

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Special Meeting

April 17, 2017

Minutes

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

Absent: C. Neri

Also Present: E. Knapp, Zoning Enforcement Officer

Chairman Michael Knudsen called the meeting to order at 7:31 p.m.

1. Chairman's Comments: Michael Knudsen

Chairman Knudsen reiterated that the Commission members should not be talking to the press individually. The Commission should have one unified voice which goes through the Chairman and Staff. Bousquet noted that this requirement is in the Bylaws.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
ZEO Knapp discussed the work being done at 335 East Main Street.
- John Guskowski, CME Associates, Inc.
Goupil requested permission to contact Guskowski directly regarding the new ad hoc committee tasked with the Regulations for the Unilever property. Knudsen stated that he would empanel the committee on Tuesday, April 18, 2017. There was a discussion regarding the members of the committee. Kravitz commented about the priorities chosen by Guskowski and suggested that an incentive might be increased water pollution control capacity so that some or all of the downtown could hook in.

3. Discussion: BPAC's Clinton Greenway Project: Request for determination of compliance with Plan of Conservation and Development.

Secretary Aniskovich read the email from Carrie Allen into the record. Carrie Allen spoke about the greenway and requested the Commission to determine if the plan is consistent with the Plan of Conservation and Development. ZEO Knapp read a letter from John Guskowski,

consultant planner, into the record. It was noted that the Board of Selectmen gave their preliminary approval last month. Kravitz stated that the Commission should endorse the plan and attach the letter. Knapp discussed the CGS 8-24 referral process and noted that the former trolley line parcel would fall under that process. The consensus of the Commission is that the planner's report should be endorsed as the reason the BPAC proposal was consistent with the Plan of Conservation and Development.

4. AR 17-016: Petition to Amend the Zoning Regulations, George Marshall: Amendment to Section 27.2.4 to permit Multiple Unit Dwelling Units in the B-2 zone. **New**

It was noted that the agent for the applicant sent correspondence requesting that this application be received and scheduled for public hearing.

Bousquet **moved** to receive AR 17-016: Petition to Amend the Zoning Regulations, George Marshall and schedule a public hearing on Monday, June 5, 2017 at 7:00 p.m. Singh **seconded** the motion.

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

5. SE/CAM 17-017: 77 West Main Street, George Marshall: Multiple dwelling units in a single building. Map 44, Block 11, Lot 5-2. Zone B-2. **New**

It was noted that the agent for the applicant sent correspondence requesting that this application be received and scheduled for public hearing.

Aniskovich **moved** to receive SE/CAM 17-017: 77 West Main Street, George Marshall and schedule for a public hearing on Monday, June 5, 2017 at 7:00 p.m. Bousquet **seconded** the motion.

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

6. SE/CAM 17-022: 335 East Main Street, Shoreline Partners, LLC: Excavation of earth materials including incidental crushing and removal from site. Map 88, Block 69, Lot 124. Zone I-2.
New

Alberino **moved** to receive SE/CAM 17-022: 335 East Main Street, Shoreline Partners, LLC and schedule a public hearing on Monday, June 5, 2017 at 7:00 p.m. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Goupil, Kravitz, Moore, Singh
In Opposition: None
Abstentions: Bousquet
Not Voting: Knudsen (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 7-0-1-3.

[Bousquet recuses himself at 7:45 p.m.]

There was a discussion regarding the excavation and crushing. It was noted that the contractor wants to use the materials on another site. Jerri Case, owner, stated that only tree stumps have been taken out and did not know about this a year ago. She stated that they stopped work when they were told to. She stated that she has no knowledge of what Knapp saw on the site. Goupil would like Guskowski to speak with them about the site. Singh stated that an appraisal was done on the site at the time of the incentive housing proposal.

[Bouquet resumed his seat at 8:17 p.m.]

7. AR 17-010: Petition to Amend the Zoning Regulations, Clinton Farmers Market: Amend Section 27.2.48: Farmer's Market from X to SE in the B-1 zone.

Kravitz **moved** to table AR 17-010: Petition to Amend the Zoning Regulations, Clinton Farmers Market pending the public hearing on Monday, May 1, 2017 at 7:00 p.m. Guerra **seconded** the motion.

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

8. SE 17-012: 91C Glenwood Road, James H. Lally: Extension of five years of existing gravel and excavation permit. Map 42, Block 45, Lot 47. Zone R-20.

Bousquet **moved** to approve SE 17-012: 91C Glenwood Road, James H. Lally. Kravitz **seconded** the motion.

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

9. Committee Reports:

- Regulations Committee: C. Aniskovich
A draft of Section 4 will be distributed to the Commission prior to the next meeting for review.
- Planning Committee: G. Bousquet
No meeting was held last month, but there should be one before the next Regular Monthly Meeting.
- Executive Committee: M. Knudsen
No report.
- Administrative Committee: G. Bousquet/M.E. Dahlgren
There hasn't been a meeting of the Committee. Bousquet stated that they should meet and requested that Dahlgren be made the Chairman. Dahlgren accepted the appointment.

10. Minutes:

- Public Hearing: March 6, 2017
- Regular Monthly Meeting: March 13, 2017

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

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

11. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Halloran & Sage, LLP
 - Benoit-Arista Applications (Invoice #11229398-27) \$277.50
 - Bousquet FOIA Complaint (Invoice #11229398-28) \$462.50

Singh **moved** to approve the bills as presented. Goupil **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Goupil, Moore, Singh
In Opposition: None
Abstentions: Bousquet, and Kravitz
Not Voting: Knudsen (Chairman), Dahlgren (Not Seated) and Richards (Not Seated)
The motion **carried**: 6-0-2-3.

12. Old Business

There was no old business.

13. New Business

Knudsen requested that all of the correspondence is sent out by noon on Thursday prior to the meeting. Anything that comes in after that should be sent directly to the Commission.

Goupil noted that each unit of housing built which is not affordable make it harder to reach the 10% goal of the statute.

14. Executive Session:

- Pending Litigation: Arista Development, LLC vs. The Town of Clinton Planning and Zoning Commission

Alberino **moved** to enter *Executive Session*, inviting Eric Knapp and Ken Slater to join the Commission. Kravitz **seconded** the motion.

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

The Commission entered *Executive Session* at 8:35 p.m. The Commission exited *Executive Session* at 10:01 p.m. No decisions were made, nor were any actions taken during the Executive Session.

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

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

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

The meeting adjourned at 10:02 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk