

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing

July 5, 2016

Minutes

Present: G. Bousquet, Chairman; M. Knudsen, Vice Chairman; C. Aniskovich, Secretary (Arrived at 7:15 p.m.); E. Alberino (arrived at 6:26 p.m.), T. Guerra, A. Kravitz, A. Moore, A. Singh, M.E. Dahlgren, C. Neri and A. Richards

Absent: C. Goupil

Also Present: E. Knapp, Zoning Enforcement Officer

The Chairman called the Public Hearing to order at 6:03 p.m. Alternate Carl Neri was seated for Christine Goupil; Alternate Andrew Richards was seated for Chris Aniskovich; and Alternate Mary Ellen Dahlgren was seated for Edward Alberino.

Chairman Bousquet discussed the legal procedures and answered questions regarding the process and procedures.

Acting Secretary Timothy Guerra read the Legal Notice of Public Hearing into the record.

1. 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).

Acting Secretary Guerra read the Correspondence List into the record. He also read the full text of the June 6, 2016 letter from Carol Szymanski, DEEP/OLISP.

[Edward Alberino arrived at 6:26 p.m. Alternate Dahlgren was no longer seated.]

Kris Shapiro, agent for the applicant, read from a written statement (Exhibit A), which was submitted along with his response to the letter from the Office of Long Island Sound Programs (Exhibit B).

Testimony

- In Favor:

- John Allen, 15 Houpert's Way
- Howard Woolf, 161B Shore Road
- Jane Scully Welch, 101 Grove Street
- Carol Walter, 5 Buell Court
- In Opposition:
 - John Olsen, 101 Pratt Road
 - Debbie Lundgren, 10 Slocum Road
 - Allen Ames, 23 Riverside Drive
 - Pat Hall, 12 Hill View Lane
 - David Hall, 9 Buell Court
 - Jane Nettleton, 77 Waterside Lane
- General Comments/Concerns
 - Maurice "Kirk" Carr, 9 Osprey Commons

The Commission asked questions at this time.

Knudsen **moved** to close the public hearing for AR 16-026: Petition to Amend the Zoning Regulations, Cedar Island Marina. Singh **seconded** the motion.

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

Singh **moved** to take up Agenda Item #5 next. Alberino **seconded** the motion.

In Favor: Singh
In Opposition: Knudsen, Alberino, Guerra, Kravitz, Moore, Neri and Richards
Abstentions: None
Not Voting: Bousquet (Chairman) and Dahlgren (Not Seated)
The motion **did not carried**:1-7-0-2.

[Carl Neri recused from all items regarding the Petition to Amend the Zoning Regulations, Kimberly Simoncini. Alternate Mary Ellen Dahlgren was seated for Christine Goupil for this application only.]

2. 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.

Acting Secretary Guerra read the Correspondence List into the record. Kimberly Simoncini, applicant, gave a presentation.

Testimony

- In Opposition:
 - Michael Milano, 19 Nod Place, Unit 1
- [Chris Aniskovich arrived at 7:15 p.m. Alternate Andrew Richards was no longer seated]
- Marion Buice-Heubert, 21 Beach Road Ext.
 - Lawrence Remetta, 22 Beach Road Ext. (Submitted Exhibit A)
 - Diane Remetta, 22 Beach Road Ext.
 - Phil Stankiewicz, 40 Meadow Road
 - Pamela B. Fritz, 14 Old Road
 - Jeffrey Cashman, 66 River Road
 - Joyce Allen, 13 Indian Drive
 - Cameron Vickers, 10 Spencer Hill Road
 - Harriet Stein, 6 Mohawk Drive
 - Dave King, Kelseytown Road (Submitted Exhibit B)
- General Comments/Concerns:
 - Maurice “Kirk” Carr, 9 Osprey Commons (Submitted Exhibit C)
 - Jeffrey Cashman, 66 River Road

Simoncini rebutted the comments from the public.

The Commission asked questions at this time.

Moore **moved** to close the public hearing for AR 16-20: Petition to Amend the Zoning Regulations, Kimberly Simoncini. Alberino **seconded** the motion.

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

[Carl Neri returned to the meeting. Alternate Mary Ellen Dahlgren was no longer seated.]

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

Knudsen **moved** to table AR 16-055: Petition to Amend the Zoning Regulations, Caitlan Nadolny to the end of the meeting. Alberino **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Guerra, Kravitz, Moore, Singh, and Neri

In Opposition: None

Abstentions: None

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

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

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.

Acting Secretary Guerra read the Correspondence List into the record. Giovanni Sanchez and Wilson Santiago, 224 East Main Street, gave a brief presentation.

Testimony

- In Favor:
 - Jeff Cashman, 66 River Road
 - Vincent Neri, 10 Bluff Avenue
- General Comments/Concerns:
 - Joyce Allen, 13 Indian Road

Alberino **moved** to close the public hearing for SE 16-056: 224 East Main Street, Giovanni Lawn Care, LLC/Ciro Landscaping, LLC. Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Guerra, Kravitz, Moore, Singh, and Neri

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 recessed from 8:07 p.m. to 8:12 p.m.

5. 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.

Acting Secretary Guerra read the Correspondence List into the record. The following items were read in full:

- June 15, 2016 letter from David Bautz, President, Clinton Historical Society;
- June 16, 2016 letter from Larry Ouellette, Chairman, Historic District Commission;
- June 27, 2016 letter from John Guskowski, CME Associates, Inc.; and
- July 5, 2016 email from Cheryl Cox.

Attorney Thomas E. Cronan, gave a presentation. Attorney Cronan submitted a revised "Proposed Findings of Consistency with Standards set forth in Section 21 of the Clinton Zoning Regulations and Clinton Plan of Conservation and Development (2015-2025)". (Exhibit A)

[Carl Neri stepped out at 8:52 p.m. and returned at 8:53 p.m.]

Testimony

- In Opposition:
 - Pat Hall, 12 Hill View Lane
 - Vincent Cimino, 26 Old Mill Road
 - Mark Koschwitz, 12 Fish Plain Road
 - Debbie Lundgren, 10 Slocum Road
 - Thomas Vincino, 92 Carter Hill Road
 - Anselmo Delia, 33 Kelseytown Road
 - Mary Jo Phelps, 23 Delwood Avenue
 - David Bautz, 2 Rose Marie Lane
 - Meghan Stein, 148 Old Post Road (Submitted Exhibit B)
 - Brenda Wiley, 28 Maple Avenue
 - Robert Klein, 28 Maple Avenue
 - John Olsen, 101 Pratt Road
 - Charlene Voyce, 21 Cream Pot Road
 - Mary-Kelly Busch, 43 Waterside Lane
 - Paul Gebauer, 43 Longate Road
 - Michael Milano, 67 West Main Street
 - Dorie Dodds, 23 West Road
 - Robert Torres, 57 Pearl Street
 - Barbara Thorpe, 122 Shore Road (Submitted Exhibit C)
 - Philip Sengle, 25 James Vincent Drive (Submitted Exhibit D)
 - Phil Andros, 3 Pepperbush Dr.

- Lorie Eadie, 11 Hide-a-Way
- Bill Kirwin, 31 Grove Street
- Aiden Moran, 64 Long Hill Road
- Jane Nettleton, 77 Waterside lane
- Steve – Glastonbury
- Kathryn Marcy, 92 North High Street (Submitted Exhibit E)
- Jeffrey Cashman, 66 River Road
- Dennis Scaglione, 144 Cow Hill Road
- Diana Rogers, 22 Silver Birch Lane
- Chris O’Bymachow, 180 West Main Street
- General Comments
 - Rick O’Bymachow, 180 West Main Street
 - Jane Scully Welch, 101 Grove Street
 - Maurice “Kirk” Carr, 9 Osprey Commons (Submitted Exhibits F, G, H & I)
 - Pat Hall, 12 Hill View Lane
 - Richard Manley, 15 Liberty Street

Attorney Thomas E. Cronan, rebutted Carr’s comments. Discussed special exception permits.

[Prior to the meeting David King, Kelseytown Road, submitted Exhibit J to be included in the record.]

- Commission Comments/Questions:

Neri **moved** to close the public hearing for AR 16-060: Petition to Amend the Zoning Regulations and Map, Doug Benoit. Aniskovich **seconded** the motion. DISCUSSION: Kravitz stated that he would like to keep the hearing open to receive a traffic study. Singh agreed that he would also like to see the hearing kept open.

In Favor: Knudsen, Aniskovich, Alberino, Moore and Neri
In Opposition: Kravitz, Singh
Abstentions: Guerra
Not Voting: Bousquet (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)

The motion **carried**: 5-2-1-3.

The meeting recessed from 10:05 p.m. to 10:08 p.m.

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.

Bousquet disclosed his relationship to the applicant and noted that he has no financial interest in the project and stated he did not believe that he needed to recuse himself.

Acting Secretary Guerra read the Correspondence List into the record.

Attorney David Hoopes, agent for the applicant, gave a presentation.

Testimony

- In Favor:
 - Mark Richards, 21 Indian Drive
- In Opposition:
 - Vincent Cimino, 26 Old Mill Road
- General Comments/Questions
 - Harriet Stein, 6 Mohawk Drive
 - Cameron Vickers, 23 Spencer Hill Road
 - Patricia Platts, 44 Kelseytown Road
 - Mark Richards, 21 Indian Drive
 - Kirk Carr, 9 Osprey Commons (Submitted Exhibits A-I)
 - Sandy Allen, 15 Houperets Way
 - Regina Wolke, Ben Merrill Road
 - Bruce Johnston, 7 Liberty Place
 - Kimberly Simoncini, 64 Grove Way

Alberino **moved** to close the public hearing for AR 16-058: Petition to Amend the Zoning Regulations and Map, Clinton Housing, Inc. Knudsen **seconded** the motion.

In Favor: Knudsen, Aniskovich, Alberino, Guerra, Kravitz, Moore, and Neri
In Opposition: None
Abstentions: None
Not Voting: Bousquet (Chairman), Dahlgren (Not seated) and Richards (Not Seated)

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

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

This item was withdrawn.

8. Re-Sub. 294: Eagle Landing Subdivision, 161 West Main Street, Frederick & Linda Bauer: 2-lot resubdivision. Map 23, Block 10, Lot 41. Zone B-4.

The public hearing for Re-Sub. 294: Eagle Landing Subdivision, 161 West Main Street, Frederick & Linda Bauer was not opened.

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

In Favor: Knudsen, Aniskovich, Alberino, Guerra, Kravitz, Moore, and Neri
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 11:25 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk