GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING MINUTES
MAY 13, 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, Jim Krueger, John Michels, Frank Imperto, Town Planner Mario Tristany, Zoning Enforcement Officer Jack Cipriano, Recording Secretary Kate Lacasse
   Absent: Erick Kudlis, Peter W. Zvingilas
   6 Interested people

2. Determination of Quorum

   Chairman M. McKinney appointed Frank Imperto to sit for Erick Kudlis. 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.

      • Town Planner M. Tristany stated he reviewed the March meeting minutes regarding the amendment of the Accessory Apartment regulation and found the maximum square footage referenced an in-law apartment is 800 sq. ft., as noted in the march meeting minutes was correct.

      • MOTION: C. Geer made a motion, which was seconded by J. Krueger to approve the minutes of the Public Hearing and Regular meeting held on March 11, 2019. The motion passed unanimously.

   B. Approval of the Minutes of the Regular Meeting held on April 08, 2019.

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

      • J. Kruger stated commission member Peter W. Zvingilas is listed as present and absent, Peter W. Zvingilas was absent.
• **MOTION**: J. Krueger made a motion, which was seconded by C. Geer to approve the minutes of the Regular meeting held on April 8, 2019 with the above mentioned correction. The motion passed unanimously.

4. **Correspondence**

A. **SCCOG Planning and Zoning Commissioner Training Opportunity.**

• Town Planner M. Tristany stated SCCOG is holding a Planning and Zoning training event on May 23rd 2019 at the Groton Public Library. If any of the commission members are interested in attending they must R. S. V. P to SCCOG.

B. **Email from Atty. Mark Branse regarding temporary rentals.**

• Discussed under Old Business

C. **Letter dated April 25, 2019 from Boundaries, LLC in requesting modifications to 134, 136, 144 Bethel Road.**

• Discussed under New Business.

5. **Matters Presented for Consideration**

A. **SE 01-19 Cyr Construction, Inc for property at 752 & 764 Plainfield Road – Applicant requests an Earth Products Excavation permit in accordance to Section 12.4 of the Griswold Zoning Regulation.**

• John Faulise of Boundaries, LLC stated he was present to represent the application. J. Faulise stated he respectfully requests the commission to set a Public Hearing for application SE 01-19.

**MOTION**: C. Geer made a motion, which was seconded by J. Krueger to set a Public Hearing on June 10, 2019 at 6:30. P.M., for application SE 01-19, Cyr Construction. The motion passed unanimously.

6. **Old Business**

A. **Discussion regarding temporary rentals.**

• Town Planner M. Tristany stated he has received multiple complaints regarding a property on Osga Lane being used as a temporary rental. The property is rented for a minimum of 3 days. M. Tristany stated he has discussed the matter with the town attorney.

• Town Planner M. Tristany stated the commission may want to take public comment on the matter.

• Thomas Burke of 59 Osga Lane stated the 55 Osga Lane property is being listed on vacation rental sites to be rented for a minimum of 3 days at a time. Osga Lane is a quiet neighborhood and I’m concerned that with property being rented we will have increased activity. T. Burke distributed a packet with rental information for the property in question.
• Paul Madonna of 63 Osga Lane stated he filed an official complaint in regards to 55 Osga Lane being used as a vacation rental on April 28, 2019. Paul Madonna distributed copies of the written complaint to commission members. P. Madonna stated the property has been rented three (3) times so far this year. P. Madonna requested the commission to order a cease and desist.

• Chairman M. McKinney asked M. Tristany how town attorney Mark Branse recommended handling the situation.

• Town Planner M. Tristany read the correspondence from attorney M. Branse into the record. M. Branse stated that most towns do not allow motel/hotel use in a residential area. A cease and desist order cannot be issued based on an advertisement; proof that the property has and will continue being rented is needed to issue such order.

• Town Planner M. Tristany stated once we have more evidence and can move forward we can work with the town attorney to write up a cease and desist order. M. Tristany stated we can consider creating a temporary rental regulation.

B. Discussion regarding Home Occupation and In-Law apartment renewals.

• Town Planner M. Tristany stated office staff has been sending letters to property owners with expired Accessory Apartment permits. M. Tristany stated the office is dealing with many properties that have been labeled on the Assessors records as having an accessory apartment/in-law apartment but have not been permitted. M. Tristany stated he will have an update for the commission at next month’s meeting.

7. New Business

A. Letter dated April 25, 2019 from Boundaries, LLC in requesting modifications to 134, 136, 164, and 152 Bethel Road.

• John Faulise of Boundaries, LLC stated he would be representing the request for modifications. J. Faulise stated when the subdivision was created and approved without clear lot lines. J. Faulise stated the plans have been modified with clear lot lines; the plan identifies the portion of land that is being conveyed to the Town. The modifications will not create any additional parcels. J. Faulise stated the shed shown on the 136 property will be removed in order to meet the setbacks.

MOTION: C. Geer made a motion, which was seconded by C. Kinnie to approve the modifications to 134, 136, 164 & 152 Bethel Road Subdivision plans. The motion passed unanimously.

8. Report from the Zoning Enforcement Officer

A. 12 Maple Street – Property is in violation of Section 10.5 Junk Yard.

B. 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

- First Selectmen T. Babbitt stated he and Griswold Pride have been working together to craft an ordinance banning marijuana dispensaries being put in the town. T. Babbitt asked Planning and Zoning commission would be open to making a regulation banning dispensaries in Griswold.

- Chairman M. McKinney stated he feels that the commission would need more information in order to take the matter into consideration.

10. Adjournment

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

- J. Krueger made a motion, which was seconded by C. Geer to adjourn the meeting adjourned at 8.29 P.M. Motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary