



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION
JULY 12, 2021 at 7:00 P.M.
GRISWOLD TOWN HALL FIRST FLOOR MEETING ROOM
28 MAIN STREET, JEWETT CITY, CT 06351

2021 JUL 15 PM 12:11
Ann P. Minor, Asst.

SALUTE TO THE FLAG

Chairman M. McKinney asked all present to stand for the Pledge of Allegiance to Our Flag.

Chairman McKinney opened the July 12, 2021 meeting at 7:03 p.m.

1. Roll Call

Present: Chairman Martin McKinney, Vice Chairman Courtland Kinnie, Erik Kudlis, Town Planner Mario Tristany

Absent: Rob Parrette, Jacob Valentine, James Krueger Peter Zvingilas

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 June 14, 2021, Planning & Zoning Commission Minutes.

- Chairman McKinney asked if the Commission had any questions regarding the June 14, 2021, meeting minutes.
- Commissioner E. Kudlis noted that he was not in attendance at the June 14, 2021, meeting
- Chairman McKinney commented that with only two members present that were at the June 14, 2021, meeting, a quorum was not present to act on the minutes
- Chairman McKinney asked for a motion to table the action on the minutes to the next Planning and Zoning Commission meeting
- Commissioner C. Kinnie made a motion to table action on the June 14, 2021, meeting minutes to the August 09, 2021, meeting

- Commissioner E. Kudlis seconded the motion and the Commission unanimously voted to table the minutes to the August 09, 2021, meeting
- Chairman McKinney noted that Commissioner D. Bennet arrived at 7:09 p.m. and assigned D. Bennet to sit in place of regular Commission member J. Valentine

4. Old Business

A. Zoning Permit Application ZP 01-2021 DFG, LLC Donald Gordon, 7 Sheldon Road, applicant desires to construct a 4,634 Storage Building with no interior Office Space – existing structure to be used as office space.

- Town Planner M. Tristany noted that this item was carried over to update the Commission on the status of the Cupola Design that was part of the applicant's application
- Town Planner M. Tristany presented two Cupola design pictures, the first one was rejected by the Planner and the second Cupola design was approved
- Town Planner M. Tristany noted that the accepted Cupola design was very similar to the Cupolas that are on the East Coast Automotive facility

5. New Business

A. ZP 20-08 MIELDZIOC, STANISLAW & TERESA, 290 PRESTON ROAD, GRISWOLD, CT. Renewal of a Home Occupation for custom embroidery. Property is zoned R-80.

- Chairman McKinney read the application into the record and asked if there was anyone present to represent the application
- Mr. Mieldziok stood up and introduced himself and his wife Teresa as the applicants
- Mr. Mieldziok noted that the home occupation has been in existence since 2008
- Chairman McKinney asked Town Planner M. Tristany if the office has received any calls or complaints about the applicant's business
- Town Planner M. Tristany stated no, and further stated that Mr. Mieldziok's renewal application was the most thorough and complete application ever received by the department
- Chairman McKinney asked the Commission if anyone had any questions or concerns, there being none, Chairman McKinney asked for a motion on the application
- Commissioner C. Kinnie made a motion to approve the home occupation Application ZP 20-2008 for a three-year term
- Commissioner E. Kudlis seconded the motion and the Commission unanimously Voted to approve ZP Application 20-2008

6. Reports from the Zoning Enforcement Officer

A. 38 Palmer Avenue – Illegal In-Law Apartment – Charles and Kathy Trolan owners. Home is currently for sale

- Town Planner M. Tristany noted that although an application was file for the approval of the illegal in-law apartment, the applicant has not complied with Section 11.18 of the Griswold Zoning Regulations
- A discussion ensued regarding the apartment and it was noted that the Assessor's Card has the property listed as a Two Family
- Town Planner M. Tristany stated that the property is serviced by the Jewett City Water Company for potable water and the Jewett City Dept. of Public Utilities for sanitary sewer
- There was no action taken by the Commission regarding this matter

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

- Town Planner M. Tristany stated that there are two documents before you that were received following the preparation and mailing of the July 12, 2021, agenda
- Chairman McKinney referenced the document prepared by Demian Sorrentino from Boundaries, LLC
- Chairman McKinney asked D. Sorrentino to address the commission
- D. Sorrentino stated that he represents the Cyr Construction, Inc., regarding the Plainfield Road gravel excavation project and that the project has been sold to Zachary Wood, d.b.a Sandy Desert Holdings, LLC and would like the Commission to transfer the approved permit from Cyr Construction, Inc., to the new owner Sandy Desert Holdings, LLC, and to further approve a two-year extension to the gravel excavation permit
- Chairman McKinney asked Town Planner M. Tristany if the office has received any complaints about the excavation
- Town Planner M. Tristany stated no and that he has inspected the gravel excavation on a weekly schedule
- Town Planner M. Tristany further noted that a stockade fence was recently installed along the entire frontage of the property and the area between Plainfield Road and the fence has been loamed and seeded
- Vice-Chairman C. Kinnie commented that the vertical height of some of the banks appeared to be very steep
- D. Sorrentino referenced the limits of clearing and noted that there is more than enough room to satisfy the finished grading requirements
- Town Planner M. Tristany noted that banks have shelves
- Following a general discussion Chairman McKinney asked for a motion
- Commissioner E. Kudlis made a motion to approve the Cyr Wood permit transfer and to further grant a two-year extension to the gravel excavation permit

- The motion was seconded by Commissioner C. Kinnie, and the Commission unanimously voted to approve the applicant's requests
- Chairman McKinney read the second item presented by Charlotte Geer and asked Charlotte Gear to address the Commission
- C. Geer stated that she has received an inquiry from a distillery company that was interested in building a new distillery in Griswold and further stated that this type of business would bring a significant revenue to our community, and could attract potential restaurants
- C. Geer noted that our current zoning regulations prohibit distilleries
- A general discussion ensued
- D. Sorrentino from Boundaries, LLC stated that they have worked on several winery and distillery amendments and would be happy to work with C. Geer
- No motion was required or necessary for this matter
- Chairman McKenny asked if there was anyone else that wished to address the Commission
- D. Vieaux asked what the status is of the Sheldon Road and the Susan Avenue zoning Violations
- Chairman McKinney asked Town Planner M. Tristany to comment
- Town Planner M. Tristany noted that both zoning matters are in court and we are awaiting the court to schedule the hearings
- Vice Chairman C. Kinnie asked the Commissioners present if they had received the email from Halloran and Sage regarding the recent legislation passed by the 2021 session of the CT General Assembly regarding land use and zoning
- Vice Chairman Kinnie cited several of the legislation requirements such as
 - Cottage Food Operations in residential zones
 - 2022 to adopt or opt out
 - Accessory Apartments, takes away our local regulations. Do not have to be attached
 - No minimal floor areas
 - Density
 - Mass transit
 - Training for Commission Members

- Following a general discussion on this matter Chairman McKinney asked Town Planner to reach out to our town attorney regarding this matter
- Town Planner M. Tristany said that he would contact Jim Butler at the COG

8. Adjournment

- Commissioner E. Kudlis made a motion to adjourn at 7:42 p.m.
- The motion was seconded by C. Kinnie and the Commission unanimously voted to adjourn

Respectfully Submitted,

Mario J. Tristany, Jr.

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Town Planner / Zoning Enforcement Officer