

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

February 8, 2016

## Minutes

Present: G. Bousquet, Chairman; M. Knudsen, Vice Chairman; C. Aniskovich, Secretary; C. Goupil, T. Guerra, A. Moore, A. Singh, M.E. Dahlgren and C. Neri

Absent: E. Alberino and A. Kravitz

Chairman Gary Bousquet called the meeting to order at 7:34 p.m. Alternate Carl Neri was seated for Alan Kravitz; Alternate Mary Ellen Dahlgren was seated for Edward Alberino.

1. Chairman's Comments: Gary Bousquet

Thank everyone for coming out in the inclement weather. He informed the Commission about the new cell phone policy issued by the First Selectman. There was a discussion regarding the use of cell phones to access the digital information which is distributed to the Commission instead of hard copies.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer

ZEO Knapp was not present. The Clerk answered question regarding 57 Liberty Street and 49 Stanton Road.

- John Guskowski, CME Associates, Inc.

John Guskowski was not present. The members of the Commission inquired about a charge for one hour for attending a seminar. This will be passed onto Guskowski.

3. SP 16-03: 117 Nod Road, Bruce Farmer: Construction of 82'-4" x 42'-8" vehicle and equipment storage building. Map 14, Block 3, Lot 26. Zone IP.

Wade Thomas, Nathan L. Jacobson & Associates, Inc., gave a brief presentation.

Dahlgren **moved** to received SP/CAM 16-03: 117 Nod Road, Bruce Farmer and table to the next Regular Monthly Meeting. Aniskovich **seconded** the motion:

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri

*Clinton Planning and Zoning Commission*  
*Regular Monthly Meeting **Minutes***  
*February 8, 2016*  
*Page 2*

In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

[Michael Knudsen recused himself from all items regarding 36 Killingworth Turnpike)

4. SE 16-04: 36 Killingworth Turnpike, Jeff Mastroianni: Change of use to food service establishment where customers are served only when seated at tables or counters with incidental take-out service. Map 42, Block 23, Lot 16. Zone R-20.

It was noted that an applicant was not present due to the inclement weather.

Goupil **moved** to receive SE 16-04: 36 Killingworth Turnpike, Jeff Mastroianni and schedule a public hearing on Monday, March 7, 2016 at 7:00 p.m. Aniskovich **seconded** the motion.

In Favor: Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman) and Knudsen (Recused)  
The motion **carried**: 7-0-0-2.

[Knudsen returned to the meeting]

5. SE 16-05: 11 Killingworth Turnpike, Mill Pond Clinton, LLC: Construction of a mixed use development. Map 43, Block 45, Lot 73. Zone IDZ.

Henry Resnikoff, Mill Pond Clinton, LLC, gave a brief presentation.

Singh **moved** to receive SE 16-05: 11 Killingworth Turnpike, Mill Pond Clinton, LLC and schedule a public hearing on Monday, March 7, 2016 at 7:00 p.m. Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

Singh **moved** to engage the following professionals to review the plans:

- Architect
- Landscape Architect

- Traffic Engineer, which will include a review of the parking analysis.

Goupil **seconded** the motion. DISCUSSION: Neri is not in favor of hiring outside professionals to review the plans. Aniskovich stated that this is a good thing to have done.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh and Dahlgren  
In Opposition: None  
Abstention: Neri  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

6. Sub. 293: Tidewater, Beach Park Road/Mallard Lane, Richards Brothers Farm: Request for a 90-day extension to file the mylars.

Knudsen **moved** to grant a 90-day extension for Sub. 293: Tidewater, Beach Park Road/Mallard Lane, Richards Brothers Farm. Neri **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

7. PRE 16-06: 11 Nod Place, The Neri Corp: Information discussion.

Knudsen **moved** to table PRE 16-06: 11 Nod Place, The Neri Corp until a representative of the Neri Corp arrives. Goupil **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, and Dahlgren  
In Opposition: None  
Abstention: Neri  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 7-0-0-2.

8. AR 15-217: Petition to Amend the Zoning Regulations, Cedar Island Marina: Section 24.2.3; Section 24.2.5; Section 10.3 and Section 10.5.

Goupil **moved** to table AR 15-217: Petition to Amend the Zoning Regulations, Cedar Island Marina pending the continuation of the public hearing on Monday, February 29, 2016 at 7:00 p.m. Singh **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri

*Clinton Planning and Zoning Commission  
Regular Monthly Meeting **Minutes**  
February 8, 2016  
Page 4*

In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

9. AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit: Addition of Section 21: Floating Zones. **PH continued to 2/1/2016**

Goupil **moved** to table AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit pending the continuation of the public hearing on Monday, February 29, 2016 at 7:00 p.m. Dahlgren **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

10. Incentive Housing Grant: Update from CME Associates, Inc.

This item was not discussed due to the absence of the consulting planner.

[Carl Neri left room at 8:13 p.m.]

11. Plan of Conservation and Development: Update from CME Associates, Inc.

12. Plan of Conservation and Development: Prioritization of Action Items.

Agenda Items #11 and #12 were discussed concurrently. There was a discussion regarding the matrix and the photographs.

[Neri returned to the meeting at 8:20 p.m.]

There was a lengthy discussion regarding the PoCD and the priorities of the Commission for Action items.

Dahlgren **moved** to set the following deadlines:

- CME Associates, Inc. will inform Staff of any information needed to complete the PoCD in final printing form no later than Tuesday, February 16, 2016
- CME Associates will provide all deliverables to the Land Use Office no later than March 7, 2016.

Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

Singh **moved** to designate the Clinton Center Master Plan as the action item with the highest priority and to request that CME Associates, Inc. submit a “recipe” of steps to accomplish this action item no later than Monday, March 7, 2016. Neri **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

[Carl Neri recused]

7. PRE 16-06: 11 Nod Place, The Neri Corp: Information discussion.

Kimberly Neri Simoncini led a discussion with the Commission regarding the subject property and the regulations regarding outdoor storage.

Dahlgren **moved** to authorize Simoncini to work with staff on revising the regulations and to waive the fees when the amendment is submitted. Guerra **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, and Dahlgren  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman) and Neri (Recused)  
The motion **carried**: 7-0-0-2.

[Neri returned at 9:04 p.m.]

13. Appointment of Committees:

Chairman Bousquet appointed the following Committees:

- Planning Review Committee
  - Christine Goupil
  - Tim Guerra
  - Adam Moore

- Subdivision Regulations Review Committee
  - Alan Kravitz
  - Carl Neri
  - Edward Alberino
  
- Zoning Regulations Review Committee
  - Michael Knudsen
  - Chris Aniskovich
  - Amandeep Singh
  
- Administrative Committee
  - Mary Ellen Dahlgren
  - Gary Bousquet
  - Tim Guerra

14. Committee Reports:

- Administrative Committee  
Dahlgren noted that the Commission is waiting for the color printout of the report. Dahlgren will transmit the file to the Clerk again.
  
- Executive Committee  
Bousquet reviewed the meeting of January 26, 2016. There was a discussion regarding grants.
  
- Planning Review Committee
- Subdivision Regulations Review Committee
- Zoning Regulations Review Committee

No other committee reported at this time.

15. Minutes:

- January 4, 2016 Public Hearing
- January 11, 2016 Regular Monthly Meeting
- January 26, 2016 Executive Committee Meeting

Knudsen **moved** to approve the minutes as submitted. Singh **seconded** the motion.

In Favor:	Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri
In Opposition:	None
Abstention:	None
Not Voting:	Bousquet (Chairman)

The motion **carried**: 8-0-0-1.

16. Bills & Correspondence:

- Halloran & Sage, LLP
  - General Land Use Matters (Invoice #11199230-1) \$296.00

Singh **moved** to approve the bill to be paid as presented. Dahlgren **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

17. Old Business

Singh **moved** to schedule AR 16-06: Proposed Amendment to the Zoning Regulations (Section 28: Signs) for public hearing on Monday, March 7, 2016 at 7:00 p.m. Guerra **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

18. New Business

Staff proposed an amendment to the Fee Ordinance to be able to recoup the cost of scanning plans and applications so that they may be mounted on the website. The consensus of the Commission was to get more information regarding the costs.

Neri **moved** to adjourn the meeting. Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Goupil, Guerra, Moore, Singh, Dahlgren and Neri  
In Opposition: None  
Abstention: None  
Not Voting: Bousquet (Chairman)  
The motion **carried**: 8-0-0-1.

The meeting adjourned at 9:53 p.m.

*Clinton Planning and Zoning Commission*  
*Regular Monthly Meeting **Minutes***  
*February 8, 2016*  
*Page 8*

Respectfully submitted,

Julia N. Pudem  
Clerk