

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing
April 2, 2018
Minutes

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

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Rossi called the meeting order at 7:04 p.m. There were no absent Commissioners for alternates to be seated for.

At the request from the Chairman, Hughes **moved** to postpone the public hearing for AR 18-003: Proposed Amendment to the Zoning Regulations to Monday, April 30, 2018 at 7:00 p.m. Knight **seconded** the motion.

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

In Opposition: None

Abstentions: None

Not Voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)

The motion **carried**: 8-0-0-4.

Secretary Aniskovich read the Legal Notice of Public Hearing.

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

Secretary Aniskovich read the February 6, 2018 memo from Jeffrey Hesel, Fire Marshal and Correspondence List #1.

Michael Houde, applicant, gave a brief presentation. There was no one present to give testimony.

Rossi inquired about the square footage of the apartment. Cashman inquired about the residency of the apartment.

Aniskovich **moved** to close the public hearing for SE 18-005: 42 Pleasant Valley Road, Michael J. Houde. Bousquet **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards, and Singh.
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-4

2. 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.

Secretary Aniskovich read Correspondence List #1 into the record along with the April 2, 2018 memo from Jeff Hesser, Fire Marshal.

Chuck Mandel, agent for the applicant, gave a brief presentation and distributed copies of the revised materials submitted this afternoon. Secretary Aniskovich read the March 28, 2018 email from Jay Testori into the record.

Testimony

General comments/concerns:

- Stephen O'Neill, 16 Nod Road

Dahlgren inquired if the Drainage Report will be reviewed by DTC. Knight inquired about the uses. Mandel and Milano responded to her questions. Kravitz inquired about the signage for the property. Moore inquired about the landscaping. It was noted that the sign design and the landscape design needs to be submitted. Dahlgren inquired about the design of the interior of the units. Hughes inquired about the water service.

The landscaping plan and sign design was submitted. There was lengthy discussion regarding the uses.

Bousquet **moved** to close the public hearing for SE/CAM 18-007: 18 Nod Road, 18 Nod Road, LLC. Aniskovich **seconded** the motion.

Clinton Planning and Zoning Commission

*Public Hearing **Minutes***

April 2, 2018

Page 3

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards, and Singh.
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-4

3. 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.

This item was postponed to April 30, 2018.

Aniskovich **moved** to adjourn the meeting. Kravitz **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards, and Singh.
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-4

The meeting adjourned at 8:21 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk