



# Town of Griswold



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## GRISWOLD PLANNING & ZONING COMMISSION

### REGULAR MEETING MINUTES

MAY 13, 2013

GRISWOLD TOWN HALL

#### I. REGULAR MEETING (7:00 P.M.)

##### 1. Call to order:

M. McKinney called this regular meeting to order at 7:03 p.m.

##### 2. Roll Call

**Present:** Martin McKinney, Courtland Kinnie, Daniel DeGuire, Lawrence Laidley, Erik Kudlis, Alternates Charlotte Geer, Benjamin E. Hull, ZEO Peter Zvingilas Town Planner Mario Tristany, Recording Secretary Donna Szall

**Absent:** Erik Kudlis, James Krueger

##### 3. Determination of Quorum

M. McKinney sat B. Hull for E. Kudlis and C. Geer for L. Laidley. There was a quorum for this regular meeting.

##### 4. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of April 8 2013

M. McKinney asked for a motion to approve the minutes

MOTION: D. DeGuire moved to approve the minutes of April 8, 2013. C. Kinnie seconded the motion. There were four aye votes and one abstention. The motion was carried

##### 5. Correspondence and Attachments

A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2013, Volume XVII, Issue 2.

B. CLEARscapes, Newsletter, Winter 2013

There was no discussion of this matter.

##### 6. Matters Presented for Consideration

A. **ZP 07-13 SOPORITA, TRACY E., PROPERTY LOCATION: 7 QUIET COVE LANE, GRISWOLD.**  
Requesting approval for a Home Occupation for a beauty salon. Property is zoned. R-60

M. McKinney asked if anyone was here. Tracy Saporita presented her application. M. Tristany stated that the large sheet shows the house and the small sheet shows the salon. M. McKinney asked if she lived there now. She stated that the house is being built.

M. McKinney asked M. Tristany if it met the maximum square footage requirement. M. Tristany stated that it is within the requirements for a home occupation. D. DeGuire asked about parking. T. Saporito showed the location of the driveway and there will be extra spaces where people can turn around and park. M. McKinney asked how many chairs. T. Saporito stated that there will be two chairs for any overflow. B. Hull asked if it was on one level. T. Saporito stated that it is on ground level and it is handicapped accessible. C. Geer asked about the parking location. T. Saporito showed where the two extra spaces were located on the plan.

M. McKinney stated that this was very straightforward. C. Kinnie asked if the bathroom was additional to the house. T. Saporito stated that there is another bathroom that is part of the house. M. McKinney asked if it was included in the septic requirements. T. Saporito stated yes it was.

M. McKinney asked for a motion.

**MOTION:** C. Kinnie moved to approve ZP 07-13 for the home occupation for a beauty salon at 7 Quiet Cove Road. C. Geer seconded the motion. All were in favor. The motion was carried.

**B. SRC 03-13 GRISWOLD, TOWN OF, 28 MAIN STREET, GRISWOLD.** Economic Development Commission requests a text amendment to Town of Griswold Regulations Section 2.8 Special Exception and to Borough of Jewett City Section 2.2.6 Special Exception to remove the 270 day land record filing and the 270 day Special Exception Document Filing Requirement. Add text to Section 7.3 Special Exceptions, Sub-section 7.3.24 Hospitals Medical Laboratories and other related Medical Services and Veterinary Services

M. McKinney asked if there was someone to represent the application. Thomas Giard, Chair of the Economic Development Commission explained that the EDC efforts are to be friendly and inviting of economic development. He explained that the EDC voted to ask the town planner to make the changes before you that would be an improvement. He stated that there is a letter from Mr. Burns which supports this effort that highlights the hotel proposal; and that things are changed and those finances are in place and they are coming to the town to amend the text. M. McKinney asked T. Giard to explain the changes. T. Giard asked the commission to read the changes. M. McKinney asked why the filing period should be changed. M. Tristany stated that there are no statutory time limits for filing a site plan or special exception of a ZBA variance. He stated that the application came before the commission for a larger hotel and water park when the economy went downhill. He stated that the only way they could proceed with the hotel would be for them to go through the whole application process including inland wetlands. M. McKinney stated that he sends a letter requesting that the application to renew it for a year. M. Tristany stated that there is no language in our regulations. He stated that the way the regulation is written, it is a deterrent to development. There was discussion of this matter including that it application to special exception and zoning permits.. C. Kinnie stated that the last sentence still maintains the 5 year limitation. He stated that this should go to a public hearing.

L. Laidley arrived at 7:20 p.m.

M. McKinney asked for a motion to set a public hearing. L. Laidley asked if this will be amended to be the same length of a permit. M. Tristany stated yes and that there will be an addition to 7.3 for Medical Facilities. There was discussion of this matter including that it should be allowed in the C-2 zone.

**MOTION:** C. Kinnie moved to set a public hearing for SRC 03-13 for June 10, 2013 at 6:45 p.m. in the Town Hall meeting room. D. DeGuire seconded the motion. All were in favor. The motion was carried.

M. Tristany stated that there is another application for a special exception for Kreative Property LLC for excavation and re-grading a site for future commercial development.

M. McKinney asked for a motion to set a public hearing.

**MOTION:** D. DeGuire moved to set a public hearing for June 10, 2013 at 6: 15 p.m. C. Kinnie seconded the motion. All were in favor. The motion was carried.

**7. Additional Business**

- A. Discussion of letter from Brian M. Burns, Managing Director, PBR Real Estate Investments, LLC regarding the Griswold CT Hotel.

M. McKinney asked about the letter from Brian M. Burns. M. Tristany explained that Brian Burns outlined some issues that he has been having regarding the hotel.

**8. Old Business**

There was no old business.

**9. New Business**

There was no new business.

**10. Reports from the Enforcement Officer**

- A. Cease and Desist Order to Roger & Theresa Riley, 302 Plainfield Road, Griswold, CT 06351 for violation of Section 11.11 Animals

M. McKinney asked for the enforcement officer report. P. Zvingilas stated that there were two cattle at the back of the house on a half acre lot and neighbors were complaining that it smelled. He stated that the cattle are gone. There was discussion of this matter.

P. Zvingilas stated that there was a lady who wanted to do a food trailer near the Pachaug Town Hall. M. Tristany stated that she did not complete an application.

**11. Adjournment**

M. McKinney asked for a motion to adjourn. D. DeGuire moved to adjourn. C. Kinnie seconded the motion. All were in favor. The meeting adjourned at 7:47 pm.

Respectfully Submitted,

Mario J. Tristany  
Town Planner