



# Town of Griswold



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Griswold, CT 06351  
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**GRISWOLD PLANNING & ZONING COMMISSION  
PUBLIC HEARING & REGULAR MEETING  
MINUTES**

**MAY 12, 2014**

**GRISWOLD TOWN HALL**

**I. PUBLIC HEARING (6:30 P.M.)**

**1. Call to Order**

Chairman Martin McKinney called this public hearing to order at 6:33 p.m.

**2. Roll Call**

**Present:** Chairman Martin McKinney, James Krueger, Erik Kudlis, Courtland Kinnie, Alternate Stewart Oakes  
Town Planner Mario J. Tristany and Recording Secretary Jaimee O'Neill-Eaton  
9 Interested Persons

**Absent:** Charlotte Geer, Alternate Elias Baron, ZEO Peter Zvingilas

**3. Determination of Quorum**

M. McKinney appointed S. Oakes to sit for Charlotte Geer. There was a quorum for this public hearing.

**4. Matter Presented for Public Comment**

- A. SE 02-14 CAPITAL DEVELOPMENT PARTNERS, LLC, PROPERTY LOCATION: 1151 & 1161 VOLUNTOWN ROAD, GRISWOLD, CT 06351** Requesting approval for a Special Exception to construct a 9,100± sq. ft. Dollar General retail building with associated grading, landscaping, 32 parking spaces, with drive isle details, associated utilities and site improvements, storm water drainage, erosion and sedimentation control measures. Property is zoned C-2.

Patrick O'Leary and Radoslaw Szwelicki, of VHB, were present to represent the applicant, Capital Development Partners, LLC.

P. O'Leary stated that a Special Exception is being requested to override the current guidelines, which states a retail building cannot be larger than 5,000 sq. ft. The proposed building will be 9,300 sq. ft and will sit on two lots that will be merged into one. The overall design is zoning complaint. There will be 32 parking spaces, which are calculated based on the usable square footage of the store. There will be sidewalks around the building, an enclosed area for the dumpsters, and a loading area. Dollar General is a Fortune 200 company, with approximately 11,000 stores. The stores are a "General Store" type that sells quality major supplier products.

R. Szwelicki, the Project Engineer, spoke briefly on the site design. The site will be covered mostly in grass, with some pine trees. There is a slight southward slope which is ideal for drainage. There will be four catch basins, perforated headers along the roof line to collect roof water. There will be no run off; all will be re-captured in an overflow pond. There will be an underground propane tank, and the electrical will come in from Route 138. The plan for the septic system has been submitted to Uncas Health, which has already approved the location. The Department of Public Health will issue the permit for the well.

P. O'Leary stated that the exterior will have CMU masonry split faced blocked along the base, but a cultured stone could be used if preferred. There will be awnings, and a full gabled roof, to keep with the character of neighboring businesses. He believes that all of the criteria for a Special Exception have been met, and sees no adverse effects to the community from a traffic standpoint.

Ed Burdick, 764 Voluntown Road, stated that he supports the proposed application, and is pleased with the architectural design.

Kevin Skulczyck, First Selectman, stated that he is excited to see a commercial project before the Commission. He feels that it is a great project for that location, and that the campers will really benefit from it.

Joe DiRoma, DiRoma Home & Garden Center – 1111 Voluntown Road, stated that his store will benefit from this project. It will bring more customers in and possibly more developers to the remaining lots in that location.

Dave Vieux, 59 Leah Avenue, asked where snow and run off will go. P. O'Leary stated that there is plenty of snow storage on the easterly side of the property. Storm water will go into a five foot above ground detention pond, and not into the road, as it currently does.

Town Planner, M. Tristany, stated that this project exceeds all requirements of the Special Exception permit zoning regulations. It is a text book example of "Going Green". He recommends the Commission approves the request with the following contingencies:

- 1) Department of Transportation approval for the proposed driveway improvements on Route 138 and Sight Line approval along Route 138
- 2) State Department of Public Health approval of the proposed commercial well
- 3) Construct an earth and landscape berm in front of the proposed parking area that is perpendicular to Route 138 to block head lights from shining onto the property on the opposite side of Route 138
- 4) Review and approval by the Griswold Fire Marshal
- 5) Satisfactory report from the Town's review engineer regarding the proposed site drainage system
- 6) Addition of a decorative Cupola on the roof of the proposed building
- 7) Installation of decorative stone veneer along the front façade of the proposed building instead of the brick as shown on the building elevation drawing

**MOTION:** E. Kudlis moved to close the public hearing for SE 02-14. J. Krueger seconded the motion. All were in favor; the motion carried. Meeting closed at 7:21 p.m.

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

### **1. Call to Order:**

M. McKinney called this regular meeting to order at 7:25 p.m.

### **2. Roll Call**

**Present:** Chairman Martin McKinney, James Krueger, Erik Kudlis, Courtland Kinnie, Alternate Stewart Oakes  
Town Planner Mario J. Tristany and Recording Secretary Jaimee O'Neill-Eaton  
9 Interested Persons

**Absent:** Charlotte Geer, Alternate Elias Baron, ZEO Peter Zvingilas

### **3. Determination of Quorum**

M. McKinney appointed S. Oakes to sit for Charlotte Geer. There was a quorum for this public hearing.

### **4. Approval of Minutes**

**A.** Approval of Minutes of the Regular Meeting of April 14, 2014

M. McKinney asked for approval of the minutes.

**MOTION:** C. Kinnie moved to approve the minutes of April 14, 2014. J. Krueger seconded the motion. All were in favor; motion carries.

**5. Correspondence and Attachments**

There was no correspondence.

**6. Matters Presented for Consideration**

- A. SE 02-14 CAPITAL DEVELOPMENT PARTNERS, LLC, PROPERTY LOCATION: 1151 & 1161 VOLUNTOWN ROAD, GRISWOLD, CT 06351** Requesting approval for a Special Exception to construct a 9,100± sq. ft. Dollar General retail building with associated grading, landscaping, 32 parking spaces, with drive isle details, associated utilities and site improvements, storm water drainage, erosion and sedimentation control measures. Property is zoned C-2.

Town Planner, M. Tristany, recommends the Commission approves the request with the following contingencies:

- 1) Department of Transportation approval for the proposed driveway improvements on Route 138 and Sight Line approval along Route 138
- 2) State Department of Public Health approval of the proposed commercial well
- 3) Construct an earth and landscape berm in front of the proposed parking area that is perpendicular to Route 138 to block head lights from shining onto the property on the opposite side of Route 138
- 4) Review and approval by the Griswold Fire Marshal
- 5) Satisfactory report from the Town’s review engineer regarding the proposed site drainage system
- 6) Addition of a decorative Cupola on the roof of the proposed building
- 7) Installation of decorative stone veneer along the front façade of the proposed building instead of the brick as shown on the building elevation drawing

**MOTION:** E. Kudlis moved to approve SE 02-14 CAPITAL DEVELOPMENT PARTNERS, LLC, PROPERTY LOCATION: 1151 & 1161 VOLUNTOWN ROAD, GRISWOLD, CT 06351 request for Special Exception with the aforementioned contingencies. J. Krueger seconded the motion. All were in favor; the motion carried.

- B. ZP 07-14 LIEN, JENNIFER, PROPERTY AT 91 SLATER AVENUE, JEWETT CITY.** Requesting approval for a Zoning Permit to create a 4-station beauty salon in an existing commercial building. The property is zoned BRC.

M. Tristany stated that this is an existing building that is going from office use to hair salon use. There will be 14 parking spaces, two of which will be dedicated for the 2<sup>nd</sup> floor apartment’s use and two which will be dedicated for the Jewett City Water Company use. There will be four stations, and seating for six customers. Jersey barriers will placed around the existing propane tanks, and three planters will be placed on the southerly side. The building will meet the new ADA code. M. McKinney asked if there would be any modifications to the exterior of the building. The applicant stated none. E. Kudlis stated that it is a significant improvement to what is currently there. Parking may be an issue, but that is more for the business owner to worry about than the Town.

**MOTION:** C. Kinnie moved to approve the waiver request for ZP 07-14 for Section 11, Parking and Loading Requirements and Section 13.6, Landscaping, Screening, Buffer & Architectural Design requirements. J. Krueger seconded the motion. All were in favor; the motion carried.

**MOTION:** C. Kinnie moved to approve ZP 07-14. J. Krueger seconded the motion. All were in favor; the motion carried.

**7. Additional Business**

There was no additional business.

## 8. Old Business

- A. Discussion and action to changes to the Planning and Zoning Commission By-Laws, Chapter 232 of Town Ordinance. This is the second meeting per By-Laws.

Sec. 232-3 proposed language states **In the event of a vacancy of a full member, the Commission shall appoint an alternate member who is registered with the same political party or as an independent for the unexpired portion of the term within 30 days of the vacancy.**

M. McKinney would like to see language stating that after a certain number of unexcused absences, a Commission member would be dismissed. C. Kinnie stated that because it is an elected position, he does not believe that person can be dismissed. It was agreed that this would be looked into further.

**MOTION:** C. Kinnie moved to approve the language change. J. Krueger seconded the motion. All were in favor; the motion carried.

## 9. New Business

There was no new business.

## 10. Reports from the Enforcement Officer

- A. Jody & Margaret Fellows, 61 Leha Avenue, Griswold, CT Cease and Desist order for operating a commercial level/grade logging and log storage operation in residential zone.

Due to the absence of Zoning Enforcement officer, P. Zvingilas, the Committee agreed that this item should be tabled to the next meeting.

**MOTION:** C. Kinnie moved to table this item until the next meeting. J. Krueger seconded the motion. All were in favor; the motion carried.

## 11. Adjournment

M. McKinney asked for any other business.

**MOTION:** C. Kinnie moved to adjourn. J. Krueger seconded the motion. All were in favor; the motion carried. The meeting adjourned at 7:52 p.m.

Respectfully submitted,

Jaimee O'Neill-Eaton  
Recording Secretary  
Pro Tempore