
- Commissioner Parrette made a motion to accept and approve Section 8-24 Application that was labeled 8-24Review 01 0221. The motion was seconded by Commissioner Valentine and the Commission unanimously voted to approve 8-24 Review 01-2021

8. Adjournment

- Commissioner Parrette made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Commissioner Valentine and the Commission unanimously voted to adjourn

Respectfully prepared and submitted by:

Mario J. Tristany Jr.

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