

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Public Hearing  
January 4, 2017  
**Minutes**

Present: M. Knudsen, Chairman; T. Guerra, Vice Chairman; C. Aniskovich, Secretary; E. Alberino, G. Bousquet, C. Goupil, A. Kravitz, A. Moore, A. Singh, and A. Richards

Absent: M.E. Dahlgren and C. Neri

Also Present: Eric Knapp, Zoning Enforcement Officer  
Richard Roberts, Halloran & Sage, LLP

Chairman Michael Knudsen called the meeting to order at 7:13 p.m. Secretary Chris Aniskovich read the Legal Notice of Public Hearing into the record.

Chairman Knudsen inquired if there was anyone present for Agenda Item #1. As no one presented themselves, Knudsen suggested that the Commission take up Agenda Item #2 first.

Bousquet **moved** to table SE 16-180: 27 Commerce Street, Edward Winokur and take up SP/CAM 16-181: 15, 19, 21, 23 (A+B+C) West Main Street & 6 John Street Ext., Doug Benoit. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh  
In Opposition: None  
Abstentions: None  
Not Voting: Knudsen (Chairman) and Richards (Not Seated)  
The motion **carried**: 8-0-0-2.

1. SP/CAM 16-181: 15, 19, 21, 23 (A+B+C) West Main Street & 6 John Street Ext, Doug Benoit: Construction of a 13,225 sq. ft. retail building. Map 44, Block 30, Lots 1/2/3/4/5. Zone B-3 & I-1.

Chairman Knudsen read a prepared statement regarding the procedures of the public hearing and the merits upon which a Site Plan can be decided.

Secretary Aniskovich read the Correspondence List #1 into the record, along with the following individual letters:

- December 12, 2016 memorandum from Kirk Carr
- December 12, 2016 email from David Bautz, Clinton Historical Society
- December 28, 2016 letter from Robert Klein
- December 30, 2016 letter from Barbara Wiley
- January 4, 2017 letter from Katha Pollitt
- January 4, 2017 letter from Thomas A. Cronin
- January 4, 2017 email from Robert A. Farace, Jr.
- January 4, 2017 letter from Marianna Spain
- January 4, 2017 letter from Steven Lukes
- January 4, 2017 letter from Gerald Vece, Jr.
- January 4, 2017 letter from Patricia Thorpe
- January 4, 2017 letter from Barbara Thorpe

Thomas E. Cronin, attorney for the applicant, gave a brief opening presentation. Paul Vitaliano, engineer for the applicant, gave a presentation. Doug Grunert, architect for the applicant, gave a brief presentation.

Testimony

- In Favor
  - Jane Scully Welch, 101 Grove Street
  - Peter Richards, 114 West Main Street
  - Steve Bugg, 6 West Woods Drive
  - Richard Mazzella, 174 North Cove Road, Old Saybrook
  - Michael Mozzocchi, 16 Shore Road
  - Todd Pozefsky, 13 Laurel Ridge Trail
- In Opposition
  - Mary Jo Phelps, 23 Delwood Avenue
  - Phil Sengle, 25 James Vincent Drive
  - Paul Donosky, 19 Bargate Road
  - Jeff Cashman, 66 River Road
  - John Olsen, 101 Pratt Road
  - Megan Stein, 148 Old Post Road

[Aniskovich left the meeting from 8:41 p.m. to 8:43 p.m.]

- David Bautz, 2 Rose Marie Lane
- Phil Andros, 3 Pepperbush Drive
- Vin Cimino, 26 Old Mill Road
- Lynn Davis, 6 Hammock Road
- Dorie Dodds, 23 West Road
- Mary Kelley Busch, 43 Waterside Lane
- Sharon Brousseau, 7 Central Avnue
- Dave King, 22 Kelseytown Road

- Amanda Fairbanks, 53 John Street
- Thomas Vicino, 92 Carter Hill Road
- Kirk Carr, 9 Osprey Commons
- Bill Kirwin, 31 Grove Street
- Cameron Vickers, 10 Spencer Hill Road
- Aidan Moran, 62 Long Hill Road
- Eileen O'Donnell, 146 Ironworks Road
- Dale T. Moore, 15 Settlers Lane
- Pam Fritz, 14 Old Road
- John Hussaini, 138 Liberty Street
- Debbie Lundgren, 10 Slocum Road
- Hal Tzeutschler, 22 Morgan Parkway
- General Comments
  - John Allen, 15 Houperets Way
  - Dave Bautz, 2 Rosemarie Lane
  - Jane Scully Welch, 101 Grove Street
  - Megan Stein, 148 Old Post Road
  - Harriet Stein, 6 Mohawk Drive
  - Kirk Carr, 9 Osprey Commons
  - Jeff Cashman, 66 River Road

The meeting recessed from 9:26 p.m. – 9:40 p.m.

The Commission asked questions of the Commission's Counsel,

Alberino **moved** to close the public hearing for SP/CAM 16-181: 15, 19, 21, 23 (A+B+C) West Main Street & 6 John Street Ext, Doug Benoit. Bousquet **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh  
In Opposition: None  
Abstentions: None  
Not Voting: Knudsen (Chairman) and Richards (Not Seated)  
The motion **carried**: 8-0-0-2.

2. SE 16-180: 27 Commerce Street, Edward Winokur: Addition of residential use. Map 45, Block 34, Lot 9. Zone B-2.

There was no applicant or agent present. Staff summarized the application and noted that it was complete. There was no correspondence. There was no testimony or questions from the Commission.

Goupil **moved** to close the public hearing for SE 16-180: 27 Commerce Street, Edward Winokur. Moore **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh  
In Opposition: None  
Abstentions: None  
Not Voting: Knudsen (Chairman) and Richards (Not Seated)  
The motion **carried**: 8-0-0-2.

3. AR 16-115: Proposed Amendment to the Zoning Regulations: Section 24.3: Schedule of Uses for the MSD-1 Floating Zone.

It was noted that the public hearing was held open for the Commission to submit comments, but none had been received. The clerk read the comments from John Guszowski into the record.

Testimony:

- Kirk Carr, 9 Osprey Commons

Bousquet **moved** to close the public hearing AR 16-115: Proposed Amendment to the Zoning Regulations. Kravitz **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh  
In Opposition: None  
Abstentions: None  
Not Voting: Knudsen (Chairman) and Richards (Not Seated)  
The motion **carried**: 8-0-0-2.

4. AR 16-177: Proposed Amendment to the Zoning Regulations: Addition of the definition of Vehicle, Registered.

ZEO Knapp gave a brief presentation. There was no correspondence. There was no testimony. It was suggested that the registration not be limited to Connecticut. Knapp noted the change.

Bousquet **moved** to close the public hearing for AR 16-177: Proposed Amendment to the Zoning Regulations. Kravitz **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh  
In Opposition: None  
Abstentions: None

Not Voting: Knudsen (Chairman) and Richards (Not Seated)

The motion **carried**: 8-0-0-2.

5. AR 16-178: Proposed Amendment to the Zoning Regulations: Addition of Appendix B: Illustrations.

Goupil gave a brief presentation. There was no correspondence. It was suggested that the wording on the first page, good vs. bad, may not be the best.

Testimony

- Kirk Carr, 9 Osprey Commons

Bousquet **moved** to close the public hearing for AR 16-178: Proposed Amendment to the Zoning Regulations. Guerra **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Richards (Not Seated)

The motion **carried**: 8-0-0-2.

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

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and Singh

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Richards (Not Seated)

The motion **carried**: 8-0-0-2.

The meeting adjourned at 10:24 p.m.

Respectfully submitted,

Julia N. Pudem  
Clerk