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

I. PUBLIC HEARING (6:00 P.M.)

1. Call to Order

Chairman M. McKinney called the Public Hearing to order at 6:00 P.M.

2. Roll Call

Present: Martin McKinney, Courtland Kinnie, Charlotte Geer, Frank Imperato (6:41 p.m), Peter W. Zvingilas, Erik Kudlis, Jim Krueger, Town Planner Mario Tristany, Recording Secretary Kate Lacasse
12 Interested people
Absent: Courtland Kinnie, John Michels

3. Determination of Quorum

Chairman M. McKinney appointed P. Zvingilas to sit for C. Kinnie. It was determined a quorum of the Commission was seated.

4. 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.

- Demian Sorrentino Planner and Certified Soil Scientist of Boundaries, LLC stated he was present to represent the application, as well as John Faulise and applicant Gaston Cyr.

- D. Sorrentino stated the applicant Cyr. Construction is requesting an Earth Products Excavation permit in accordance with Section 12.4 of the Griswold Zoning Regulation. On June 10, 2019 a Public Hearing was held, property abutters spoke with concern regarding ground water and contamination to the wells on surrounding properties, and the buffer to the property. D, Sorrentino stated modifications to the site plans dated July 8, 2019 have been made to address those concerns. Furthermore a Geographic Evaluation was completed to determine the affects the project would have on abutting properties wells. The evaluation report concluded the earth excavation operation at the 752 & 764 Plainfield Road site in Griswold will not adversely impact the water quality or quantity at the nearby private water supply wells. However the GZA recommends that either
calcium chloride is not used for dust control, or it be minimized. D. Sorrentino stated the recommendation to not use Calcium Chloride to manage the dust was taken; water will be used, the site plans have been updated to reflect the change.

- David Held, town review engineer, stated he reviewed GZA’s report and agrees that the earth excavation permit will not adversely affect the abutting properties.

- Chairman M. McKinney asked for public comment.

- Cynthia Rainville 12 Henry Rd. asked what recourse do we as property abutters have if our wells do become contaminated?

- Dave Vieaux 59 Leha Ave. with concern to the dust control water truck.

- George Llanes of 18 Harry Lane asked what affect the project will have on the surrounding homes property values.

- **MOTION:** C. Geer made a motion, which was seconded by E. Kudlis to close the Public Hearing of July 8, 2019 at 6: 45 P.M. The motion passed unanimously.

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

1. **Roll Call**

   **Present:** Martin McKinney, Charlotte Geer, Jim Krueger, Frank Imperto, Peter W. Zvingilas, Erik Kudlis, Town Planner Mario Tristany, Zoning Enforcement Officer Jack Cipriano, Recording Secretary Kate Lacasse

   **Absent:** Courtland Kinnie, John Michels

   15 Interested people

2. **Determination of Quorum**

   Chairman M. McKinney appointed P. Zvingilas to sit for C. 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 June 10, 2019.**

   - Chairman M. McKinney asked if there were any corrections and/or omissions. Hearing none a motion was made.

   - **MOTION:** P. Zvingilas made a motion, which was seconded by E. Kudlis to approve the minutes of the Regular meeting minutes held on June 10, 2019. The motion passed with J. Krueger abstaining.

4. **Correspondence - None**

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.
• Town Planner M. Tristany stated he prepared draft conditions of approval for the commission.

• The commission reviewed the conditions, making minor changes.

• Conditions of approval:

  CONDITIONS OF APPROVAL
  FOR
  SE 01-19 CYR CONSTRUCTION
  PROPERTY AT 752 & 764 PLANIFIELD ROAD, GRISWOLD, CT
  EARTH PRODUCTS EXCAVATION

  • The exterior limits of the proposed activity shall not exceed a total of eight (8) acres open to excavation at any one time (8/10/09)

  • All excavations shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Saturday 8:00 a.m. to 5:00 p.m. No work shall be permitted on legal holidays recognized by the State of Connecticut or on Sundays.

  • No excavation, access or equipment shall be located within twenty (20) feet of a property line or within 100 feet of a residence on an adjoining property under separate ownership. All site plans for excavations shall include a soil erosion and sedimentation control plan which shall be reviewed and endorsed by the District Conservationist of the New London County Soil and Water Conservation District.

  • The excavation shall not result in sharp declivities, pits or depressions, soil erosion, improper drainage or other conditions which would impair reasonable reuse and development of the property or which would impair or damage the use of adjacent or neighboring properties or which would cause public health or safety hazards.

  • Where any disturbed area shall have a depth of ten (10) feet or more or creates a temporary slope in excess of one (1) foot of vertical rise to two (2) feet of horizontal distance, there shall be a fence of at least six (6) feet in height with suitable gates or an earthen berm at least three (3) feet in height. Such fence or berm shall be located at least fifteen (15) feet from the edge of the disturbed area.

  • No excavation shall be conducted below the water table unless otherwise permitted by the Commission. If so permitted, no excavation below the water table shall result in ponding or stagnant water on site. Excavation below the water table shall be consistent with the proposed and final drainage of the site.

  • No excavation or related filling and regrading shall result in excessive flying of rock or dust. Proper measures, including the watering of disturbed areas, shall be taken to control the flying rock and dust along access roads and within disturbed areas.

  • Dry screening of on-site material is allowed in Commercial and Industrial districts. Washing, crushing or other forms of processing of excavated material is allowed only in industrial districts.

  • At the conclusion of the work authorized, the area of the excavation shall be restored as follows: no bank shall exceed a slope of one (1) foot vertical rise to two (2) feet horizontal distance; the disturbed area shall be evenly graded and covered with not less than four (4) inches of topsoil or loam and seeded with suitable cover crop; and all debris and loose boulders not incorporated into the improvement of the lot shall be buried at a depth of three (3) feet.
below the finished grade or removed from the lot.

- The applicant shall post a bond with the Treasurer of the Town of Griswold in an amount as prepared by the Engineer of Record, Approved by the Town’s Peer Review Engineer and in a Form satisfactory to the Town’s Attorney to guarantee conformity with the provisions of Section 12 and Section 12.4 Entitled Excavations of the Griswold Zoning Regulations.

- The applicant shall adhere to the July 03, 2019 Geohydrologic Evaluation Report prepared by GZA

- Consultants consisting of the following:
  - Five Page Report Dated July 03, 2019
  - One Page Figure Sheet
  - Three Page APENDIX A Document
  - Three Page Appendix B Document

- Washing of Vehicles on site is PROHIBITED.

- The Applicant shall operate the Earth Products Excavation operation in accordance with the:

  Cyr Construction, Inc.
  Site Operations Plan
  Proposed Earth Products Excavation
  752 & 764 Plainfield Road (CT Route #12)
  Griswold, Connecticut
  Dated April 2019
  Revised #2 Public Hearing, Town Engineer Comments & Geohydrologic Evaluation Report Dated July 08, 2019
  Prepared By Boundaries, LLC

- **MOTION:** E. Kudlis made a motion, which was seconded by C. Geer to approve application SE 01-19 with the above mentioned conditions and site plans dated July 08, 2019. The motion passed unanimously.

6. **Old Business**

A. **Discussion Regarding Temporary Rentals.**

- The commission went into executive session at 7:55 P.M

- The Commission ended executive session at 8:47 P.M

- **MOTION:** C. Geer made a motion, which was seconded by E. Kudlis for the town attorney to send a letter as drafted requesting the property owner of 55 Osuga Lane to cease renting the home on a temporary basis. The motion passed unanimously.

B. **Discussion Regarding In-Law Apartment’s Renewals.**

- The commission discussed the progress of the renewals regarding in-law apartments.
7. **New Business**

   A. **Aspinook View Bond Release**
      - The commission tabled the discussion regarding releasing driveway bond to the August 12, 2019 regular meeting.

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

   A. **12 Phillips Street – Property is in violation of section 9 Dimensional Requirements.**
      - ZEO Jack Cipriano stated this matter has been resolved.

   B. **37 Edwards Ave – Property is in violation of section 11.12 Refuse disposal and Section 11.17 Unregistered Motor Vehicles.**
      - ZEO Jack Cipriano stated the unregistered vehicle has been removed and the property now conforms to the regulations.

   C. **177 Sheldon Road – Property is in violation of Section 11.20 Storage Containers. Zoning Permit 05-19 expired on May 11, 2019.**
      - ZEO Jack Cipriano stated this is now under the jurisdiction of the First Selectmen.

   D. **495 Voluntown Road – Property is in violation of Regulation 11.12/ Junk Yard and 11.11 Animals**
      - ZEO Jack Cipriano property now conforms to the regulations.

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

10. **Adjournment**

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

    - P. Zvingilas made a motion, which was seconded by E. Kudlis to adjourn the meeting at 8:20 P.M. Motion passed unanimously.

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Respectfully Submitted,
Kate Lacasse
Recording Secretary