

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting
May 9, 2016
7:30 p.m. – Green Room
Agenda

1. Chairman's Comments: Gary Bousquet
2. Staff Reports:
 - Eric Knapp, Zoning Enforcement Officer
 - John Guszowski, CME Associates, Inc.
3. 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. **New**
4. 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. **New**
5. 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. **New**
6. 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). **New**
7. 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. **New**
8. SE 16-021: 57 Liberty Street, William M. Reiss, IV: Accessory apartment. Map 67, Block 55, Lot 33a. Zone R-20. **Eligible for decision**

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9. 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**
10. 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). **PH 6/6/2016**
11. SE 16-027: 192 East Main Street, Enzo DeNovellis: Addition of outdoor seating. Map 68, Block 65, Lot 56. Zone VZ. **Eligible for decision**
12. 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. **Eligible for decision**
13. SE 16-031: 117 Long Hill Road, Barbara Kleefeld: Accessory apartment. Map 65, Block 49, Lot 10-1. Zone R-60. **Eligible for decision**
14. 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. **PH 6/6/2016**
15. Review draft RFP for Consultant Planner for 2016-2017
16. Committee Reports:
 - Administrative Committee: M.E. Dahlgren
 - Executive Committee: G. Bousquet
 - Planning Review Committee: C. Goupil
 - Subdivision Review Committee: A. Kravitz
 - Regulations Review Committee: A. Singh
17. 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
18. Bills & Correspondence:
 - CME Associates, Inc.
 - Invoice # _____ (April) \$4,000.00
19. Old Business
20. New Business