GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARING AND REGULAR MEETING MINUTES
AUGUST 12, 2019
GRISWOLD TOWN HALL

SALUTE TO THE FLAG

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

I. PUBLIC HEARING (6:30 P.M.)

1. Call to Order

Chairman M. McKinney called the Public Hearing to order at 6:30 P.M.

2. Roll Call

Present: Martin McKinney, Courtland Kinnie, Charlotte Geer, John Michels, Frank Imperato, Jim Krueger, Town Planner Mario Tristaniy, ZEO Jack Cipriano, Recording Secretary Kate Lacasse
12 Interested people
Absent: Erik Kudlis, Peter W. Zvingilas

3. Determination of Quorum

Chairman M. McKinney appointed Frank Imperato to sit for Erik Kudlis. It was determined a quorum of the Commission was seated.

4. Matters Presented for Consideration

A. SE 01-20 Flagg Leasing Corp. for property at 140 Preston Road – Requesting approval for a commercial development facility for recreational vehicle sales, including drainage improvements, site utilities and landscaping.

- Jim Rossman of Stadia Engineering stated he was present to present the application along with the Flagg RV team. J. Rossman stated certified mailing receipts of notices of the public hearing have been submitted.

- J. Rossman stated he comes before the commission to discuss the property at 140 Preston Road and its redevelopment. J. Rossman presented the site plans, stating the proposed site plans show a new building with two access points, one access onto Preston Road and one through the current development to the north. Additionally the plans include a new pavement section; the RV display area will be made of crushed stone base for storm water filtration and to reduce the impact to the impervious area. The proposed building is to be a prefabricated, engineered building. The grading and drainage plan consist of storm water basins and grass swale to accommodate the new drainage pattern, a series of new drainage piping, which conveys drainage to water quality basins.
and its eventual discharge to the east. There's an overhead connection to utilities to the west of Preston Road, with an underground service to the rear of the building. Erosion and sediment control measures encompass the propensity of the site; all of the grading will be within that erosion control protection. The construction entrance to the property will be off 164 to not disrupt the current traffic flow. Landscaping massing will help break up the mass of the building but will still allow full visibility. Enhanced arborvitaes will be placed along the south line of the property.

- Town Planner M. Tristany stated the application required two legal notices which were posted on August 1, 2019 and August 8, 2019 in the Norwich Bulletin. Proof of publishing is in the file.

- M. Tristany stated the plans have been reviewed by the towns peer review engineer David Held. David had a few minor suggestions. M. Tristany stated the application satisfies zoning requirements for zone C, Commercial. The ingress and egress to the property will need District 2 approval since the curb cut is on a state highway.

- F. Imperato asked if an onsite washing area is part of the plans.

- J. Rossman and a member of the Flagg RV team stated the washing pad will be internal to the building. The washing area will have a drain in the floor to collect water runoff, attaching to a sealed retention basin, the basin be pumped when necessary.

- J. Krueger asked questions regarding traffic increase, hours of operation, and project length and date of completion.

- J. Rossman and the Flagg RV team stated the entrance design has been setup using geometry to simplify the large vehicle movements. Hours of operation will be 9-7 Mon- Fri and 9-5 on the weekends in the summer months. An estimated date of completion is March or April of 2020.

- C. Kinnie asked questions regarding line of sight, lighting and signage.

- J. Rossman and the Flagg Team stated low lighting is proposed on C-5 of the plans, the proposed sign is to be placed in the landscaping cluster on the north side, and the sign is to be a front lit, ground based sign. The line of sight is to the north is over 500 ft., to the south oncoming traffic heading towards the intersection has over 400 ft. of sight.

- J. Michels asked if an internal wash pad is on the site plans.

- J. Rossman stated he will make a note on the plans stating a wash area with a sealed retention basin is internal to the building.

- Chairman M. McKinney opened the Public Hearing comment.

- Dave Veuix of 59 Leha Ave stated he's pleased with the design of the building, but he does see a danger with RVs pulling out on to 164, as it is a high traffic area.

- Tom Giard, Chairman of the Economic development Commission stated he has been working with the Flagg RV team, and thinks this project is a big step forward to bringing development to Griswold.

- James Barney Vice Chairman of the Economic Development Committee, stated he has experience with the Flagg RV family, he feels the Flagg family is very supportive of the community.
MOTION: C. Geer made a motion, which was seconded by J. Krueger to close the Public Hearing of August 12, 2019 at 6: 58 P.M. The motion passed unanimously.

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

1. Roll Call

Present: Martin McKinney, Courtland Kinnie, Charlotte Geer, Jim Krueger, Frank Imperto, John Michels, Town Planner Mario Tristany, ZEO Jack Cipriano, Recording Secretary Kate Lacasse
Absent: Erik Kudlis, Peter W. Zvingilas
3 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 July 8, 2019.

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

- C. Kinnie stated he was marked as present and absent on the Public Hearing minutes, he was not present.

- MOTION: J. Krueger made a motion, which was seconded by C. Geer to approve the minutes of the Regular meeting minutes held on July 08, 2019 with the above mentioned correction. The motion passed with C. Kinnie abstaining.

4. Correspondence - None

5. Matters Presented for Consideration

A. SE 01-20 Flagg Leasing Corp. for property at 140 Preston Road – Requesting approval for a commercial development facility for recreational vehicle sales, including drainage improvements, site utilities and landscaping.

- Chairman McKinney asked the commission if they had any further question in regards to the application. Hearing none a motion was made.

- MOTION: C. Geer made a motion, which was seconded by C. Kinnie to approve application SE 01-20 Flagg Leasing Corp. with the condition that the final plan set shall include the external self-contained wash water structure. The motion passed unanimously.

6. Old Business

A. Discussion Regarding Temporary Rentals.

- Town Planner M. Tristany stated a letter to the property owner was sent by the town attorney ordering them to cease and desist temporarily renting the home. Further discussion followed.
7. **New Business**

A. **Aspinook View Bond Release**
   - Town Planner M. Tristany stated he received a quote of $18,000 to complete the driveway work at Aspinook View Condominiums. M. Tristany stated the town currently holds a $175,000 driveway bond. His recommendation to the Planning and Zoning Commission is to release all but $20,000, until the remainder of the pavement work is complete.

**MOTION:** J. Krueger made a motion, which was seconded by C. Geer to hold $20,000 of the existing $175,000 bond, and to release the remaining balance. The motion passed unanimously.

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

A. **287 Stone Hill** – Property is in violation of Section 11.17 unregistered motor vehicles.
   - This matter has been resolved.

B. **223 A-D North Main Street** – Property is in violation of Section 10.5 Junk Yards.
   - Property is still in violation.

C. **45 Myrtle Road** – Property is in violation of Section 11.18 Accessory Apartments.
   - This matter has been resolved.

D. **2331 Glasgo Road** – Property is in violation of Section 11.12 Refuse Disposal.
   - The town has obtained a court order for the property.

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

   - Vice Chairman C. Kinnie stated it looks as though the solar farm has started work on Voluntown Road.
   - Discussion followed.

10. **Adjournment**

    - Chairman M. McKinney asked for a motion to adjourn the meeting.

    **MOTION:** P. Zvingilas made a motion, which was seconded by J. Krueger to adjourn the meeting at 7:29 P.M. The motion passed unanimously.

Respectfully Submitted,
Kate Lacasse
Recording Secretary