



# Town of Griswold



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**GRISWOLD PLANNING & ZONING COMMISSION**  
• **AUGUST 09, 2021, at 7:00 P.M.**  
**GRISWOLD TOWN HALL FIRST FLOOR MEETING ROOM**  
**28 MAIN STREET, JEWETT CITY, CT 06351**

## **SALUTE TO THE FLAG**

Vice Chairman C. Kinnie asked all present to stand for the Pledge of Allegiance to Our Flag.

Vice Chairman C. Kinnie opened the August 09, 2021, meeting at 7:00 p.m.

### **1. Roll Call**

**Present:** Vice Chairman Courtland Kinnie, Rob Parrette, Jacob Valentine, David Bennett, James Kreuger, Town Planner Mario Tristany

**Absent:** Peter Zvingilas, Erik Kudlis

### **2. Determination of Quorum**

Vice Chairman C. Kinnie sat David Bennett for Martin McKinney and James Kreuger for Erik Kudlis. Vice Chairman C. Kinnie 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 July 12, 2021, Planning and Zoning Commission Minutes. Vice Chairman C. Kinnie asked the members present if they reviewed the minutes.

- Commissioner D. Bennett noted that there are two "T's" in Bennett. The correction was noted.
- The next comment made was inaudible on the recording.
- Vice Chairman C. Kinnie stated that we need to address that we do not necessarily have the same members at each meeting and as a result the approval of the minutes get kicked further down the road
- Vice Chairman C. Kinnie stated that if we have two members that were present and they, to the best of their recollection, concur with the minutes as presented; the minutes should move forward

2021 AUG 23 PM 12:10  
Lorraine Pustadol

- Vice Chairman C. Kinnie asked Town Planner M. Tristany if there is a legal standpoint is a full quorum of the Commission required to approve minutes
- Town Planner M. Tristany replied that since three members is a quorum, and all Commission approvals require a quorum of three affirmative votes, the approval of the minutes should be by three affirmative votes
- Vice Chairman C. Kinnie asked the Town Planner to review the minutes approval with our town attorney
- Vice Chairman C. Kinnie asked for a motion to table the July 12, 2021, minutes to the August 09, 2021, meeting
- A motion to table as made by Commissioner R. Parrette and seconded by Commissioner J. Valentine to table the July 12, 2021, meeting minutes to the August 09, 2021 meeting
- The motion was unanimously approved by the Commission

#### 4. Old Business

- Vice Chairman C. Kinnie noted that there was no old business to report
- Town Planner M. Tristany confirmed that there was no old business

#### 5. New Business

##### A. **Public Act 21-29 Regarding Land Use and Zoning**

##### B. **Resolution supporting the "Opt Out" feature of public act 21-29**

- Vice Chairman C. Kinnie read Item A into the record
- Town Planner M. Tristany commented that this matter was initially discussed at the July 12, 2021, meeting and a copy of the proposed Act was passed out to each member
- Town Planner M. Tristany stated that our Town Attorney is advising all the towns that they represent to go with the "Opt Out" option
- Vice Chairman C. Kinnie asked the Commission how they feel about the Public Act and the proposed changes in the Act
- Commissioner D. Bennett stated that he agrees with the Opt Out option as the act changes are pretty extreme and not appropriate for our town
- Commissioner J. Krueger is of the opinion that our zoning regulations covers and addresses the housing references
- Commissioner J. Valentine was surprised with the Opt Out option and further commented that he didn't see any benefit for the Commission to adopt the public act
- Vice Chairman C. Kinnie asked for a motion to adopt the Resolution supporting the Opt Out feature of public act 21-29
- Commissioner R. Parrette made a motion to adopt the resolution as presented
- Commissioner J. Valentine seconded the motion and the Commission unanimously voted to approve the resolution as presented

##### C. **Quinebaug River Church – Request release of the \$12,000.00 bond filed for their 23 School Street Church Project**

- Vice Chairman C. Kinnie read item C into the record
- Town Planner M. Tristany passed out copies of photos that he had taken of the Church site and noted that the photos were taken about a week ago

- Town Planner M. Tristany further noted that the property was inspected earlier today and the grass areas were being watered
- Town Planner M. Tristany stated that the area shown on one of the photos is the splash pad that is under construction
- Following a brief discussion on the matter, Vice Chairman C. Kinnie asked for a motion to release the \$12,000.00 bond
- Commissioner J. Kreuger made a motion to release the \$12,000.00 bond
- Commissioner D. Bennett seconded the motion and the Commission unanimously voted to release the bond as requested

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

### **A. Susan Avenue – Illegal Shed Construction**

- Town Planner M. Tristany noted that this matter was back in court for a hearing today and he has not heard from our town attorney

### **B. Sheldon Road – Illegal Fence Construction**

- Town Planner M. Tristany stated that we are still waiting for a court date for this matter

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

### **A. Zoning Map Amendment ZMA 01-2021 Pasquale Camputaro, Jr., Executor of the Estate of Pasquale Camputaro to rezone 56.25 acres of property at 630 Plainfield Road from “C” Commercial to “I” Industrial.**

- Town Planner M. Tristany noted that this application was received after the August 09, 2021, Agenda filing deadline
- Town Planner M. Tristany further noted that a Public Hearing is required as the application is for a Zoning Map change
- Town Planner M. Tristany commented that there are 29 abutting property owners that are required to be notified of the proposed map change and we will need to schedule the Public Hearing at the Griswold School Campus
- Following a brief discussion regarding the application, Commissioner R. Parrette made a motion to schedule a Public Hearing for ZMA 01-2021 on Monday, September 13, 2021, at 7:00 p.m. At the Griswold Middle School cafeteria
- The motion was seconded by Commissioner J. Valentine and the Commission unanimously voted to schedule the public Hearing as presented

### **B. Temporary Moratorium on Cannabis Establishments**

- Town Planner M. Tristany noted that the State of Connecticut General Assembly is considering legislation that would legalize adult use of cannabis in the State of Connecticut. The bill contains provisions allowing municipalities to prohibit or place reasonable restrictions on cannabis establishments
- Vice Chairman C. Kinnie stated that this is not singular to just the Town of Griswold correct
- Town Planner M. Tristany responded correct and this applies to all towns and communities across the State
- Commissioner J. Valentine commented that establishments were not being allowed to July of next year

- Town Planner M. Tristany stated that he will read the Temporary Moratorium Ordinance into the record
- Vice Chairman C. Kinnie asked Town Planner M. Tristany to do so
- Town Planner M. Tristany read the document into the record
- Commissioner R. Parrette stated that this was his first moratorium and had several questions
- Following a discussion on the proposed moratorium it was noted that a Public Hearing was required
- Town Planner noted that the document was prepared by our town attorney and that if the Commission desires to have our Town Attorney present that could be arranged
- First selectman Todd Babbitt addressed the Commission and noted that he attended the Borough of Jewett City special meeting on this subject and their attorneys, who are also our attorneys. They suggested a 12-month period to review and prepare regulations to address cannabis establishments
- Following a general discussion, Vice Chairman C. Kinnie asked if this hearing was being considered for the same date as the Zone Map change public hearing
- Town Planner M. Tristany suggested scheduling this public hearing on the same night at 6:00 p.m.
- Vice Chairman C. Kinnie as the Commission
- Commissioner R. Parrette to schedule a public Hearing on September 13, 2021, at 6:00 p.m. for the proposed Temporary Cannabis Moratorium. The motion was seconded by J. Valentine and the Commission unanimously voted to schedule the hearing
- Vice Chairman stated that before we adjourn, I would like to personally thank Town Planner Mario Tristany for handling many different duties currently minutes, notices, and handling all of the land use commissions.

#### **8. Adjournment**

- Commissioner R. Parrette made a motion to adjourn at 7:38 p.m.
- The motion was seconded by Commissioner J. Krueger and the Commission unanimously voted to adjourn

**Respectfully Submitted,**

**Mario J. Tristany Jr.  
Town Planner, Zoning Enforcement Officer**