

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing

January 4, 2016

Minutes

Present: G. Bousquet, Chairman; E. Alberino, A. Kravitz, C. Goupil, T. Guerra, A. Moore, A. Singh and M.E. Dahlgren

Absent: M. Knudsen, Vice Chairman; C. Aniskovich, Secretary; and C. Neri

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Gary Bousquet called the meeting to order at 7:07 p.m. Assistant Secretary Timothy Guerra read the Legal Notice of Public Hearing.

1. AR 15-217: Petition to Amend the Zoning Regulations, Cedar Island Marina: Amendments to Section 24.2.3 [Multiple Dwelling Units in Commercial Structures]; Section 24.2.5 [Common Interest Community Development]; Section 10.3 [Special Exception Standards for Multiple Dwelling Units in Commercial Structures] and Section 10.5 [Special Exception Standards for Common Interest Community Developments] to allow these uses in the Marine (M) zone.

Assistant Secretary Guerra read Correspondence List #1 into the record.

Kris Shapiro, agent for the applicant, gave a presentation and submitted photographs of the potential area of development if these regulations were to be enacted.

Testimony

In Favor:

- Carol Walter, 5 Buell Court
- Jeffrey Cashman, 66 River Road

Singh referenced the Plan of Conservation and Development. Kravitz discussed the PoCD in further detail.

Dahlgren requested that the Consulting Planning is asked regarding the specific advantages and disadvantages of considering this kind of use in the marine zone.

Kravitz inquired of the applicant why did you take this particular approach? Shapiro discussed his approach and process that he has gone through. There was a discussion regarding the incorporation of amenities into the development. Goupil and Dahlgren discussed public access amenities.

Kravitz **moved** to continue the public hearing for AR 15-217: Petition to Amend the Zoning Regulations, Cedar Island Marina to February 1, 2016 at 7:00 p.m. in the Green Room and recommend that the applicant have a meeting with the Land Use Staff, the Consulting Planner, and OLISP. Goupil **seconded** the motion. DISCUSSION: Will this include a discussion regarding a floating zone? Public transportation, access, affordable housing, minimize vehicular traffic, off site public parking.

In Favor: Alberino, Kravitz, Goupil, Guerra, Moore, Singh, and Dahlgren
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman)
The motion **carried**: 7-0-0-1.

2. AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit: Addition of Section 21: Floating Zones, allowing floating zoning generally in the town of Clinton, and setting forth the procedures for their adoption. The application would specifically allow the creation of a “New England Village Special Design District”, a mixed use zoning district available only to properties presently zoned either “I” or “B”.

Assistant Secretary Guerra read Correspondence List #1 into the record.

Thomas Cronan, attorney for the applicant, gave a presentation. He reviewed the proposed amendment in depth and discussed potential additions.

Testimony

- Opposed
 - Michael Milano, 19 Nod Place
 - Pamela Fritz, 14 Old Road
 - Kirby Cummings, 30 Old Road
 - Jeffrey Cashman, 66 River Road
 - Judy Hirsh, Founders Village
- General Comments
 - Hank Stein, 6 Mohawk Drive
 - Harriet Stein, 6 Mohawk Drive
 - Michael Milano, 19 Nod Place

- Jeffrey Cashman, 66 River Road

Kravitz **moved** to close the public hearing for AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit. There was no second to the motion.

Guerra recommended that the hearing stays open. Goupil feels that a floating zone undermines predictability of the zone map and noted the recommendations of the Plan of Conservation and Development.

Moore **moved** to continue the public hearing for AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit on February 1, 2016 at 7:00 p.m. in the Green Room. Alberino seconded the motion.

In Favor: Alberino, Goupil, Guerra, Moore, Singh, and Dahlgren
In Opposition: Kravitz
Abstentions: None
Not Voting: Bousquet (Chairman)
The motion **carried**: 7-0-0-1.

Singh **moved** to adjourn the meeting. Alberino **seconded** the motion.

In Favor: Alberino, Kravitz, Goupil, Guerra, Moore, Singh, and Dahlgren
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman)
The motion **carried**: 7-0-0-1.

The meeting adjourned at 9:22 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk