

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing
May 2, 2016
Minutes

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

Absent: M. Knudsen, Vice Chairman; E. Alberino, C. Neri and A. Richards

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Gary Bousquet called the public hearing to order at 7:02 p.m. Alternate Mary Ellen Dahlgren was seated for Michael Knudsen. Secretary Chris Aniskovich read the Legal Notice of Public Hearing.

1. SE 16-021: 57 Liberty Street, William M. Reiss, IV: Accessory apartment. Map 67, Block 55, Lot 33a. Zone R-20.

William M. Reiss, IV, applicant, gave a brief presentation. There was no public testimony. Singh inquired if this was previously assessed as an apartment. Reiss stated that it was and has been in existence since 2004. Kravitz inquired if the apartment was conforming; Knapp stated that it was.

Aniskovich **moved** to close the public hearing for SE 16-021: 57 Liberty Street, William M. Reiss, IV. Goupil **seconded** the motion.

In Favor: Aniskovich, Kravitz, Goupil, Guerra, Moore, Singh and Dahlgren

In Opposition: None

Abstentions: None

Not Voting: Bousquet (Chairman)

The motion **carried**: 7-0-0-1.

2. SE 16-023: 2 Old Nod Road, GER, Inc.: Organic waste recycling and composting. Map 21, Block 6, Lot 51. Zone IP.

Jon Damon, GER, Inc., applicant, gave a brief presentation. There was no public testimony. Goupil inquired about the DEEP applications; Damon stated that they are in process and the Zoning approval will be added to the application packet to DEEP. Dahlgren inquired about

the length of the paved portion of the access driveway. Damon noted that they have inherited the existing conditions which includes the paved portion of the driveway. Goupil inquired if there had been any complaints

Kravitz **moved** to close the public hearing for SE 16-023: 2 Old Nod Road, GER, Inc. Guerra **seconded** the motion.

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

3. SE 16-027: 192 East Main Street, Enzo DeNovellis: Addition of outdoor seating. Map 68, Block 65, Lot 56. Zone VZ.

Lisa Dockus, agent for the applicant, gave a brief presentation.

Testimony

Philip Sengle, 25 James Vincent Drive, in favor.

Singh inquired about the number of apartments; it was noted that the apartments were in existence prior to the enactment of zoning in the Town. Kravitz inquired about parking calculations; it was noted that the regulations are based on gross floor area and as there is no structure, there is no change to the parking.

Moore **moved** to close the public hearing for SE 16-027: 192 East Main Street, Enzo DeNovellis. Aniskovich **seconded** the motion. DISCUSSION: Singh requested clarification. Kravitz noted the lack of parking regulations for outdoor seating. Knapp inquired if they were going to be required to fence in the area per Liquor Control. DeNovellis stated that he is unsure.

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

4. SE 16-030: 342 East Main Street, M&M Motors International: Change of use to used vehicle sales. Map 88, Block 71, Lot 52A. Zone B-4.

Mustafa Omeragic, applicant, gave a brief presentation. There was a discussion regarding the work to be done on-site, the signage, and the quality of the existing facility.

Singh **moved** to close the public hearing for SE 16-030: 342 East Main Street, M&M Motors International. Guerra **seconded** the motion.

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

5. SE 16-031: 117 Long Hill Road, Barbara Kleefeld: Accessory apartment. Map 65, Block 49, Lot 10-1. Zone R-60.

Barbara Kleefeld, applicant, gave a brief presentation. Singh inquired about the status of the area to be used as the apartment. Kleefeld noted that it is a finished basement at this time; the renovation was done in anticipation of being able to be converted. Staff noted that a variance has been granted. Dahlgren inquired what facilities were currently there.

Singh **moved** to close the public hearing for SE 16-031: 117 Long Hill Road, Barbara Kleefeld. Kravitz **seconded** the motion.

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

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

In Favor: Aniskovich, 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 7:54 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk