

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

May 9, 2016

Minutes

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

Absent: C. Neri

Also Present: John Guskowski, CME Associates, Inc.

Chairman Gary Bousquet called the meeting to order at 7:31 p.m.

1. Chairman's Comments: Gary Bousquet

Chairman Bousquet introduced Andrew Richards, alternate, and gave a brief overview of the Commission and Committees.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
Acting ZEO Jullie Pudem updated the Commission as to the ZEO report which was distributed to the Commission prior to the meeting via email. Kravitz requested action be taken on 314 East Main Street.
- John Guskowski, CME Associates, Inc.
There was a lengthy discussion regarding Appendix B.

Knudsen **moved** to take up the May 8, Letter from Jessica Demers, Clinton Fireworks Festival Committee. Singh **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh

In Opposition: None

Abstentions: None

Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)

The motion **carried**: 8-0-0-3

3. Discussion: May 8, Letter from Jessica Demers, Clinton Fireworks Festival Committee

The Commission members reviewed the request to not require compliance with the regulations concerning vendors at events with regards to permits and fees. As this letter was only received today, the Commission members determined that they needed more time to consider the request.

Goupil **moved** to table May 8, Letter from Jessica Demers, Clinton Fireworks Festival Committee to the June 13, 2016 Regular Monthly Meeting. Moore **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

4. AR 16-055: Petition to Amend the Zoning Regulations, Caitlan Nadolny: Addition of Section 3.8.3: Grooming Facility, Section 24.1.41: Grooming Facility and Section 24.2.41: Grooming Facility.

Caitlan Nadolny, applicant, gave a brief presentation.

Knudsen **moved** to receive AR 16-055: Petition to Amend the Zoning Regulations, Caitlan Nadolny, refer the application to the consultant planner for comment, and schedule a public hearing on June 6, 2016 at 7:00 p.m. Aniskovich **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

5. SE 16-056: 224 East Main Street, Giovanni Lawn Care, LLC/Ciro Landscaping, LLC: Modification of SE 15-038 to reduce the height of the fence. Map 78, Block 70, Lot 159A. Zone B-4.

Giovanni Sanchez and Wilson Santiago, applicants, gave a brief presentation.

Goupil **moved** to receive SE 16-056: 224 East Main Street, Giovanni Lawn Care, LLC/Ciro Landscaping, LLC, refer the application to the consultant planner for comment, and schedule a public hearing on Monday, June 6, 2016 at 7:00 p.m. Singh **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None

Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

6. AR 16-058: Petition to Amend the Zoning Regulations and Map, Clinton Housing, Inc.: Addition of Section 21.3.2: Affordable Housing District-1; Section 24.1.3: Two-family dwellings in more than one structure; Section 24.1.4: Multiple Unit Dwelling; 24.2.3: Two-family dwellings in more than one structure; Section 24.2.4: Multiple Unit Dwelling; Section 24.3: Permitted uses for AHD-1 Zoning District.
7. SP 16-059: 8 Liberty Place, Clinton Housing, Inc.: 32 mixed income dwelling units in a 30,934 sq. ft. building under CGS Section 8-30g. Map 54, Block 53, Lot 20. Zone R-60 (See Petition AR 16-058).

Items AR 16-058 and SP 16-059 were taken up concurrently. David Hoopes, agent for the applicant, gave a brief presentation.

Singh **moved** to receive AR 16-058: Petition to Amend the Zoning Regulations and Map, Clinton Housing, Inc. and SP 16-059: 8 Liberty Place, Clinton Housing, Inc., refer the applications to the consultant planner, schedule AR 16-058: Petition to Amend the Zoning Regulations and Map, Clinton Housing, Inc. for public hearing on *Tuesday*, July 5, 2016 at 7:00 p.m. and table SP 16-059: 8 Liberty Place, Clinton Housing, Inc. to the July 11, 2016 Regular Monthly Meeting. Aniskovich **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

8. AR 16-060: Petition to Amend the Zoning Regulations and Map, Doug Benoit: Landing of MSD-1 floating zone on 15 West Main Street (Map 44, Block 30, Lot 5. Zone B-3/I-1), 19 West Main Street (Map 44, Block 40, Lot 4. Zone B-3/I-1), 21 West Main Street (Map 44, Block 30, Lot 1. Zone B-3/I-1), 23 West Main Street, A+B+C (Map 44, Block 30, Lot 2. Zone B-3/I-1) and 6 John Street Extension (Map 44, Block 30, Lot 3. Zone B-3/I-1) and amend Section 21.3.1(b)(1) to include the specific zone location.

Doug Benoit, applicant, gave a brief presentation.

Knudsen **moved** to receive AR 16-060: Petition to Amend the Zoning Regulations and Map, Doug Benoit, refer the application to the consultant planner, and schedule a public hearing on *Tuesday*, July 5, 2016 at 7:00 p.m. Singh **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh

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In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

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

It was determined that both Knudsen and Alberino listened to the recording of the public hearing and are eligible to vote on this application.

Alberino **moved** to approve SE 16-021: 57 Liberty Street, William M. Reiss, IV with the following condition:

- The applicant shall provide confirmation from the Building Official that the accessory apartment meets all applicable building codes.

Kravitz **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

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

It was determined that both Knudsen and Alberino listened to the recording of the public hearing and are eligible to vote on this application.

Aniskovich **moved** to approve SE 16-023: 2 Old Nod Road, GER, Inc. with the following conditions:

- Bonding as determined by the Town's Engineer; and
- The length of the permit shall be five years.

Moore **seconded** the motion.

Goupil **moved** to amend the motion by adding the following condition:

- The applicant shall schedule an annual inspection with the Zoning Enforcement Officer.

Alberino **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None

Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

Vote on amended motion:

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: Bousquet
Not Voting: Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-1-2

11. AR 16-026: Petition to Amend the Zoning Regulations, Cedar Island Marina: Amendments to Sections 24.2.5 and 10.5: Common Interest Community Development (CICD).

Kravitz **moved** to table AR 16-026: Petition to Amend the Zoning Regulations, Cedar Island Marina pending the public hearing on Monday, June 6, 2016 at 7:00 p.m. in the Green Room. Alberino **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

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

It was determined that both Knudsen and Alberino listened to the recording of the public hearing and are eligible to vote on this application.

Aniskovich **moved** to approve SE 16-027: 192 East Main Street, Enzo DeNovellis with the following condition:

- No more than 20 persons may be seated on the patio at a time; there may be more than twenty seating accommodations due to the potential for different seating configurations.

Alberino **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

13. 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.

It was determined that both Knudsen and Alberino listened to the recording of the public hearing and are eligible to vote on this application.

Goupil **moved** to approve SE 16-030: 342 East Main Street, M&M Motors International with the following conditions:

- The sign location shall be reviewed and placed where it does not impede the line of sight and shall be reviewed and approved by the ZEO
- The applicant shall submit a copy of the approval from the Department of Motor Vehicles.

Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

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

It was determined that both Knudsen and Alberino listened to the recording of the public hearing and are eligible to vote on this application.

Kravitz **moved** to approve SE 16-031: 117 Long Hill Road, Barbara Kleefeld with the following condition:

- The applicant shall provide confirmation from the Building Official that the conversion of from the newly renovated space to an apartment meets the applicable Building codes.

Alberino **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

15. AR 16-20: Petition to Amend the Zoning Regulations, Kimberly Simoncini: Section 10.52: Contractor's Businesses and Storage Yards; Section 26.1.4(m): Outside Storage.

Aniskovich **moved** to table AR 16-20: Petition to Amend the Zoning Regulations, Kimberly Simoncini pending the public hearing on June 6, 2016 at 7:00 p.m. in the Green Room. Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

16. Review draft RFP for Consultant Planner for 2016-2017

There was a lengthy discussion regarding the language of the draft RFP for a consultant planner with regards to the supervision and reporting of the consultant planner.

Moore **moved** to refer the draft RFP to the Board of Selectmen for action. Alberino **seconded** the motion. DISCUSSION: Kravitz stated that the point system and the RFP in general are poorly structured.

In Favor: Knudsen, Aniskovich, Alberino, Moore and Singh
In Opposition: Goupil, Kravitz
Abstentions: Guerra
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 5-2-1-3

17. Committee Reports:

- Administrative Committee: M.E. Dahlgren
It was noted that the committee will be meeting on May 11, 2016 at 5:30 p.m. to continue to work on the job description and other assorted items related to potentially hiring a full time planner in 2017-2018,
- Executive Committee: G. Bousquet
No report
- Planning Review Committee: C. Goupil
Goupil and Moore discussed the previous meeting. There was a brief discussion regarding a meeting with the Waterfront stakeholders. It was suggested that the meeting be held in July.
- Subdivision Review Committee: A. Kravitz
Kravitz resigned from the Committee stating that this wasn't something he was interested in doing.
- Regulations Review Committee: A. Singh

Singh noted that a meeting was not held in April due to illness and conflicting schedules. Staff presented an amendment to the Regulations. Singh noted that the next meeting will be May 23, 2016.

18. Minutes:

- April 4, 2016 Public Hearing
- April 11, 2016 Special Meeting
- April 11, 2016 Regular Monthly Meeting
- April 13, 2016 Administrative Committee Meeting
- April 18, 2016 Planning Review Committee Meeting

Aniskovich **moved** to approve the minutes as submitted. Kravitz **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

19. Bills & Correspondence:

- CME Associates, Inc.
 - Invoice # _____ (April) \$4,000.00
- Halloran & Sage, LLP
 - General Land Use Matters (Invoice 11203506-1) \$909.50
 - Bluff Properties, LLC (Invoice 11203506-15) \$629.00
 - General Zoning Enforcement Matters (Invoice 11203506-20) \$233.20
 - Shoreline Gardens (Invoice 11203506-21) \$1110.00
 - Floating Zone Amendment (Invoice 11203506-22) \$351.50
 - Mill Pond Application (Invoice 11203506-23) \$1017.50

Aniskovich **moved** to approve the bills as submitted. Goupil **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

20. Old Business

There was a discussion led by Dahlgren and Goupil regarding the scope of the Design Review Board.

21. New Business

Kravitz **moved** to request that the Charter Revision Committee consider separating the functions of Planning and Zoning into two separate commissions with the membership of the two Commissions to remain as elected positions. Guerra **seconded** the motion. DISCUSSION: It was recommended that the Charter also be revised if there are to be two separate commissions to reduce the numbers to 5-7 members per commission.

In Favor: Knudsen, Goupil, Guerra, Kravitz, and Singh
In Opposition: Bousquet, Aniskovich, Alberino, and Moore
Abstentions: None
Not Voting: Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 5-4-0-2

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

In Favor: Knudsen, Aniskovich, Alberino, Goupil, Guerra, Kravitz, Moore, Singh
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 8-0-0-3

The meeting adjourned at 9:42 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk