



Town of Griswold



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GRISWOLD PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES

AUGUST 12, 2013

GRISWOLD TOWN HALL

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

1. Call to order:

M. McKinney called this regular meeting to order at 7:00 p.m.

2. Roll Call

Present: Martin McKinney, Daniel DeGuire, Alternates Charlotte Geer, Benjamin E. Hull, Town Planner Mario Tristany, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Courtland Kinnie, Lawrence Laidley, Erik Kudlis, James Krueger

3. Determination of Quorum

M. McKinney appointed C. Geer to sit for C. Kinnie and B. Hull to sit for E. Kudlis. There was a quorum for this regular meeting.

4. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of July 8, 2013

M. McKinney asked for any corrections on the minutes.

MOTION: D. DeGuire moved to approve the minutes of July 8, 2013

5. Correspondence and Attachments

A. Letter from Seymour's Sand & Stone, Inc. requesting an approval of a two-year extension of Permit SE 03-08 (Formerly SE 01-93) stating that to date no gravel has been removed from the property.

P. Zvingilas stated that it should read no additional gravel has been removed

B. Letter from Peter Zvingilas regarding property at 72 Lee Avenue regarding violations of ``Section 4.2.2 Permitted Uses and the International Residential Code 2003 State of Connecticut Building Code Section 105.1.

P. Zvingilas explained that the fire marshal had him look at the property. He stated that there were two apartments above the garage and there was only a permit for one apartment so we sent him a violation letter and he is appealing it to the ZBA.

- C. Building Violation Order Section 114 Stop Work Order and R105.1 Permits required of the 2003 International Residential Code at 81 Rillbrook Road, Griswold for construction without property permits and approvals.

P. Zvingilas explained that on Rillbrook at the next to the last house, the owner has started work on a garage without permits. We sent him the order and he has come in for his permits.

- D. Discussion of letter from Tom Giard, Chairman Economic Development Commission to Andrew E. Stevens Trust, new property owners of 27 Main Street (Rite Aid Building) regarding Main Street Project.

M. Tristany stated that we sent this letter to the new owners of the Rite Aid property welcoming them to the community and sent copies of the Main Street master plan. We asked them to send us a local contact so that we can sit down with them.

6. Matters Presented for Consideration

- A. **ZP 09-13 WARREN PHILIPPI, PROPERTY AT 7 SHELDON ROAD, GRISWOLD.** Requesting approval of a Zoning Permit to locate an outdoor Barbeque (for retail) to include grilled/smoked meats and side dishes for consumption on premises or takeout. Property is zoned C-1.

M. McKinney asked if there was someone representing the application. Warren Philippi stated that I am looking a 7 Sheldon Road to have a smoker at the garden center to bring more people in. M. McKinney asked if he was open now. W. Philippi stated that we are closed now but are reopening in September. M. McKinney asked if permits were need by the health department. P. Zvingilas stated that it will be like the trailer at Geers. He stated that the trailer will need health department approvals. B. Hull asked if it was a permitted use there in a C-2 zone. M. Tristany stated that permitted uses are the uses in the C-1 Zone Section 6.2. M. McKinney asked if there will be a trailer. W. Philippi stated that it is a commercial smoker on a trailer, there is a building there and there is water. M. Tristany stated that it does not show any bathrooms. W. Philippi stated that there is a bathroom facility that can be used by the public.

M. McKinney stated that we need some guide lines on this type of use. He stated that we need better, more accurate site plans for this type of use. P. Zvingilas suggested checking with Norwich for their regulations. There was discussion of this matter including that there was a traffic hazard at Buttonwoods.

M. McKinney asked for a motion.

MOTION: D. DeGuire moved to approve ZP 09-13. C. Geer seconded the motion. All were in favor. The motion was carried.

- B. **SE 03-08 SEYMOUR'S SAND AND STONE, PROPERTY AT ROUTE 12, GRISWOLD.** Requesting an approval of a two-year extension of Permit SE 03-08. The property is zoned C-1.

M. McKinney asked if the applicant was present. Andrea Adelman of Seymour's Sand & Stone, and Adelman Family Partnership stated that they are requesting a renewal of their excavation permit on Route 12. D. DeGuire asked if there was any activity there. She stated that since the letter that they have removed about 10 loads of sand from the site last week. D. DeGuire asked if there has been any recovery. A. Adelman explained that we have excavated less than an acre and the rest is closed up.

M. Tristany stated that he had no issues and Mr. Adelman has always ran a good operation over there and they have only just started using the site again. P. Zvingilas stated that when the gate is closed, people use the area as a dumping ground. A. Adelman stated that she goes there often to clean up the things that are dumped there.

MOTION: D. DeGuire moved to approve the gravel permit extension for SE 03-08. C. Geer seconded the motion. All were in favor. The motion was carried.

7. Additional Business

- A. Discussion of letter from Tom Giard, Chairman Economic Development Commission to Andrew E. Stevens Trust, new property owners of 27 Main Street (Rite Aid Building) regarding Main Street Project.

M. Tristany stated that we discussed this under communications, but that the property sold for \$3.2 Million. He explained that the parking behind Arremony's and that the parking is reworked to include the Rite Aid property to customers to use for shops and restaurants on Main Street. We are trying to get them as a vested property owner in the Borough to be in agreement with this plan. D. DeGuire asked if there were any incentives. M. Tristany explained that the Borough has a low interest loan program and the Town will continue to obtain STEAP grants. M. Tristany stated that the Mr. Rubino who runs Uncle Cranky's is interested in using the alleyway for outdoor dining. There was discussion of this matter including if the Rite Aid building could be added to.

8. Old Business

There was no old business

9. New Business

There was no new business.

10. Reports from the Enforcement Officer

- A. Letter from Peter Zvingilas regarding 72 Lee Avenue, LLC regarding violation of Section 4.2.2 Permitted Uses and the International Residential Code 2003 State of Connecticut Building Code Section 105.1.
- B. Building Violation Order Section 114 Stop Work Order and R 105.1 Permits required of the 2003 International Residential Code at 81 Rillbrook Road, Griswold.

M. McKinney asked about Stilly's Garage and if the grading was done right and that there is no retaining wall and it is running. He asked P. Zvingilas to look at it. P. Zvingilas will look at it. There was discussion of this matter.

11. Adjournment

M. McKinney asked if there was any other business.

MOTION: D. DeGuire moved to adjourn. C. Geer seconded the motion. The meeting adjourned at 7:30 pm.

Respectfully Submitted,

Donna M. Szall
Recording Secretary