GRISWOLD PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 09, 2018
GRISWOLD SENIOR CENTER

SALUTE TO THE FLAG

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

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

1. Roll Call

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

2. Determination of Quorum

Chairman M. McKinney appointed P. Zvingilas to sit for J. Kruger. It was determined that a quorum of the Commission was seated.

3. Approval of Minutes

Approval of the minutes of the Regular Meeting of September 10, 2018

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

- E. Kudlis stated the minutes are dated August 10th the date of the meeting was September 10th, on page (4) #5 Add additional 2,400 square feet should be changed to An additional 2,400 square feet.

- C. Kinnie stated J. Kruger was listed a present and absent, J. Kruger was absent.

- MOTION: E. Kudlis made a motion, which was seconded by C. Kinnie to accept the minutes of the September 10, 2018 Public Hearing and Regular Meeting with the corrections mentioned above.

4. Correspondence

- None
5. **Matters Presented for Consideration**

A. SE 07-06 Tilcon Connecticut Inc. 22 Sibicky Road and 128 Rixtown Road- Continuation of Existing Earth Products Excavation.

- Chairman M. McKinney asked if there was anyone present to represent the application.
- Attorney Harry Heller of Uncasville Law Firm and Frank Lane of Tilcon were present to represent the application.
- Attorney Heller stated the site plans have been submitted, site plans for the property are updated every (2) years when the permit is up for renewal. The plans have been reviewed by David Held, the towns peer review engineer. David Held made one comment pertaining to the proposed seed mix.
- Town Planner M. Tristany stated Tilcon has been good stewards’ of the land; I have never received complaints from the neighbors. Periodically myself and the town engineer go to the Tilcon site for inspection, we have never had issues with Ticon not conforming to the plans.
- C. Kinnie asked what phase they were in.
- Attorney Heller stated a 10 acre permit was approved November 01, 2013. They are currently working in phase 8.
- **MOTION:** E. Kudlis made a motion, which was seconded by C. Geer to approve application SE 07-06 Tilcon permit renewal as presented. The motion passed unanimously.

B. ZP 03-19 Brian Carberg 14 Nowkowski Road- Applicant requests permit to establish a home office in which he will provide professional counseling services on a par time basis.

- **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer to move application ZP 03-19 to the end of the agenda. The motion passed unanimously.

C. ZP 01-16 Ragan Young 16 Spring Road- Applicant requests home occupation renewal for her dog grooming business.

- Chairman McKinney asked if anyone was present to represent the application.
- Ragan Young stated she was present to represent her application. R. Young stated she would like to renew her dog grooming home occupation permit. R. Young stated she grooms dogs a total of 24 hours a week.
- Town Planner M. Tristany stated he has never received complaints regarding the dog grooming business.
- **MOTION:** E. Kudlis made a motion, which was seconded by C. Geer to renew application ZP 01-16 as presented. The motion passed unanimously.

6. **Old Business**

Page 2 of 4
A. Proposed Amendment to section 4.2.4 Accessory concerning Accessory Uses and Buildings.

- Commission reviewed the revised the definition and agreed to set a public hearing.

- **MOTION:** P. Zvingilas made a motion, which was seconded by C. Geer to send the amended section 4.2.4 to public hearing on November 13, 2018 at 7:15. The Motion passed with E. Kudlis voting no.

B. Proposed Amendment to Section 4.2.5 Farming.

- Commission reviewed the revised the definition and agreed to set a public hearing.

- **MOTION:** C. Kinnie made a motion, which was seconded by P. Zvingilas to send the amended section 4.2.5 to public hearing on November 13, 2018 at 7:15. The Motion passed unanimously.

C. Road Side Stand Definition to be added to Section 21 Definitions.

- Commission reviewed the revised the definition and agreed to set a public hearing.

- **MOTION:** E. Kudlis made a motion, which was seconded by P. Zvingilas to send the amended section 21 definition to public hearing on November 13, 2018 at 7:15. The Motion passed unanimously.

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

A. 359 Voluntown Road – Junk yard/yard sale order has complied – CLOSED

B. 495 Voluntown Road – Junk Yard

- Property owners have not complied with the town’s request.

- Sending to the town attorney for legal action.

C. 32 Griswold Drive

- Property has received a court order to do a final inspection.

- The Town will lean the property if the owners do not cooperate.

D. 177 Sheldon Road – Illegal structure

- Property owner has complied with the towns request to tear down or move the illegal structure by December.

8. **New Business**

- 2019 Schedule of meetings.

- **MOTION:** E. Kudlis made a motion, which was seconded by C. Geer to approve the 2019 schedule of meetings with the correction to the November 13, 2018 meeting. The motion passed unanimously.
• **ZP 03-19 Brian Carberg 14 Nowkowski Road** - Applicant requests permit to establish a home office in which he will provide professional counseling services on a part time basis.

• **MOTION**: C. Kinnie made a motion, which was seconded by C. Geer to add application ZP 03-19 to the November 13, 2018 meeting. The motion passed unanimously.

9. **Adjournment**

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

• C. Kinnie made a motion, which was seconded by P. Zvingilas to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:41P.M.

Respectfully Submitted,
Kate Lacasse
Recording Secretary