



Town of Griswold



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**GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
GRISWOLD TOWN HALL**

**APPROVED MINUTES
JUNE 13, 2016**

SALUTE TO THE FLAG

I. PUBLIC HEARING (6:30 PM)

1. Call to order:

M. McKinney called this Public Hearing to order at 6:30 p.m.

2. Roll Call

Present: Martin McKinney, Charlotte Geer, Alternates Tom Palasky, Robert Parrette, Town Planner Mario Tristany, Recording Secretary Donna Szall

Absent: Courtland Kinnie, Erik Kudlis, James Krueger, Alternate Peter W. Zvingilas, ZEO Peter Zvingilas

3. Determination of Quorum

M. McKinney appointed R. Parrette to sit for C. Kinnie and T. Palasky to sit for E. Kudlis. There was a quorum for this public hearing.

4. Matter Presented for Public Comment

A. SE 02-15 H & M HOLDINGS, LLC, 2 & 4 BUSINESS PARK WAY, GRISWOLD. Requesting approval for the proposed Building Design pursuant to Section 11.8.2.11 of the Griswold Zoning Regulations entitled: Architectural Design, in fulfillment of the condition of approval for Special Exception 02-15, as approved on June 8, 2015. Property is zoned C - Commercial.

M. McKinney asked if there was someone to represent the applicant. Attorney Harry Heller, 736 Route 32, Uncasville is representing the applicant H & M Holdings. He explained that this is a modification the application of the special exception that was approved; one of the conditions of approval was that that full renderings of the architectural plans for the building under Section 11.8.2 of the Griswold Regulations to come to the commission for approval. He stated that Demian Sorrentino, and John Faulise of Boundaries, LLC were both present.

Demian Sorrentino, ACIP and Soil Scientist, Boundaries LLC, submitted the abutters' notifications for the record and the packet that was mailed to the abutters. He submitted a letter for the record outlining how the architecture of the building meets the requirements of the regulations. He stated that the surface treatments and proposed colors will be presented. Andy Gill is the construction manager for this project.

D. Sorrentino stated that three of the elevations of the building face Route 138 and Business Park Way and the west elevation faces a residential property on Edmond Road.

He stated that there are two separate building, the office portion for the sales and administrative portion of the business; and the shop portion of the building which is the larger building for service.

M. McKinney asked D. Sorrentino to explain which sides face Route 138, Business Park Way and Edmond Road. D. Sorrentino showed layout plan of the approved site plan explaining the front elevation faces Route

138; the right elevation faces east on Business Park Way and the back or north elevation also faces Business Park Way; and the left elevation faces west to the abutting residential property. The two properties have been merged to be 2 Business Park Way. He explained that the office portion of the building will have a portico to drive under especially in bad weather; the office portion will have a peak height of 21 feet; the shop portion is 24 ft. from ground level to peak. He stated that a six foot cupola will be on each section of building.

D. Sorrentino explained that the office portion of the building, 1500 sq. ft. in area, will be sided with "Hardie-plank" 4 inch reveal siding resembling cedar clapboard siding on the front, left and right elevations with white Azek trim for a more residential look; the large windows with a mullion detail to break up the windows. The portico will receive the same surface treatment and the same red standing seam metal roof with white Azek trim. The three pedestrian doors as well as the three overhead doors of the shop area will white.

D. Sorrentino explained that the siding on the shop portion of the building will have vertical seamed steel siding in powder coated charcoal grey enamel finish with white trim in Azek. He stated that the left, front and right elevations of the office portion will have a cultured stone wainscoting will be on the foundation ; the right and rear elevations of the shop portion will also have the cultured stone wainscoting except the left elevation foundation is hidden from Edmond Road and Business Park Way by landscaping buffers, fencing and buffers.

He showed the samples of the façade colors: a photograph of cultured stone in dry stacked In "Silver Ledge stone" as well as a physical sample of what the cultured dry stacked stone will look like; the Hardie-plank siding is in a grey color and the charcoal grey for the shop portion and Brite Red for the standing seam roof.

D. Sorrentino read the letter for the record explaining how the architectural design conforms to the Architectural Requirements of Section 11.8.2.11; Subsections a-g; and subsection 1-4. This letter was submitted to the record. He outlining that the office component is 1500 sq. feet with a roof peak height of 21 feet and a 6 ft. cupola; the shop portion is 4500 sq. ft. with a roof peak height of 24 ft. and a 6 ft. cupola in keeping with other buildings in the Pachaug area of Griswold; all roof lines have a 3:12 pitch; no rooftop mechanical equipment proposed; there are only minor modification to the site topography is required and the site has no significant natural features of the land to retain; the stonewalls will remain; the building design will be a connected farm building design where house barn and out buildings are attached; existing stone walls along Edmond Road are rebuilt and the Laney property are abandoned and will remain in place in their current state; office façade will complement the neighborhood with 4 inch "Hardie-plank" "cedar" clapboard siding in grey enamel finish, all vinyl windows, pedestrian doors, and Azek trimmed finishes are in white; all roofs are standing seamed metal roof in Brite Red; the shop component will have powder coated charcoal vertically seamed, "board and batten" siding; all overhead doors will have at least one row of windows; the office section and the right and rear elevations of the shop section will have a cultured stacked stone wainscot; the left elevation of the shop facing Edmond Road and Business Park Way are hidden from view are hidden by landscaping. All of the structure roofs will be a standing seamed metal roof in Red which is characteristic of many types of structures throughout New England; no black, neon colors or neon tubing are proposed; that all visible sides of the building facades facing Route 138 and Edmond Road will receive all of the architectural treatments encourage community integration.

M. McKinney asked if the trim will be white since it is shown grey on the plan. D. Sorrentino stated that they will be white. M. McKinney asked whether the cupola will be made of Azek or built by a company or by the people building the metal building. Andy Gill stated that the cupolas will be purchased from another manufacturer and applied and will be made of composite. M. McKinney said Azek. A. Gill stated yes. M. Tristany explained that he stressed to the applicant that the cupolas should be to scale with the

proposed building in a colonial style. M. McKinney asked if what is proposed is in compliance with the zoning regulations. M. Tristany stated he met with D. Sorrentino and after reviewing the plans in detail, it was his professional opinion, the proposed architectural design for this building satisfies the zoning regulations.

R. Parrette asked about finished signage. D. Sorrentino stated that the signage is still being designed and that condition 4 of the original approval stated that the signage can be approved by staff. M. Tristany stated yes.

Atty. M. Branse asked if there will be signage in the windows. D. Sorrentino stated that any additional signage in the windows must be applied for.

M. McKinney asked M. Tristany if the building height with the cupolas met the zoning height requirement. M. Tristany stated yes. D. Sorrentino stated that the total height of the building with cupola is 30 ft. M. Tristany stated that the office portion is in scale with a single story house and the shop portion is in scale with a two story house. M. McKinney asked the total square footage of the building. D. Sorrentino stated that it was 6000 sq. ft.

M. McKinney asked if there were questions from the commission or staff. Hearing none, he asked if there were comments from the public in opposition to this application.

David Vieaux, 59 Leha Avenue, stated that architecturally it looked fine and the siding was fine; he was concerned that the bright red roof does not fit in with the neighborhood or with Griswold. He read from the minutes for the record that it should be in harmony with the neighborhood. He only saw one red roof that was a barn in Griswold.

Norm Higgins, Pleasant View, rose up in favor of the project; he stated that the color of the roof was not important and the tax revenues will be good for the town.

Valerie Grills, 6 Edmond, agreed that the red roof would not fit in with the neighborhood. She stated that the proposed construction looks good; but asked if the roof could be black to fit in with the neighborhood. She stated that a red roof would look better in the middle of a farm.

Judith Merrill, Edmond Road, stated she appreciated that the building was designed to be attractive and to blend in with the neighborhood; but that the red roof would not be attractive in the Edmond Road neighborhood. She explained that red roofs were used in the northern climates to help melt the snow from the roof of very high buildings. She stated that black or grey or a more traditional color should be used.

A. Gill lives in the Edmond Road area that he drives by this neighborhood every day and that he really liked the red roof and that it will enhance the neighborhood.

Kevin Skulczyck, 7 Haley Meadow, stated that he supported the project; he asked if there were other colors available in place of the bright red roof. He stated that red roofs are all around New England and that you associate with barns and that it will enhance the Route 138 corridor. He stated that he definitely supports the project as a resident of Griswold.

Valerie Grills stated that she was not against the project; but that we were discussing the look of the building.

D. Sorrentino stated that they did not want to change the roof color; a lot of money has been spent to build the building that will house their business. He stated that the roof on this building is red. He submitted copies of building that have red roofs. V. Grills asked if all the roofs in the pictures were in Griswold. D. Sorrentino stated the picture of the barn is located at the Osga Farm. There was discussion of this matter including that there may be other tones of red.

Atty. H. Heller stated that architectural review, you are talking about peoples' preferences; different people have different opinions of what is attractive or is not attractive. He stated that you have enacted regulations establishing parameters and D. Sorrentino given a detailed report how this building complies; and in the end, it is the applicant's building, and they are making an investment in your community and they should have a say in how their building should look as long as it is consistent with the regulations. He stated that it is consistent with the architectural standards, and staff has stated that it complies with the requirements of the architectural standards of Section 11.8.2 of the regulations. He asked that the commission grant approval of the architectural design.

John Faulise stated that we are looking at the contrast of those colors; and if a grey or black roof was on the building everything would blend together and there would be no architectural appeal; he stated that the red roof gives the building architectural appeal. He cited an example of the storage facility architectural standards was approved with tan buildings with green standing seamed metal roofs with cupolas. He stated that then there were no green roofs in Griswold. He stated that the proposed building will have a barn look with grey vertical siding and a stacked stone foundation and the red roof goes along with the barn idea. He stated that this color scheme and these materials will bring a very attractive building to Route 138 and that area. He thanked the commission.

M. McKinney asked M. Tristany if he was in agreement with what H. Heller, D. Sorrentino and J. Faulise have said. M. Tristany stated for the record that he was in agreement. M. McKinney asked we have control of color. M. Tristany stated that only as it applies to what is or is not permitted in the regulations. Atty. M. Branse stated that you have authority over color in the architectural review but not over signs; and you have a high level of discretion; and if you made a finding that the color red was appropriate and it was appealed, you would prevail; and if you wanted a different color and it was appealed, you would prevail. He stated that the ultimate decision was commissions. R. Parrette stated that a red roof always says New England.

V. Grills stated that in the letter she received in the mail, she read # 7 that it should be in harmony with the neighborhood. She lives in that neighbor; if this was sitting at Osga farm she would be all for it; but sitting in the middle of the neighborhood and residences that it is overwhelming for the harmony of the neighborhood. She stated that the building is beautiful. She did not think that this is what we are talking about in the neighborhood.

H. Heller explained what consistency with the neighborhood meant; He stated that this is in a commercial zone; you have a variety of uses in that zone with architecture that predates architectural control. He stated that consistency with then neighborhood does not mean that everything looks the same; variety is what gives character to a neighborhood and we feel that the architecture is consistent with a New England character and that the colors will enhance rather than detract from the neighborhood. He stated that it is consistent with the regulations and the colors comply with the regulations.

N. Higgins stated that he has a business in East Lyme and he has watched the development of that area; and what he listens to tonight that the here tonight, they are taking the same steps as they did in East Lyme. He stated that this commission is very careful of what is done in the community that will fit in.

D. Vieaux, 59 Leha, stated that it was brought up it referred to that it would look like Advance Automotive and it does not, and that it would blend with the financial building behind it; and stated that this will stick out like a sore thumb; and that the color scheme is a "there you go neighborhood".

M. McKinney stated that they spend a lot of time and money getting colors and that there is an issue with color. Noah Perkins, 46 Osga Lane stated that he was an employee of East Coast Sales stated that he was all for the red roof; and that J. Faulise and Atty. Heller said it well that it does have a classic New England architectural look; he like the green roof of the storage facility; he stated that having a little

color in the town can help; he sees many different colored roofs driving through other New England towns; and the design is a classic New England style.

5. **Adjournment**

M. McKinney asked if there were any other public comments. Hearing none, he asked for comments from members. There were no comments from members. He asked for a motion to close the public hearing.

MOTION: R. Parrette moved to close the public hearing for SE 02-15 at 7:18 p.m. C. Geer seconded the motion. All were in favor. The motion was carried.

II. **REGULAR MEETING (7:00 P.M.)**

1. **Call to order:**

M. McKinney called this regular meeting to order at 7:19 p.m.

2. **Roll Call**

Present: Martin McKinney, Charlotte Geer, Alternates Tom Palasky, Robert Parrette, Peter W. Zvingilas, Town Planner Mario Tristany, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Courtland Kinnie, Erik Kudlis, James Krueger, Alternate Peter W. Zvingilas, ZEO Peter Zvingilas

3. **Determination of Quorum**

M. McKinney appointed R. Parrette to sit for C. Kinnie and T. Palasky 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 May 9, 2016

M. McKinney asked that we table the minutes until we have more members present.

MOTION: R. Parrette moved to table the approval minutes to the next regular meeting of July 11, 2016. C. Geer seconded the motion. All were in favor. The motion was carried.

5. **Correspondence and Attachments** There was no correspondence.

6. **Matters Presented for Consideration** **SE 02-15 H & M HOLDINGS, LLC, 2 & 4 BUSINESS PARK WAY, GRISWOLD.** Requesting approval for the proposed Building Design pursuant to Section 11.8.2.11 of the Griswold Zoning Regulations entitled: Architectural Design, in fulfillment of the condition of approval for Special Exception 02-15, as approved on June 8, 2015. Property is zoned C – Commercial. M. McKinney asked for discussion of this matter.

R. Parrette stated that if they wanted it to look like a barn; they have succeeded. C. Geer stated that they have put a lot of money and effort into it. T. Palasky stated that he would like to look at the neighborhood again from the position of whether it fits in to the neighborhood; and to look at the storage facility to see how that looks in the area. M. McKinney asked if that was his motion; T. Palasky stated yes.

MOTION: T. Palasky moved to table the application to the next regular meeting and to look at the neighborhood again from the position of whether it fits into the neighborhood; and to look at the storage facility to see how that looks in the area. R. Parrette seconded the motion. There were three aye votes and one no by C. Geer.

R. Parrette asked if this will hold them up a month from setting the foundation. Atty. M. Branse stated absolutely yes; the bank may want to see a final approval before they can obtain a loan. M. Branse suggested that the commission can hold a special meeting. There was discussion of this matter.

M. McKinney suggested June 20 for the special meeting at 6:30 pm. M. Tristany asked if everyone here will be available that day. There was consensus that everyone was available that day.

MOTION: R. Parrette moved to set a special meeting for SE 02-15 for Monday June 20, 2016 at 6:30 pm. All were in favor. The motion carried. D. Szall will let everyone know availability of the room for that time and day.

- B. SE 04-16 GEER, CHARLOTTE, PROPERTY AT 76-78 OAKVILLE ROAD, GRISWOLD.** Requesting approval of a Special Exception for a Bed and Breakfast Facility In an existing 5-bedroom residence. Property is zoned R-60.

C. Geer recused herself from this matter.

M. Tristany stated that this requires a public hearing be set for July 11, 2016 at 6:30 pm

MOTION: R. Parrette moved to set a public hearing for SE 04-16 on July 11, 2016 at 6:30 pm. T. Palasky seconded the motion. All were in favor. The motion was carried.

- C. SE 05-16 UNITED COMMUNITY AND FAMILY SERVICES, PROPERTY AT 226 EAST MAIN STREET & 11 MARY STREET, GRISWOLD.** Requesting approval of a Special Exception for a 16,000 S.F. Medical Office Building with associated improvements. Property is zoned Industrial.

M. Tristany stated that this requires a public hearing as well.

MOTION: R. Parrette moved to set a public hearing for SE 05-16 for July 11, 2016 at 7 pm. T. Palasky seconded the motion. All were in favor. The motion was carried.

R. Parrette had a procedural question regarding SE 02-15. There was discussion of this matter.

7. Additional Business

M. Tristany stated that he received a letter from Serenity food vending truck about having a tent; there are no provisions for a structure such as a tent to be set up in the regulations. He stated that there is a tent for the sale of fireworks that is there for only two weeks but he did not know when that was approved. Atty. M. Branse asked what the tent was for and the M. Tristany stated that the tent was to shade the picnic tables where the food vending trailer. M. Branse stated that a tent is a structure under the regulations. There was discussion of this matter including that there is a state statute for peddlers like an ice cream truck. M. McKinney asked that this be tabled to get more information. Keith Phillips owner of Serenity explained that sitting in direct sun has turned some customer away and the tent would be to shade customers from the sun. He stated that he would have come for permits if he knew that he needed one. R. Parrette asked if the tent was up. K. Phillips stated that only the supports are up.

Ted Boule stated that they own the property at 11 Mary Street regarding the UCFS application; they came to let them know that they are giving their permission for them to come on to their property to do a survey. There was discussion of this matter. Mr. Boule gave M. Tristany his phone number to give to Boundaries, LLC.

M. McKinney asked for that the Food truck matter to be on the agenda for the next regular meeting.

8. Old Business

9. New Business

- A.** Discussion and creation of a subcommittee to review and update the Griswold Plan of Conservation and Development.

M. Tristany stated that the current PoCD will expire next year in 2017 and the state mandates that plans of conservation and development are to be updated every ten year and that he was looking for a

subcommittee from this commission to review changes to the PoCD. M. McKinney asked that this can be brought up at the next regular meeting when more members are present.

10. Reports from the Enforcement Officer

There was no report due to the absence of the zoning enforcement officer.

11. Adjournment

M. McKinney asked for a motion to adjourn. R. Parrette moved to adjourn. C. Geer seconded the motion. All were in favor. The meeting adjourned at 7:40 pm.

Respectfully Submitted,

Donna M. Szall
Recording Secretary