

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing

June 5, 2017

Minutes

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

Absent: C. Aniskovich, Secretary; and A. Kravitz

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Knudsen called the meeting to order at 7:05 p.m. Alternate Carl Neri was seated for Chris Aniskovich; Alternate Mary Ellen Dahlgren was seated for Alan Kravitz. Bousquet was appointed Acting Secretary and read the Legal Notice of Public Hearing.

1. 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.

Chuck Mandel, agent for the applicant, gave a brief presentation, stating that by allowing Multiple Unit Dwellings in the B-2 zone would create a more diverse use in the district.

The June 5, 2017 letter from John Guskowski, CME Associates, Inc., was read by the Chairman. Mandel agreed that mixed use is an appropriate use there, but it is also appropriate to have space for a variety of people, including handicapped.

Testimony

- General Comments:
 - Michael Milano, 67 West Main Street

The Commission had general questions and comments.

Alberino **moved** to close the public hearing for AR 17-016: Petition to Amend the Zoning Regulations. Bousquet **seconded** the motion.

In favor: Guerra, Alberino, Bousquet, Goupil, Moore, Singh, Dahlgren and Neri

In Opposition: None

Abstentions: None

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

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

2. 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.

Chuck Mandel, agent for the applicant, gave a brief presentation. The May 31, 2017 letter from Marye Wagner was read into the record.

Testimony

- Opposed:
 - Lynn Davis, 6 Hammock Parkway
- General Comments:
 - Michael Milano, 67 West Main Street
 - Kimberly Neri Simoncini, 64 Grove Way

The Commission had general questions for the agent regarding affordability, landscaping and the septic system.

It was noted that comments have not been received from the Fire Marshal. Mandel stated that he is confident in a positive review.

Bousquet **moved** to close the public hearing for SE/CAM 17-017: 77 West Main Street, George Marshall. Neri **seconded** the motion.

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

Bousquet recused from Item #3. Richards was seated for him.

3. 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.

Chairman Knudsen asked ZEO Knapp to verify that this application is not a result of a Commissioner's complaint. Knapp verified that this was a widely noticed activity and the application was not based on the complaint of a Commission member.

Robert Grabarek, engineer for the applicant, gave a brief presentation. The project is to level the site with the existing home and septic to remain. Removal of 5,500 cubic yards of earth

materials, and the larger stones will be crushed to be able to be removed from the site. The site is being prepared solely in preparation for future development.

Testimony

- General Comments:
 - Donald Donati, 2 Robin Lane
 - Gary Bousquet

Joe Barneck, agent for the applicant, discussed the project.

Moore **moved** to close the public hearing for SE/CAM 17-022: 335 East Main Street, Shoreline Partners, LLC. Guerra **seconded** the motion.

In favor: Guerra, Alberino, Moore, Singh, Dahlgren, Neri and Richards
In Opposition: Goupil
Abstentions: None
Not Voting: Knudsen (Chairman) and Bousquet (Recused)
The motion **carried**: 7-1-0-2.

Bousquet returned to the meeting. Neri recused himself from Items #4 and 5. Richards was seated for Neri.

4. 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.

Chuck Mandel, agent for the applicant, gave a brief presentation.

Testimony

- Opposed:
 - Dawn Rochette, 1 Nod Place
- General Comments:
 - Michael Milano, 19 Nod Place
 - Lynn Pinder, 20 Highland Drive

The Commission asked general questions which were answered by the agent for the applicant.

Alberino **moved** to close the public hearing for SE/CAM 17-033: 66 Nod Road, The Neri Corp. Moore **seconded** the motion.

In favor: Guerra, Alberino, Bousquet, Goupil, Moore, Singh, and Richards
In Opposition: Dahlgren

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Abstentions: None
Not Voting: Knudsen (Chairman) and Neri (Recused)
The motion **carried**: 7-1-0-2.

5. 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.

Chuck Mandel, agent for the applicant, gave a brief presentation. Kimberly Neri Simoncini added information to the presentation.

Testimony

- Opposed:
 - Dawn Rochette, 1 Nod Place
- General Comments:
 - Michael Milano, 19 Nod Place

There were general questions by the Commission which were answered by the agent.

Moore **moved** to close the public hearing for SE/CAM 17-034: 11 Nod Place, The Neri Corp. Richards **seconded** the motion.

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

Moore **moved** to adjourn the meeting. Singh **seconded** the motion.

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

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk