



Town of Griswold



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GRISWOLD INLAND WETLANDS & WATERCOURSES CONSERVATION COMMISSION

REGULAR MEETING MINUTES

SEPTEMBER 16, 2010

GRISWOLD TOWN HALL

I. Regular Meeting (7:30 P.M.)

1. Call to Order

Chairman Courtland Kinnie called this regular meeting of the Griswold Inland Wetlands & Watercourses Conservation Commission to order on September 16, 2010 at 7:30 p.m.

2. Roll Call & Determination of Quorum

Present: Chair Courtland Kinnie, Vice Chair Robert Parrette, Secretary Stacie Stadnicki, Member Edward (Jay) Waitte, Glen Norman, Lawrence Laidley, WEO, Peter Zvingilas, Recording Secretary Donna Szall

Absent: Member Dean Rubino, Alternate Gary Serdechny,

It was determined that a quorum was present for this meeting.

S. Stadnicki arrived at 7:31 p.m.

3. Applications

A. CC 02-11 Skulczyk, Kevin A., 70 Haley Meadow Road, Griswold, CT 06351. Property Location: 623 Voluntown Road, Griswold. Applicant requests approval for residential activity within a regulated area to construct a single-family residence and associated appurtenances; activity includes a portion of the house deck foot drain, clearing minor grading well and installation of erosion and sedimentation controls.

C. Kinnie asked if there was anyone to represent the application. John Faulise, Boundaries, LLC presented the application. He explained that the application was accepted last month. J. Faulise explained where the site was located on Voluntown Road and was once part of a 1988 residential subdivision then it was changed to a commercial zone and last month the Planning & Zoning Commission changed it back to a residential zone because of its size it has little potential for a commercial lot. J. Faulise submitted an approval letter dated 8/10/10 from the Uncas Health district for the well and septic system. He submitted a copy of the flood Insurance Rate Map that the property is not within a flood zone. He explained that the wetlands are at the rear of the property. He stated that the septic system will be at the front of the lot and the house will be moved to the rear for a 3-bedroom 36 ft. x 28 ft house with an attached garage with the back corner of the house is within the regulated area. He explained where the clearing limits are and where the well was located.

J. Faulise stated that the property was historically disturbed that was excavated at one time where the soils are gravely and there are significant trees in those slopes and is fully stabilized. He explained that there will be no fill material in the regulated area; the slope will be graded toward the front of the house to maintain a high point behind the house. The sediment fence will be on the north and west side of the house. He stated that the septic system has been approved by Uncas Health District.

C. Kinnie stated to let the record show that G. Norman arrived at 7:40 p.m.

C. Kinnie asked about the foundation for the deck. J. Faulise stated that it will be on piers. He stated that if there are any changes, they must come before the commission. R. Parrette asked if the basement would be a walk out. J. Faulise stated no, no walkout basement. C. Kinnie asked about the footing drain. J. Faulise explained that the footing drain runs out to get to daylight but the flood zone is not in that area. C. Kinnie asked about the clearing for the footing drain. J. Faulise stated that a small trench can be dug because the site is not that heavily wooded.

C. Kinnie asked for questions from the commission. C. Kinnie asked for a motion. R. Parrette made a motion to approved CC 02-11 as presented with the property erosion and sedimentation controls. L. Laidley seconded the motion. All were in favor. The motion was carried.

4. Additional Business (New Applications)

C. Kinnie asked for a motion to put CC 04-11 and CC 011-06 on the agenda. R. Parrette made a motion to put CC 04-11 and CC 11-06 on the agenda. L. Laidley seconded the motion. All were in favor. The motion was carried.

A. CC 11-06 DELMAC LLC 59 Jennifer Lane, Griswold, CT 06351. Property location: 134 Preston Road, Griswold. Amended CC 11-06 site plan to accommodate expanded parking and change in landscaping plan made necessary by a larger hotel footprint and increase in number of room and an additional swimming pool center.

C. Kinnie asked if there was anyone to represent the applicant. Greg Mackin of DELMAC, LLC explained to the commission that he was at the zoning meeting on Monday and that they are requiring a special exception to enlarge the hotel to 101 rooms. He stated that there are two sketches that show the 150 ft parking area extending into the wetland buffer and a seconded plan showing the parking area moved over so that it would not be within the buffer because of the increased footprint of the hotel to accommodate the swimming pool center and extra rooms. He stated that the retention pond is in the buffer. G. Mackin stated that there is a new hotel prototype used by Hampton Inn and Suites than what was approved in 2006. There was discussion of this matter. C. Kinnie asked about the catch basins. G. Mackin showed where the catch basin was located and that it will not be moved from where it is. He stated that the company is trying to fast track to begin this winter.

G. Mackin stated that Planning and Zoning needs a wetlands approval before their meeting on October 12 and he requested a special meeting from the Wetlands Commission where he will present a complete plan to present to the Wetlands Commission. There was discussion of this matter including that it is a 15 day waiting period by the State after the application has been accepted to hold another meeting and to set a special meeting.

S. Stadnicki made a motion to accept and table CC 11-06 and to our special meeting on October 5, 2010 at 7:30 p.m. in the town hall meeting room. G. Norman seconded the motion. All were in favor. The motion was carried.

C. Kinnie stated that G. Mackin needed a letter from his engineer and the site plan showing the changes. G. Mackin will have all the utilities.

B. CC 04-11 Albro, Lorna, 8 Harvard Terrace, Norwich, CT 06360. Property Location: 80 Sheldon Road, Griswold. Applicant requests application for residential activity within a regulated area in order to install a 10 ft hexagonal gazebo places on a 12 ft. hexagonal bed of trap rock. The property is in the R-60 zone.

R. Parrette asked if we can accept this application and authorize P. Zvingilas to make an administrative approval. There was discussion of this matter.

S. Stadnicki made a motion to accept CC 04-11 and to be handled administratively by the WEO. L. Laidley seconded. All in favor. The motion carried.

5. Reports from the Enforcement Officer

P. Zvingilas will get the state statute on the time frame to accept an application and act on it.

6. Old Business

There was no old business

7. New Business

There was no new business

8. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of August 19, 2010

L. Laidley made a motion to approve the regular minutes of August 19, 2010. R. Parrette seconded the motion. All were in favor. The motion was carried.

9. Communications

A. ECCD Outlook, Newsletter of the Eastern Connecticut Conservation District, Summer 2010 Edition

10. Reports from Members

L. Laidley state that there is still paint and debris at 122 Pleasant View in the driveway and there is no silt fence. P. Zvingilas stated that it is at the attorneys. L. Laidley stated at South Main near the transformer, there is loose gravel next to the drain that town should have cleaned up where they installed new catch basins.

G. Norman stated that there should be estimated date of completion no two start dates on the application for. D. Szall will make the correction.

11. Conservation Commission Matters

12. Adjournment

C. Kinnie asked for a motion to adjourn. S. Stadnicki made a motion to adjourn. L. Laidley seconded the motion. All were in favor. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Donna M. Szall
Recording Secretary