

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

May 14, 2018

Minutes

Present: M. Rossi, Chairman; G. Bousquet, M.E. Dahlgren, M. Hughes, B. Knight, A. Richards, J. Cashman, A. Moore and P. Sheehan

Absent: A. Kravitz, Vice Chairman; C. Aniskovich, Secretary; and A. Singh

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Rossi called the meeting to order at 7:30 p.m. Alternate Jeffrey Cashman was seated for Amandeep Singh; Alternate Adam Moore was seated for Chris Aniskovich; Alternate Patrick Sheehan was seated for Alan Kravitz.

1. Chairman's Comments: Michael Rossi

- Chairman Rossi requested that if a Commission member is unable to attend a meeting, please notify staff.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
 - Knapp noted landscaping inspections that had been done at the request of the First Selectman
 - Rossi submitted complaints on several signs from the Design Review Board
 - Moore inquired about the status of 14 Blake Avenue. Knapp noted that he had been instructed by the Commission to hold off on pursuing further action because the Commission was looking into adopting regulations regarding this type of use. Rossi will follow up with the consultant planner regarding draft language.
- John Guskowski, CME Associates, Inc.
 - It was noted that Commission members would like to have the consultant planner attend a Commission meeting.

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

It was noted that the public hearing closed. Several documents had been submitted at the request of the Commission since the close of the public hearing. Rossi asked the ZEO to

summarize the documents. Rossi noted that there was a condition in the file that a list of the proposed products to be offered together with a copy of the certificate from the Connecticut Commission of the Department of Agriculture authorizing the farmer's market to operate shall be submitted.

It was noted that the following members were eligible to vote on this application: Rossi, Bousquet, Hughes, Knight and Moore.

Knight **moved** to approve SE 18-014: 63 East Main Street, Adam Stanton House, Inc. with the following condition:

- A list of the proposed products to be offered together with a copy of the certificate from the Connecticut Commission of the Department of Agriculture authorizing the farmer's market to operate shall be submitted.

Hughes **seconded** the motion. DISCUSSION: Moore inquired about the status of the fee waiver. It was noted that the First Selectman waived the fee. Bousquet discussed the driveway entrance on Route 1. The following condition was added to the motion:

- All vendors shall use the entrance off of Church Road. The entrance off of Route 1 shall not be utilized for the Farmer's Market.

In favor: Bousquet, Hughes, Knight and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman), Dahlgren (Ineligible), Richards (Ineligible), Cashman (Ineligible) and Sheehan (Ineligible)
The motion **carried**: 4-0-0-5.

4. 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.

It was noted that the following members were eligible to vote on this item: Rossi, Bousquet, Dahlgren, Hughes, Knight and Moore.

Dahlgren **moved** to approve AR 18-003: Proposed Amendment to the Zoning Regulations as it is consistent with the Town Plan of Conservation and Development, with an effective date of July 1, 2018. Knight **seconded** the motion.

In favor: Dahlgren, Hughes, and Knight
In Opposition: Bousquet and Moore
Abstentions: None

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Not Voting: Rossi (Chairman), Richards (Ineligible), Cashman (Ineligible) and Sheehan (Ineligible)

The motion **carried**: 3-2-0-5.

5. 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.

It was noted that the following members were eligible to vote on this item: Rossi, Bousquet, Dahlgren, Hughes, Knight and Moore.

Moore **moved** to deny AR 18-009: Proposed Amendment to the Zoning Map. Dahlgren **seconded** the motion.

In favor: Bousquet, Dahlgren, Hughes, Knight and Moore

In Opposition: None

Abstentions: None

Not Voting: Rossi (Chairman), Richards (Ineligible), Cashman (Ineligible) and Sheehan (Ineligible)

The motion **carried**: 5-0-0-4.

6. REF 18-015: Referral from Madison: 18-12+CSP. 168-178 Cottage Road. Map 32, Lots 9, 10, 11, 12, 14. C & R-2 Districts. Owners: Marine Ventures III, LLC & 168 Cottage Road LLC. Special Exception Permit application for a mixed-use development of 37 2-bedroom residential townhouses, retail, offices and marina. Coastal Site Plan required.

Dahlgren recused herself from this item. The Commission discussed the potential for intermunicipal concerns and decided to send a letter to the Madison Planning and Zoning Commission stating that they have no response.

7. REF 18-016: Referral from Madison: 18-13 OSCD. Rear of 318 Horsepond Road. Map 80, Lot 19. RU-2 District. Owner/Applicant: Horsepond Estates, LLC. Petition for Zone Boundary Change for an Open Space Conservation District (OSCD) to divide 22.10 acres into 16 lots and open space.

The Commission discussed the potential for intermunicipal concerns and determined there to be none. A letter will be sent to the Madison Planning and Zoning Commission stating such.

8. Committee Reports:

- Administrative Committee: A. Singh
No meeting was held last month. The next meeting is scheduled for May 21, 2018.
- Regulations Committee: C. Aniskovich/M.E. Dahlgren
No meeting was held last month. The next meeting date will be announced.

9. Minutes:

- Public Hearing: April 2, 2018
- Regular Monthly Meeting: April 9, 2018
- Administrative Committee Meeting: April 16, 2018
- Regulations Committee Meeting: April 23, 2018
- Public Hearing: April 30, 2018

Dahlgren **moved** to approve the minutes as submitted. Moore **seconded** the motion.

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

10. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Dzialo, Pickett & Allen, PC \$536.50

Bousquet **moved** to approve the bills as submitted. Dahlgren **seconded** the motion.

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

11. Old Business

There was no old business discussed at this time.

12. New Business

There was no new business discussed at this time.

13. Executive Session to discuss Pending Litigation

Bousquet **moved** to enter into Executive Session, and invited Eric Knapp, Zoning Enforcement Officer and Jullie Pudem, Land Use Technician, to join the Commission. Knight **seconded** the motion.

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

The Commission entered into Executive Session at 8:06 p.m. Cashman recused himself from the meeting at 8:34 p.m.

The Commission returned from Executive Session at 9:04 p.m. No motions nor any decisions were made while in Executive Session.

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

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

The meeting adjourned at 9:06 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk