GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 14, 2019
GRISWOLD TOWN HALL

SALUTE TO THE FLAG

Chairman M. McKinney asked all present to stand for the Pledge of Allegiance to Our Flag.

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

1. Roll Call

   **Present:** Martin McKinney, Courtland Kinnie, John Michels, Charlotte Geer, Jim Krueger,
   Frank Imperato, Peter W. Zvingilas, Town Planner Mario Tristany, Zoning Enforcement Officer Jack
   Cipriano, Recording Secretary Kate Lacasse
   6 interested people
   **Absent:** Erik Kudlis

2. Determination of Quorum

   Chairman M. McKinney sat P. Zvingilas for E. Kudlis it was determined that a quorum of the
   Commission was seated.

3. Approval of Minutes

   A. Approval of the Minutes of the Public Hearing held on November 13, 2018.

      - Chairman McKinney asked if there were any corrections and/or omissions.

      - **MOTION:** C. Geer made a motion, which was seconded by Peter W. Zvingilas to approve the
        minutes of the Public Hearing held on November 13, 2018. The motion passed unanimously with J.
        Krueger abstaining.

   B. Approval of the Minutes of the Regular Meeting held on December 10, 2018.

      - Chairman McKinney asked if there were any corrections and/or omissions.

      - **MOTION:** C. Geer made a motion, which was seconded by J. Krueger to approve the minutes of
        the Regular meeting held on December 10, 2018. The motion passed unanimously with J. Krueger
        abstaining.
4. Correspondence - None

5. Matters Presented for Consideration

A. Application ZP 05-19 Arist Johnson 177 Sheldon Road – Applicant is requesting a Zoning Permit to place two (2) tractor trailer/Storage containers on the property.

- Chairman McKinney asked if anyone was present to represent the application.

- Applicant A. Johnson stated he was present to represent the application. A. Johnson stated the intended use of the box trailers is to store the building materials from the non compliant shed on his property that needs to be removed. Once the shed is dismantled, and the materials are stored in the trailer, he will then rebuild the shed within the setbacks of his property. A. Johnson stated the trailer storage containers are not permanent.

- Town Planner M. Tristaniy stated that in September of 2018 Mr. Johnson signed a court stipulated judgment stating that he would remove the non compliant shed on his property by December 31, 2018 as well as reimburse the town any legal fees by January 31, 2019. Mr. Johnson has not complied with the agreement. The town now has the right to remove the shed at the expense of the property owner.

- Chairman M. McKinney asked First Selectmen Todd Babbitt if he plans to remove the shed.

- First Selectmen T. Babbitt stated although the town does have the authority to do so, he would rather come to an agreement with Mr. Johnson. T. Babbitt stated he plans to meet with Mr. Johnson and set an active timeline for Mr. Johnson to remove the shed.

- Chairman M. McKinney asked if the commission had any questions for the applicant. Hearing none a motion was made.

- MOTION: C. Geer made a motion, which was seconded by J. Krueger to table application ZP 05-19 to the February 11, 2019 Regular Meeting, in hopes Mr. Johnson meets with criteria of the judgment. The motion passed unanimously.

6. New Business

A. 8-24 Review re: Initialization of a Local Bond – For Extension of Sanitary and Water Infrastructure and there required appurtenances.

- Town Planner Mario Tristaniy stated that Economic Development Commission Chairman Tom Giard and Vice Chairman Jim Barnie are here tonight. M. Tristaniy stated in the last 10 – 12 months multiple large developers have come before us with significant development projects. Developers have expressed interest in properties on Route 164 and Route 201. The question has always been availability of sanitary sewer and portable water. Unfortunately the town has not been able to meet those needs and developers have backed out. M. Tristaniy stated that he and Todd Babbitt have prepared a bonding program to pay for these much needed infrastructure improvements and
extensions. The potential for any significant economic development and tax income is nonexistent without the installation of sanitary and water infrastructure.

- First Selectmen T. Babbitt stated the infrastructure is critical for the town’s future development. The project estimate is 4.5 – 5 million dollars. The water company is committed to putting funding towards the project. T. Babbitt stated he and M. Tristany are working on having final numbers by the end of the week.

- Town Planner M. Tristany stated Section 8-24 of the CT General Statues states no municipal agency shall locate or extend any public housing, development, redevelopment or urban renewal project, extend public water, terminals for water, sewerage, light, power, transit or other purposes until the proposal to take such action has been referred to the commission for report. M. Tristany stated that before the town can proceed with the bond the Bond Council has indicated the 8-24 review is one of the necessary requirements that needs to be fulfilled. With that being said, we are hoping for the Planning and Zoning Commissions support tonight.

- First Selectmen Todd Babbitt stated there is currently a developer interested in the Stott property on Route 164. The sales agreement for the property would be contingent on the infrastructure project passing at referendum.

- Economic Development Commissions Chairman Tom Giard stated if we can extend the infrastructure down Route 164 and develop those properties the town would be looking at $117 Million worth of taxable property.

- Economic Development Commissions Vice Chairman Jim Barnie stated the infrastructure is critical. We have already lost potential developers because of the lack there of.

- **MOTION:** C. Geer made a motion, which was seconded by, J. Michels to approve the local bond program as presented. The motion passed unanimously.

7. **Old Business**

A. **Review of Griswold Zoning Regulation 11.18 Accessory Apartments**

- Town Planner Mario Tristany researched surrounding towns Accessory Apartment regulation and prepared a draft recommendation for the commission.

- The commission discussed the recommendations and agreed they would like input from the Town Attorney before moving forward.

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

A. **10 Ruth Avenue** - Property is in violation of section 11.12 Refuse Disposal.

- Property has shown improvement.

B. **55 Talcott Avenue** - Property is in violation Section 10.5 Junk Yard.

- The matter has been resolved.
C. 495 Voluntown Road - Property is in violation Section 10.5 Junk Yard.

- Property has shown improvement.

9. Adjournment

- Chairman McKinney asked for a motion to adjourn tonight’s meeting.

- C. Geer made a motion, which was seconded by J. Krueger to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:27 P.M.

Respectfully Submitted,
Kate Lacasse
Recording Secretary