

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

April 9, 2018

## Minutes

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

Absent: M. Rossi, Chairman; P. Sheehan

Also Present: Eric Knapp, Zoning Enforcement Officer

Vice Chairman Alan Kravitz called the meeting to order at 7:30 p.m. Alternate Adam Moore was seated for Michael Rossi.

1. Chairman's Comments: Michael Rossi

Alan Kravitz, Acting Chairman, noted that the executive session will not be held.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer  
ZEO Knapp noted that his report was sent out early because his staff was on vacation at the end of the previous week.
- John Guskowski, CME Associates, Inc.

3. SE 18-014: 63 East Main Street, Adam Stanton House, Inc.: Farmers Market. Map 56, Block 61, Lot 10. Zone VZ.

Pat Lindahl, agent for the applicant, gave a brief presentation.

Dahlgren **moved** to receive SE 18-014: 63 East Main Street, Adam Stanton House, Inc. and schedule a public hearing on Monday, April 30, 2018 at 7:00 p.m. Hughes **seconded** the motion.

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

In Opposition: None

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Abstentions: None  
Not Voting: Kravitz (Acting Chairman) and Cashman (Not Seated)  
The motion **carried**: 8-0-0-2

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

Singh **moved** to approve SE 18-005: 42 Pleasant Valley Road, Michael J. Houde. Aniskovich **seconded** the motion.

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

5. 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.

There was a lengthy discussion.

Aniskovich **moved** to approve SE 18-007: 18 Nod Road, 18 Nod Road, LLC. Hughes **seconded** the motion. DISCUSSION: There was a lengthy discussion regarding drainage and the engineering comments; a landscaping plan and the uses.

[Cashman left at 8:02 p.m. returned at 8:05 p.m.]

Dahlgren **moved** to amend the motion to add the following condition:

- To require the Town's engineer to evaluate the drainage and any other engineering concerns of the site to bring satisfactory resolution with compliance to the 2004 Connecticut Stormwater Quality Manual Regulations.

Bousquet **seconded** the motion.

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

Bousquet **moved** to amend the motion to add the following condition:

- To require a landscaping plan to be approved the Zoning Enforcement Officer.

Moore **seconded** the motion.

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

Kravitz handed the gavel to Aniskovich to preside.

Kravitz **moved** to amend the motion to allow the following uses by Site Plan approval provided that each of the following uses occupies less than 15,000 square feet:

- Manufacturing and processing of good
- Warehousing and wholesale
- Professional and business offices
- Printing establishments.

Knight **seconded** the motion.

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

Vote on amended motion:

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

6. Presentation: Lauren Ashe & Dawn Parker, Shoreline Basic Needs Task Force Housing Committee

Dawn Parker, Shoreline Basic Needs Task Force Housing Committee, gave a presentation. Parker submitted a "Call to Action" and took questions from the Commission.

7. AR 18-003: Proposed Amendment to the 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.

Singh **moved** to table AR 18-003: Proposed Amendment to the Zoning Regulations pending the April 30, 2018 Public Hearing. Knight **seconded** the motion.

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

8. 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.

Bousquet **moved** to table AR 18-009: Proposed Amendment to the Zoning Map pending the April 30, 2018 Public Hearing. Moore **seconded** the motion.

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

9. Committee Reports:

- Administrative Committee: B. Knight/A. Singh  
Singh noted that there are still some materials missing. The next meeting is on Monday, April 16, 2016.
- Regulations Committee: C. Aniskovich/M.E. Dahlgren  
Dahlgren noted that the committee did not meet since last month. The next meeting is April 23, 2018. Singh requested that the agenda for the committee be more specific as to what they are discussing.

10. Minutes:

- Administrative Committee Meeting: February 5, 2018
- Special Meeting: March 5, 2018

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- Public Hearing: March 5, 2018
- Regular Monthly Meeting: March 12, 2018
- Administrative Committee Meeting: March 19, 2019

Bousquet **moved** to approve the minutes as presented. Moore **seconded** the motion. DISCUSSION: Knight requested that the March 12, 2018 minutes be amended to include the conversation between Singh and Knapp regarding Singh's blighted property. There was a discussion regarding what exactly she wanted added which resulted in a request for the conversation to be transcribed into the minutes. There was no motion to amend the motion on the floor.

In Favor: Aniskovich, Bousquet, Moore and Richards  
In Opposition: Kravitz, Knight and Hughes  
Abstaining: Dahlgren and Singh  
Not Voting: Cashman (Not Seated)  
The motion **carried**: 4-3-2-1

11. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Dzialo, Pickett & Allen, PC (Invoice #32260) \$240.50
- Halloran & Sage, LLP
  - General Land Use Matters (Invoice #11255597) \$333.00

Dahlgren **moved** to approve the bills. Moore **seconded** the motion. DISCUSSION: Hughes inquired about the invoice from Dzialo, Pickett & Allen, PC. It was noted that this is regarding the zoning enforcement at 66 River Road.

In Favor: Aniskovich, Bousquet, Dahlgren, Knight, Richards, Singh and Moore  
In Opposition: Hughes  
Abstentions: Kravitz  
Not Voting: Cashman (Not Seated)  
The motion **carried**: 7-1-1-1

12. Old Business

There was no old business at this time.

13. New Business

Knight inquired who had the ability to post the recordings to the website. It was noted that the Land Use Technician Jullie Pudem was the only one who does. Knight inquired if the recordings were edited prior to being posted. Pudem stated that they are not.

Knight stated that in most organizations the approval of minutes was first on the agenda. It was noted that the order of business on the agenda is dictated by the Bylaws. Kravitz stated that he recommends that a committee be appointed by the Chairman at the next meeting to review the Bylaws.

14. Executive Session to discuss Pending Litigation. MJM Self-Storage of Clinton, LLC v. Town of Clinton Planning and Zoning Commission – Docket No. MMX-CV 16-6016645-S.

The Executive Session was not held.

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

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

The meeting adjourned at 9:41 p.m.

Respectfully submitted,

Julia N. Pudem  
Clerk