SALUTE TO THE FLAG

Chairman Martin McKinney asked all present to stand for the Pledge of Allegiance.

I. PUBLIC HEARING (6:45 P.M.)

1. Call to Order

Chairman M. McKinney called the Public Hearing to order at 6:45 P.M.

2. Roll Call

Present: Martin McKinney, Courtland Kinnie, Erik Kudlis, John Michels, Town Planner Mario Tristaniy, Recording Secretary Kate Lacasse
12 Interested people
Absent: Peter W. Zvingilas, Frank Imperato, Jim Krueger, Charlotte Geer

3. Determination of Quorum

Chairman M. McKinney appointed John Michels to sit for Charlotte Geer. It was determined a quorum of the Commission was seated.

4. Matters Presented for Consideration

A. Application # SE 02-20, 61 Old Voluntown Road, Steve Rief – Applicant is requesting a Special Exception Permit pursuant to Griswold Zoning Regulation Section 4.3.18, in order to construct a 48ft.X 36ft. garage /workshop for personal use.

- Applicant Steve Rief stated he’s applying for a Special Exception Permit in order to construct a 1,728 sq. ft., 4 bay garage. The garage will be used to park vehicles, and as a workshop. The garage will be 2064 ft. from the road and at least 35 ft. from the side line. Uncas Health Department approval has been obtained.

- Certified mailing receipts of notification to abutter were submitted for the record.

- E. Kudlis asked the applicant if the wooded area between the property and the white house will remain.

- S. Rief stated the wooded area will not be removed.
• C. Kinne stated it looks as though there’s a structure within the 25 ft of the property line.

• S. Rief stated he currently has a 12ft. x 14ft shed. The shed will be removed prior to construction of the garage.

• M. McKinney asked for public comment.

• Dave Vieux, 59 Leha Ave stated he is happy to see the commission is making exceptions for garages that are realistic.

• M. McKinney asked if the garage will have living space or plumbing.

• S. Rief stated no.

• C. Kinnie stated an A-2 survey was not submitted with the application, only a Google earth image. How accurate are the property line measurements.

• S. Rief stated the Google Earth image is to scale.

• M. Tristany stated that he has worked with Google Earth and it is very accurate.

• S. Rief requested the commission waive the A-2 Survey requirement.

• M. McKinney asked if the commission or the public had any further questions for the applicant. Hearing none a motion was made.

• **MOTION:** J. Michels made a motion, which was seconded by Erick Kudlis to close the public hearing at 7:05 P.M. The motion passed unanimously.

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

1. **Roll Call**

   Present: Martin McKinney, Erik Kudlis, Courtland Kinnie, John Michels, Town Planner Mario Tristany, Recording Secretary Kate Lacasse
   Absent: Jim Krueger, Peter W. Zvingilas, Charlotte Geer, Frank Imperato,
   7 Interested people

2. **Determination of Quorum**

   Chairman M. McKinney appointed J. Michels to sit for C. Geer. It was determined a quorum of the Commission was seated.

3. **Approval of Minutes**

   A. Approval of the Minutes of the Regular Meeting held on October 15, 2019.
   
   • Chairman M. McKinney asked if there were any corrections and/or omissions. Hearing none a motion was made.
   
   • **MOTION:** E. Kudlis made a motion, which was seconded by J. Michels to approve the minutes of the regular meeting held on October 15, 2019. The motion passed with C. Kinnie abstaining.
4. Correspondence

A. Letter dated November 4, 2019 from the board of selectmen regarding the use of connex boxes and the number of home occupations within town.

- The commission discussed the letter, and agreed that unless a formal complaint is made, the commission is unable to take action.

5. Matters Presented for Consideration

A. Application # SE 02-20, 61 Old Voluntown Road, Steve Rief – Applicant is requesting a Special Exception Permit pursuant to Griswold Zoning Regulation Section 4.3.18, in order to construct a 48ft.X 36ft. garage/workshop for personal use.

- Chairman M. McKinney asked the commission if they had any further comment on the matter presented. Hearing none a motion was made.

- **MOTION:** J. Michels made a motion, which was seconded by C. Kinnie to approve application SE 02-20 and grant the request to waive the A-2 Survey. The motion passed unanimously.

B. Application ZP 01-17 Dolores Walsh, 25 Haley Meadow Road-Requesting a renewal of a Home Occupation Zoning Permit providing sewing classes for individuals.

- Applicant Dolores Walsh stated she wishes to renew her home occupation zoning permit. D. Walsh stated that nothing has changed; she runs her home occupation as originally permitted.

- M. McKinney asked the commission if they had any further questions. Hearing none a motion was made.

- **MOTION:** C. Kinnie made a motion, which was seconded by J. Michels to approve the renewal of application ZP 01-17. The motion passed unanimously.

C. Application SE 03-20, Joseph Dupuis, 1829 Glasgo Road. – Applicant is requesting a Special Exception Permit pursuant to Griswold Zoning Regulation Section 4.3.18, in order to construct a 28ft.X60ft. 5 bay garage for personal use.

- The applicant was not present.

- **MOTION:** C. Kinnie made a motion, which was seconded by J. Michels to accept application SE 03-20 and set a Public Hearing for December 09, 2019 at 6:45 P.M. The motion passed unanimously.

6. Old Business

A. Discussion Regarding Short Term Rentals

- The Commission discussed the topic in length and determined it would be best to look at how surrounding towns are handling similar situations.

7. New Business
A. Letter dated September 09, 2019, Edward Wisniewski, seeking approval of revisions to a building lot at 4 Quiet Cove, Griswold. The request is pursuant to the Griswold Subdivision Regulations, Section 7.9.

- John Faulise of Boundaries, LLC stated we had prepared the original Quiet Cove subdivision plan in 2004, and subsequently made a revision to the plans in 2017, lot line delineation to 11 Quiet Cove Lane. J. Faulise stated the property owners are now looking to make another revision, the owner of the property to the North West of 4 Quiet Cove is requesting to acquire a portion of vacant land at 11 Quiet Cove Lane. The property is a total of 1510 sq. ft. and would be acquired with the intent of maintaining it. When we made the original subdivision plans, we left the street line 8 ft. off the southerly side of the Womsley property. That was primarily done so that a front yard wasn’t created on the side of the Womsley property, that didn’t originally exist. J. Faulise stated he is present tonight to request the commission approve the revision.

- Discussion Ensued.

- **MOTION:** E. Kudlis made a motion which was seconded by J. Michels to approve the request of modifications to the Quiet Cove Subdivision as presented. The motion passed unanimously.

8. **Report from the Zoning Enforcement Officer**

9. **Any other business that may properly come before this Commission**

10. **Adjournment**

- Chairman M. McKinney asked for a motion to adjourn the meeting.

- **MOTION:** J. Michels made a motion, which was seconded by C. Kinnie to adjourn the meeting at 7:52 P.M. The motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary