GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING MINUTES
APRIL 08, 2019
GRISWOLD TOWN HALL

SALUTE TO THE FLAG

Chairman Martin 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, Charlotte Geer, Peter W. Zvingilas, Erik Kudlis, Jim Krueger, John Michels, Frank Imperto, Town Planner Mario Tristany, Zoning Enforcement Officer Jack Cipriano, Recording Secretary Kate Lacasse
   Absent: Courtland Kinnie, Peter W. Zvingilas
   2 Interested people

2. Determination of Quorum

   Chairman M. McKinney appointed Frank Imperto to sit for Courtland Kinnie. It was determined a quorum of the Commission was seated.

3. Approval of Minutes

   A. Approval of the Minutes of the Public Hearing and Regular Meeting held on March 11, 2019.

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

   - E. Kudlis stated on page 2 item a. states The minimum floor area of an accessory apartment shall be 450 square feet and may not exceed (40%) of the total floor area of the single family dwelling. E. Kudlis asked if that is what that commission approved.

   - Town Planner M. Tristany stated he would need to listen to the meeting audio for that to be determined.

   - MOTION: E. Kudlis made a motion, which was seconded by C. Geer to table the minutes of the Public Hearing and Regular meeting held on March 11, 2019 to the May 13, 2019 Regular Meeting. The motion passed unanimously.

4. Correspondence

   A. Letter dated February 18, 2019 from Attorney Harry Heller regarding property of Tileon, Inc. – 43 Sibicky Road and 176 Rixtown Road Special Exception and Zoning Permit Renewal Application for Earth Product Removal.
• Town Planner M. Tristaniy stated the letter would be discussed under Matters Presented for Consideration item A.

B. SCCOG Planning And Zoning Commissioner Training Opportunity

• Town Planner M. Tristaniy stated SECCOG is holding a Planning and Zoning Commission training opportunity open to all Planning and Zoning Commission members. M. Tristaniy stressed the importance of commission members attending the training session.


• Town Planner M. Tristaniy stated the office received a publication from attorney M. Branse regarding recent court decisions on Planning and Zoning matters. The front page is a summary of the cases, the inside pages go into detail on each court case separately.

5. Matters Presented for Consideration

A. Renewal of Special Exception 03-15 for the excavation of earth products and removal of the same with all material taken from the site to be hauled to the processing plant of Tilcon Connecticut, Inc. located on the adjacent property at 176 Rixtown Road.

• Attorney Harry Heller of Halloran and Sage stated he would be representing application SE 03-15 renewal on behalf of Tilcon Connecticut, Inc. H. Heller stated the permit was originally approved in 2015 and was renewed in 2017 and the permit is up for renewal at this time. Excavation is progressing in accordance with the approved plans; we have an updated site plan of topography which was submitted with the renewal application.

• Town Planner M. Tristaniy stated he received letter dated March 15, 2019 from the Town of Griswold peer review engineer regarding Tilcon Connecticut, Inc. The letter stated they have reviewed the application, and plan set in addition to reviewing the plans they have conducted a site walk on March 15, 2019. During the inspection it was noted excavation was progressing in accordance with the plans we received in 2017. Disturbed areas of the site seemed to be self contained with regards to storm drainage. The peer review engineer stated they have no concerns related to the renewal of the excavation permit as detailed in the submitted plans; the plans have been updated to reflect current existing condition and incorporate a few minor recommendations we had on the previous approval.

• Harry Heller stated they are in phases 1 and 2 right now and currently about 7.3 acres is in activate operation which allowed by Zoning Regulations, bonding is in place.

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

• **MOTION:** E. Kudlis made a motion, which was seconded by C. Geer to approve renewal application SE 03-15 excavation of earth products as submitted. The motion passed unanimously.

6. Old Business – None

7. New Business

• Town Planner M. Tristaniy stated that he has received a complaint for a property on Osca Lane; the property is being rented out as a vacation rental. M. Tristaniy stated he was able to find the said property listed on one
of the many vacation rental websites. M. Tristany stated he has contacted Town Attorney M. Branse for guidance on the subject.

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

   A. **1585 Glasgo Road** – Property is in violation of Section 11.12 Refuse Disposal/ Junk.
      
      - Now under jurisdiction of First Selectmen Todd Babbitt. No further discussion is required.

   B. **45 Myrtle Road** - Property Owners are in violation 11.18 Accessory Apartments.
      
      - Zoning Enforcement Officer Jack Cipriano stated the property is still currently in violation.

   C. **37 Edwards Ave** – Property is in violation of section 11.12 Refuse disposal and Section 11.17 Unregistered Motor Vehicles.
      
      - Now under jurisdiction of First Selectmen Todd Babbitt. No further discussion is required.

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

   A. Reuse of Spectrum Powder Coating – 1131 Voluntown Road.
      
      - Town Planner M. Tristany stated Nicholas Ciccarelli submitted a letter to obtain permission of reuse for the Spectrum Powder Coating property at 1131 Voluntown Road. The Primary use will be an auto body repair shop with an occasional automobile sale. N. Ciccarelli proposes to construct a fence in the rear of the building to store the vehicles that will be repaired; vehicles will not be stored in the front of the building.
      
      - Town Planner M. Tristany stated Nichols Ciccarelli is seeking permission from the current property owner to come before the Planning and Zoning Commission. The subject will be tabled until further notice.

10. **Adjournment**

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

    - C. Geer made a motion, which was seconded by F. Imperto to adjourn the meeting adjourned at 7:44 P.M. Motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary