

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

May 8, 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 (Arrived at 8:16 p.m.), M.E. Dahlgren, and A. Richards

Absent: C. Neri

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Knudsen called the meeting to order at 7:37 p.m. Alternate Andrew Richards was seated for Amandeep Singh.

1. Chairman's Comments: Michael Knudsen

Chairman Knudsen presented a new grant opportunity as highlighted by John Guskowski, CME Associates, Inc.

"My thought would be to focus on the wastewater issue. That, to me, is the single largest factor preventing Clinton Center (and specifically Unilever) from being actively redeveloped. I would suggest seeking funding for doing engineering designs for maybe two wastewater disposal options- one basically a gigantic septic system/leach field on the northern portion of the Unilever site and the other being a small package treatment plant- and set a goal of scaling it to be large enough to deal with whatever redevelopment density would be possible for Unilever and to have additional capacity to enable more development/redevelopment on Main Street."

Chairman Knudsen requested the Regulations Committee look at revising the Zoning Regulations to allow Erosion Control Plans to be approved administratively by the Zoning Enforcement Officer.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
Knapp discussed the settlement for the Fritz case. There was a lengthy discussion regarding Mill Pond Village.
- John Guskowski, CME Associates, Inc.

Guszkowski submitted a written report. It was noted that he was reminded last Wednesday that the Commission wanted his report by Friday.

3. SE/CAM 17-033: 66 Nod Road, The Neri Corp: Contractor's Business and storage yard. Map 21, Block 9, Lot 5-2. Zone I-2.

Kimberly Neri Simoncini, applicant, gave a brief presentation. She requested that the fees be waived, except for the out-of-pocket expenses for the Town.

Alberino **moved** to waive the fees for SE/CAM 17-033: 66 Nod Road, The Neri Corp except for any out-of-pocket fees that the Town might incur. Moore **seconded** the motion.

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

Aniskovich **moved** to receive and schedule SE/CAM 17-033: 66 Nod Road, The Neri Corp for public hearing on Monday, June 5, 2017 at 7:00 p.m. Alberino **seconded** the motion.

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

4. SE/CAM 17-034: 11 Nod Place, The Neri Corp: Contractor's Business and storage yard. Map 21, Block 7, Lot 2-3. Zone I-2.

Kimberly Neri Simoncini, applicant, gave a brief presentation. She requested that the fees be waived, except for the out-of-pocket expenses for the Town.

Bousquet **moved** to waive the fees for SE/CAM 17-034: 11 Nod Place, The Neri Corp except for any out-of-pocket expenses the Town may incur. Alberino **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Moore and Richards
In Opposition: None
Abstentions: Kravitz

Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 7-0-1-2

Aniskovich **moved** to receive and schedule SE/CAM 17-034: 11 Nod Place, The Neri Corp 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 and Richards

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 8-0-0-2

5. SP 17-035: 335 East Main Street, Shoreline Partners, LLC: Erosion Plan. Map 88, Block 69, Lot 124. Zone I-2.

Bousquet recused from all items regarding 335 East Main Street. Dahlgren was seated for Bousquet.

Robert Grabarek, engineer for the applicant gave a brief presentation. AM requested amendments to the applications which was made by Grabarek.

Aniskovich **moved** to receive and approve SP 17-035: 335 East Main Street, Shoreline Partners, LLC with the only activities being approved are those directly related to the erosion control plan set forth in this application. No additional activities may take place until the underlying special exception application is heard in June. Kravitz **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Goupil, Kravitz, Moore, Dahlgren and Richards

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Bousquet (Recused)

The motion **carried**: 8-0-0-2

[Amandeep Singh arrived at 8:16 p.m. Andrew Richards was unseated.]

Bousquet returned to the meeting and Dahlgren was unseated.

6. 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.

Moore **moved** to approve AR 17-010: Petition to Amend the Zoning Regulations, Clinton Farmer's Market as it is consistent with the Town Plan of Conservation and Development with an effective date of June 1, 2017. Alberino **seconded** the motion. DISCUSSION: Goupil inquired about the additional definitions suggested by the consultant planner. There was a discussion and it was determined that the definitions should be referred to the Regulations Committee to be evaluated. Bousquet discussed his concerns regarding the trend of farmers markets becoming flea markets.

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

7. 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. **PH 6/5/2017**
8. 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. **PH 6/5/2017**
9. 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. **PH 6/5/2017**

Aniskovich **moved** to table the following application pending the June 5, 2017 public hearing:

- AR 17-016: Petition to Amend the Zoning Regulations, George Marshall
- SE/CAM 17-017: 77 West Main Street, George Marshall
- SE/CAM 17-022: 335 East Main Street, Shoreline Partners, LLC

Kravitz **seconded** the motion.

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

10. Committee Reports:

- Regulations Committee: C. Aniskovich
Aniskovich distributed Section 4 and requested comments for next meeting
- Planning Committee: G. Bousquet
Discussed the Plan at the last meeting.

- Executive Committee: M. Knudsen
No report.
- Administrative Committee: M.E. Dahlgren
No report.

Goupil **moved** to add “Unilever Ad Hoc Committee” to Committee Reports. Singh **seconded** the motion.

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

- Unilever Ad Hoc Committee: C. Goupil
Goupil gave an update regarding the meeting that was held on May 5, 2017.

There was a lengthy discussion regarding the TOD grant opportunity as suggested by the consultant planner.

Aniskovich **moved** to send the recommendation of the consultant planner regarding the TOD grant opportunity to the Board of Selectmen. Singh **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and 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. Minutes:

- Special Meeting: April 17, 2017

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

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

12. Bills & Correspondence:

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- CME Associates, Inc. \$4,000.00
- Halloran & Sage, LLP
 - Bousquet FOIA Complaint (Invoice #11231768-28) \$1,091.50
- Diversified Technology Consultants (DTC)
 - 91 Glenwood Road (Invoice #34456-08) \$1,115.60
- Dzialo, Pickett & Allen, PC
 - Cashman Appeal (Invoice #31331) \$5,000.00

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

In Favor: Guerra, Aniskovich, Alberino, Goupil, Moore and 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.

13. Old Business

There was no old business to discuss at this time.

14. New Business

There was no new business to discuss at this time.

15. Executive Session:

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

The Commission did not go into Executive Session as there was no new information to discussion regarding the pending litigation.

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

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore and 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 meeting adjourned at 8:57 p.m.

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Respectfully submitted,

Julia N. Pudem
Clerk