

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

March 12, 2018

Minutes

Present: M. Rossi, Chairman; A. Kravitz, Vice Chairman; C. Aniskovich, Secretary; G. Bousquet, M.E. Dahlgren, B. Knight, A. Richards, J. Cashman and A. Moore.

Absent: M. Hughes, A. Singh and P. Sheehan

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Rossi called the meeting to order at 7:34 p.m. Alternate Jeffrey Cashman was seated for Michael Hughes. Alternate Adam Moore was seated for Amandeep Singh.

1. Chairman's Comments: Michael Rossi

Chairman Rossi requested the applicants of special exceptions to keep their comments short due to the impending storm.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
ZEO Knapp noted that he was unable to have a written report ready for the meeting due to storm closing and staff illnesses.

He noted that CVS has received their demolition permit.

- John Guskowski, CME Associates, Inc.
Guskowski had submitted a written report. Any questions regarding the report should be sent to the Chairman.

3. SE 18-005: 42 Pleasant Valley Road, Michael J. Houde: Detached accessory apartment. Map 74, Block 44, Lot 1. Zone R-80. **New**

Michael Houde, applicant, gave a brief presentation. Knight inquired why the staff comments were done today. It was noted that this gave the applicant three weeks to respond before the public hearing.

Kravitz **moved** to receive SE 18-005: 42 Pleasant Valley Road, Michael J. Houde and schedule a public hearing on Monday, April 2, 2018 at 7:00 p.m. Bousquet **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Cashman and Moore.
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman)
The motion **carried**: 8-0-0-1.

[Amandeep Singh arrived at 7;40 p.m. Alternate Adam Moore was no longer seated]

4. SE/CAM 18-007: 18 Nod Road, 18 Nod Road, LLC: Construction of two buildings for retail, warehousing, self-storage warehouse and contractor's business. Map 33, Block 9, Lot 18. Zone I-2.

Chuck Mandel, agent for the applicant, gave a brief presentation.

Aniskovich **moved** to receive SE/CAM 18-007: 18 Nod Road, 18 Nod Road, LLC and schedule a public hearing on Monday, April 2, 2018 at 7:00 p.m. Bousquet **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman
In Opposition: None
Abstention: None
Not Voting: Rossi (Chairman) and Moore (Not Seated)
The motion **carried**: 8-0-0-2.

5. SP/CAM 18-008: 1 West Main Street, Clinical Staff Builder, Inc.: Change of use to food service establishment. Map 44, Block 31, Lots 3/6. Zone B-3.

Michael Ott, agent for the applicant, gave a lengthy presentation and submitted revised materials. There was a lengthy discussion with the Commission regarding the site. Timothy Garrelts also gave a presentation.

Aniskovich **moved** to receive SP 18-008: 1 West Main Street, Clinical Staff Builder, Inc. and approve it with the following conditions:

- The hours of operation shall be 5:00 p.m. to 10:00 p.m., Wednesday through Sunday; and
- The plantings shall be maintained.

Singh **seconded** the motion. DISCUSSION: It was noted that the Commission found that all items in the staff review memo were addressed.

In Favor: Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, Cashman
In Opposition: None
Abstentions: Kravitz
Not Voting: Rossi (Chairman) and Moore (Not Seated)
The motion **carried**: 7-0-1-2.

Cashman **moved** to receive CAM 18-008: 1 West Main Street, Clinical Staff Builder, Inc. and approve it as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Aniskovich **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman
In Opposition: None
Abstention: None
Not Voting: Rossi (Chairman) and Moore (Not Seated)
The motion **carried**: 8-0-0-2.

6. AR 18-009: Proposed Amendment to the Zoning Map: Changes along West Main Street, Grove Street, Commerce Street, Captain's Walk, High Street and Snow Lane to align zone lines with lot lines.

Rossi gave a brief overview of the proposed changes. There was a discussion regarding the notification of abutting property owners.

Kravitz **moved** to schedule AR 18-009: Proposed Amendment to the Zoning Map and have all abutting property owners notified. Aniskovich **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman
In Opposition: None
Abstention: None
Not Voting: Rossi (Chairman) and Moore (Not Seated)
The motion **carried**: 8-0-0-2.

7. REF 18-010: Referral from the Madison Planning and Zoning Commission: 18-04. Regulation Amendment. Proposal to amend Section 3.4 of the Madison Zoning Regulations to allow "Bed and Breakfasts" by Special Exception Permit in the R-1 and R-2 Districts.

It was noted that the Zoning Enforcement Officer and Consultant Planner reviewed the referral and did not have any concerns.

Aniskovich **moved** to send comments to the Madison Planning and Zoning Commission stating that there are no intermunicipal concerns. Bousquet **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman
In Opposition: None
Abstention: None
Not Voting: Rossi (Chairman) and Moore (Not Seated)
The motion **carried**: 8-0-0-2.

8. SE 18-002: NIKMUN, LLC: Approval of two-family house, 111 High Street, Map 54, Block 54, 77. Zone R-20.

[Amandeep Singh recused. Alternate Adam Moore was seated.] It was noted that Dahlgren was ineligible.

Aniskovich **moved** to approve SE 18-002: 111 High Street, Nikmun, LLC. Kravitz **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Knight, Richards, Cashman and Moore
In Opposition: None
Abstention: None
Not Voting: Rossi (Chairman), Dahlgren (Ineligible) and Singh (Recused)
The motion **carried**: 7-0-0-3.

[Amandeep Singh returned to the meeting. Moore was no longer seated.]

9. AR 18-003: Proposed Amendment to Zoning Regulations: Section 27.2.4 Non-Residential Schedule of Uses. Change from "SE" to "X" of Multiple Unit Dwellings in the B-2 Zoning District.

Aniskovich **moved** to table AR 18-003: Proposed Amendment to the Zoning Regulations pending the April 2, 2018 public hearing. Bousquet **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman
In Opposition: None
Abstention: None

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Not Voting: Rossi (Chairman) and Moore (Not Seated)

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

10. Committee Reports

- Administrative Committee: B. Knight/A. Singh
Singh gave an update. The next meeting shall be on March 19, 2018 at 5:00 p.m. at the Library.
- Regulations Committee: C. Aniskovich/M.E. Dahlgren
Dahlgren gave an update. The next meeting shall be on March 26, 2018 at 7:00 p.m. in the Land Use Office.

11. Minutes:

- Administrative Committee Meeting: February 5, 2018
- Public Hearing: February 5, 2018
- Regular Monthly Meeting: February 12, 2018
- Regulations Committee Meeting: February 26, 2018

It was noted that the minutes from the February 5, 2018 Administrative Committee Meeting had not been distributed to the Commission.

Bousquet **moved** to approve the remaining minutes as presented. Cashman **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman

In Opposition: None

Abstention: None

Not Voting: Rossi (Chairman) and Moore (Not Seated)

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

12. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Halloran & Sage, LLP (Invoice # 11253129) \$425.50

Bousquet **moved** to approve the bills as presented. Aniskovich **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman

In Opposition: None

Abstention: None

Not Voting: Rossi (Chairman) and Moore (Not Seated)

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

13. Old Business

There was no old business at this time.

14. New Business

Rossi noted that Lauren Ashe from the Hope Partnership would be giving a presentation at the next meeting.

Bousquet stated that he found the tone used towards the Land Use Staff disturbing. He noted that they are understaffed and are doing what they can in the time that they have.

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

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh, and Cashman

In Opposition: None

Abstention: None

Not Voting: Rossi (Chairman) and Moore (Not Seated)

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

The meeting adjourned at 9:16 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk