



# Town of Griswold



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## GRISWOLD INLAND WETLANDS & WATERCOURSES CONSERVATION COMMISSION

### SPECIAL MEETING MINUTES

OCTOBER 5, 2010

GRISWOLD TOWN HALL

#### I. Special Meeting (7:30 P.M.)

##### 1. Call to Order

Chairman Courtland Kinnie called this special meeting of the Griswold Inland Wetlands & Watercourses Conservation Commission to order at 7:40 p.m.

##### 2. Roll Call & Determination of Quorum

**Present:** Chair Courtland Kinnie, Vice Chair Robert Parrette, Secretary Stacie Stadnicki, Member Glen Norman, Dean Rubino, Lawrence Laidley, Alternate Gary Serdechny, Town Planner Carl Fontneau, Recording Secretary Donna Szall

**Absent:** Member Edward (Jay) Waitte, WEO Peter Zvingilas

C. Kinnie appointed G. Serdechny to sit for J. Waitte. It was determined that a quorum was present for this special meeting.

##### 3. Applications

**A. CC 11-06 DELMAC LLC 59 Jennifer Lane, Griswold, CT 06351. Property location: 134 Preston Road, Griswold.** To Amend 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 someone to represent the applicant. Jim Rossman, Stadia Engineering Associates, was here representing the owner and the developer. He submitted larger plans to the commission.

C. Kinnie stated to let the record show that G. Norman arrived at 7:42 p.m.

C. Kinnie asked if these plans have been added to the file. C. Fontneau stated that the new information is outside the file in front of you. J. Rossman stated that the plan just given to you supersedes the plan that is in the file. He explained that the plan has been in existence from 2006 and was amended in 2007. He stated that the hotel is being expanded from 90 room to 101 rooms and including a swimming center that will be indoor facility for the hotel guests. He stated that the building was expanded southerly and so we are modifying the plan. He submitted a smaller plan that addressed the modifications. He explained Plan SK-1 that shows the changes to the building for a increase of 35 feet to the foot print and will included an swimming center for the quests with overall development increased from 3 3/4 acres to 4 1/2 acres of overall development. C. Kinnie asked if it was impervious surface. J. Rossman stated J. Rossman stated that it was total overall development.

He explained SK-1 of the additional land in the upland review area showing that nothing new is any closer to the wetland than the original plan with 80 percent of it 100 feet or further away for a total of 11,000 s. f. He explained the grading for the site that will change because of the grade change to the convenience center

J. Rossman explained the e & s controls for the site and that it will be explained to the north and south for the additional grading and showed the existing silt fence line. He stated that the water quality basin is installed and that minor changes to the path of the drainage due to the increased size of the hotel routing it around the southerly end using the same basin. He submitted the stormwater drainage calculations for the record. He explained the calculations to the commission stating that the water quality basin was designed for a 2, 10, 25, and 100 year storms.

J. Rossman asked for questions from the commission. C. Kinnie asked for questions from the Commission. D. Rubino asked about the overflow basins. J. Rossman explained how the two basins flow into the larger basin and then into the wetlands. There was discussion of this matter.

R. Parrette asked about the additional 12 parking spaces and the location. J. Rossman explained where the additional parking was located. C. Kinnie asked about the additional square footage for regulated area. J. Rossman stated that it was 11,000 s.f. for the additional footage and includes the regrading and the additional parking spaces.

R. Parrette asked how long the basins have been in and operating. C. Kinnie stated that they were put in this summer. J. Rossman stated that it was completed in June. Greg Mackin stated that it was the largest rain storm this year. C. Kinnie asked about the landscaping in the regraded area. J. Rossman stated that the back side of the basin will be landscaped with native forms of plantings.

C. Kinnie stated that the original permit was done in December 16, 2005. C. Fontneau stated that the first modification was done in 2007 and brings the permit to 2012.

C. Kinnie asked for any other questions.

L. Laidley had a question about the parking lot and from this site plan, he was concerned that the parking did not add up. J. Rossman stated that the smaller plan is the concept for the parking. There was discussion of this matter.

L. Laidley made a motion to approve amended application CC 11-06 with the proper erosion and sedimentation controls and to extend the permit for 5 years from October 5, 2010 until October 5, 2015. R. Parrette seconded the motion. All were in favor. The motion was carried.

## **8. Adjournment**

S. Stadnicki made a motion to adjourn. R. Parrette seconded the motion. All were in favor. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Donna M. Szall  
Recording Secretary