

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Public Hearing  
October 3, 2016  
**Minutes**

Present: G. Bousquet, Chairman; C. Goupil, T. Guerra, A. Moore, A. Singh and A. Richards

Absent: M. Knudsen, Vice Chairman; C. Aniskovich, Secretary; E. Alberino, A. Kravitz, M.E. Dahlgren, and C. Neri

Chairman Gary Bousquet called the meeting to order at 7:06 p.m. Alternate Andrew Richards was seated for Alan Kravitz. Assistant Secretary Timothy Guerra read the Legal Notice of Public Hearing into the record.

Guerra **moved** to add Agenda Item #4: CME Associates, Inc. Contract Extension. Moore **seconded** the motion.

In Favor: Goupil, Guerra, Moore, Singh and Richards

In Opposition: None

Abstentions: None

Not Voting: Bousquet (Chairman)

The motion **carried**: 5-0-0-1.

Bousquet outlined the order and procedures of the meeting.

1. SE/CAM 16-098: 46 Meadow Road, Nichols Auto Parts: Deposition of materials (woodchips). Map 85, Block 69, Lot 1. Zone I-2.

Assistant Secretary Guerra read Correspondence List #3 into the record. He also read the September 21, 2016 letter from Carol Szymanski, DEEP/OLISP.

Michael Healey, agent for the applicant, submitted a letter dated October 3, 2016 re: Engineering Comments. Healey gave a brief presentation.

Assistant Secretary Guerra read the October 3, 2016 letter from J. Andrew Bevilacqua, DTC.

Testimony

- In Opposition:
  - Matthew Kennedy, 38 Meadow Road
  - Pamela Fritz, 14 Old Road
  - Diane Remetta, 22 Beach Road Ext
  - Phil Stankowitz, 40 Meadow Road
  - Jamie Weiss, 3 East Shore Drive
- General Comments
  - Judith Hirsch, 54 Founders Road
  - Matthew Kennedy, 38 Meadow Road
  - Maurice Carr, 9 Osprey Commons

Commission members asked questions which were answered by the agent and the applicant.

Guerra **moved** to close the public hearing for SE/CAM 16-098: 46 Meadow Road, Nichols Auto Parts. Moore **seconded** the motion.

In Favor: Goupil, Guerra, Moore, Singh and Richards  
In Opposition: None  
Abstentions: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 5-0-0-1.

The meeting was recessed for five minutes.

2. SE 16-135: 250 Killingworth Turnpike, Danielle Laudano: Detached accessory apartment. Map 17, Block 21, Lot 1-21. Zone R-80.

Assistant Secretary Guerra read the correspondence list into the record.

Danielle & Robert Laudano gave a brief presentation. There was no testimony. Goupil inquired if the applicant had found the process and regulations to be what they needed. D. Laudano stated that she originally wanted a “tiny house” but didn’t want to go through the process of writing the regulations.

Moore **moved** to close the public hearing for SE 16-135: 250 Killingworth Turnpike, Danielle Laudano. Guerra **seconded** the motion.

In Favor: Goupil, Guerra, Moore, Singh and Richards  
In Opposition: None  
Abstentions: None

Not Voting: Bousquet (Chairman)

The motion **carried**: 5-0-0-1.

3. SE 16-136: 50 Nod Road, Roper Thermals, LLC: Construction of an accessory shed and security fence for storage of compressed hydrogen cylinders. Map 32, Block 9, Lot 7. Zone I-2.

Assistant Secretary Guerra read the correspondence List into the record.

Gus Kellogg, applicant, gave a PowerPoint presentation. There was no testimony from the public.

Commission members asked questions which were answered by the agent and the applicant.

Singh **moved** to close the public hearing for SE 16-136: 50 Nod Road, Roper Thermals, LLC. Guerra **seconded** the motion.

In Favor: Goupil, Guerra, Moore, Singh and Richards

In Opposition: None

Abstentions: None

Not Voting: Bousquet (Chairman)

The motion **carried**: 5-0-0-1.

4. CME Associates, Inc. Contract Extension

Bousquet presented the proposal for an extension of the contract with CME Associates, Inc. until June 30, 2017.

Singh **moved** to recommend to the Board of Selectmen the extension of the contract with CME Associates, Inc. until July 30, 2017. Guerra **seconded** the motion.

In Favor: Goupil, Guerra, Moore, Singh and Richards

In Opposition: None

Abstentions: None

Not Voting: Bousquet (Chairman)

The motion **carried**: 5-0-0-1.

Guerra **moved** to adjourn the meeting. Moore **seconded** the motion.

In Favor: Goupil, Guerra, Moore, Singh and Richards

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In Opposition:           None  
Abstentions:           None  
Not Voting:           Bousquet (Chairman)  
The motion **carried**: 5-0-0-1.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Julia N. Pudem  
Clerk