

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

July 11, 2016

7:30 p.m. – Green Room

## Agenda

1. Chairman's Comments: Gary Bousquet
2. Staff Reports:
  - Eric Knapp, Zoning Enforcement Officer
  - John Guskowski, CME Associates, Inc.
3. Discussion: Home Occupations out of Temporary Structures, Christina Trunzo: Request to operate a home occupation out of a "tiny house."
4. SE/CAM 16-097: 15, 19, 21, & 23 West Main Street & 6 John Street Extension, Doug Benoit: Construction of 13,225 sq. ft. retail establishment Map 44, Block 30, Lots 1, 3, 4, 5. Zone B-3/I-1. **New**
5. SE/CAM 16-098: 46 Meadow Road, Nichols Auto Parts: Deposition of materials (woodchips). Map 85, Block 69, Lot 1. Zone I-2. **New**
6. AR 16-020: Petition to Amend the Zoning Regulations, Kimberly Simoncini: Section 10.52: Contraction's Businesses and Storage Yards; Section 26.1.4(m): Outside Storage.
7. 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).
8. 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. **Withdrawn**
9. 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.
10. 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.

11. 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).

12. 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), 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.

13. 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. **Reschedule PH**

14. Committee Reports:

- Administrative Committee: M.E. Dahlgren
- Executive Committee: G. Bousquet
- Planning Review Committee: C. Goupil
- Subdivision Committee:
- Regulations Committee: A. Singh

15. Minutes:

- June 8, 2016 Administrative Committee Meeting
- June 13, 2016 Regular Monthly Meeting
- June 20, 2016 Planning Committee Meeting

16. Bills & Correspondence:

17. Old Business

18. New Business

19. Executive Session: Eric Knapp, Zoning Enforcement Officer v. Bluff Properties, LLC:  
Reference MMX-CV-15-G014203-S