



# Town of Griswold

28 Main Street  
Griswold, CT 06351

Phone: 860-376-7060 Fax: 860-376-7070



**GRISWOLD PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
JULY 09, 2018  
GRISWOLD SENIOR CENTER**

**SALUTE TO THE FLAG**

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

**I. REGULAR MEETING (7:02 P.M.)**

**1. Roll Call**

**Present:** Martin McKinney, Chairman, Charlotte Geer, Alternate Frank Imperato, Alternate Peter W. Zvingilas, Alternate John Michels, Town Planner Mario Tristany, Zoning Enforcement officer Jack Cipriano, Recording Secretary Kate Lacasse  
8 interested people  
**Absent:** Vice Chairman Courtland Kinnie, Jim Krueger, Erik Kudlis

**2. Determination of Quorum**

Chairman M. McKinney appointed J. Michels to sit for Vice Chairman C. Kinnie, P. Zvingilas to sit for J. Krueger and F. Imperato to sit for E. Kudlis. It was determined that a quorum of the Commission was seated.

**3. Approval of Minutes**

Approval of the minutes of the Regular Meeting of June 11, 2018

Chairman McKinney asked if there were any corrections and/or omissions

- **MOTION:** C. Geer made a motion, which was seconded by F. Imperato, to accept the minutes of the June 11, 2018 regular Meetings. The motion passed unanimously.

**4. Correspondence**

- A. Letter dated June 26, 2018 from Boundaries, LLC regarding a request for an extension for SUB 02-18, 603 Hopeville Road.
- M. Tristany noted that this item will be discussed later on the agenda.

*D. Orville. Patru,*  
2018 JUL 11 AM 9:29  
out.

## **5. Matters Presented for Consideration**

- A. ZC 02-18 Griswold Dakota Partners, LLC 89 & 97 Preston Road-** Amendment and rezoning to allow multi-family residential in compliance with General Statutes 8-30g and Low Income Housing Tax Credit/ Connecticut Housing Finance Authority requirements.
- Attorney Tim Hollister of Shipman & Goodwin, LLC and Civil Engineer Will Walter of Alfred Benesch & Company were present on behalf their applicant, Dakota Partners.
  - T. Hollister gave a brief description of the property. T. Hollister stated that it's a 9.5 acre parcel previously used as a nursing home, Dakota Partners plans to build (4) 36 unit apartments with playground, clubhouse and common area.
  - W. Walter stated that the site plans meet fire code. Plans include a new driveway to the North for safety reasons. W. Walter stated the property has access to public water and sewer. Plans have gone before Inland Wetland and Watercourse Conservation Commission and are still waiting approval.
  - T. Hollister asked to schedule a Public Hearing.
  - **MOTION:** C. Geer made a motion, which was seconded by J. Michels to schedule a public hearing for August 13, 2018 at 6:00pm for application ZC 02-18. The motion passed unanimously.

## **6. Old Business**

None

## **7. Report from the Zoning Enforcement Officer**

**148 Mathewson Street, Aspinoak View Apartments, Jewett City,** Proposing to build 9 new apartments on preexisting foundations.

- Zoning Enforcement Officer Jack Cipriano stated the building plans submitted did not meet ADA requirements. New plans need to be submitted.

## **8. Any other business that may properly come before the Commission**

- A.** Letter dated June 26, 2018 from Boundaries, LLC regarding a request for an extension for SUB 02-18, 603 Hopeville Road.
- Town Planner M. Tristany read the letter dated June 26, 2018 from Boundaries, LLC into the record and stated that Section 8-25 of the Griswold Subdivision Regulations allows up to 2-90 day extensions.
  - John Faulise of Boundaries, LLC was present to represent application SUB 02-18. J. Faulise stated the 90 day extension is needed in order to file the Mylar plans.

- **MOTION:** C. Geer made a motion, which was seconded by J. Michels, to approve the request for a 90 day extension of application SUB 02-18. The motion passed unanimously.

## **9. Adjournment**

Chairman McKinney asked for a motion to adjourn tonight's meeting.

- C. Geer made a motion, which was seconded by P. Zvingilas to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 7:30 P.M.

Respectfully Submitted,  
Kate Lacasse  
Recording Secretary