

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

August 14, 2017

Minutes

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

Absent: M. Knudsen, Chairman; E. Alberino, M.E. Dahlgren and C. Neri

Also Present: Eric Knapp, Zoning Enforcement Officer

Vice Chairman Timothy Guerra called the meeting to order at 7:32 p.m. Alternate Andrew Richards was seated for Edward Alberino.

1. Chairman's Comments: Michael Knudsen

Guerra had no comments at this time.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
ZEO Knapp gave an update on 66 River Road. There was a lengthy discussion regarding blighted properties.
- John Guskowski, CME Associates, Inc.

Kravitz **moved** to add Agenda Item #4a: Petition from Vincent Cimino regarding MMX-CV17-6017392-S. Goupil **seconded** the motion. DISCUSSION: There was a lengthy discussion regarding the contents of the petition and the settlement agreement.

In Favor: Goupil and Kravitz

In Opposition: Aniskovich, Bousquet, Moore, Singh and Richards

Abstentions: None

Not Voting: Guerra (Acting Chairman)

The motion **did not carry**: 2-5-0-1.

3. DTC presentation of Sidewalk Plan

DTC wasn't present.

4. CAM 17-059: 34 Riverside Drive, Rocky Ross: Addition of 740 sq. ft. deck. Map 46A, Block 13, Lot 134A. Zone M.

Rocky Ross, applicant, gave a brief presentation. It was noted that all the comments and reports needed to make a decision on this application had been received.

Bousquet **moved** to receive and approve CAM 17-059: 34 Riverside Drive, Rocky Ross as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Aniskovich **seconded** the motion.

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

5. SE 17-060: 14 Blake Avenue, Kenneth & Andrea Belous: Addition of bed and breakfast use for an Airbnb. Map 70, Block 67, Lot 63. Zone R-10.

This application was withdrawn prior to the meeting.

6. AR 17-053: Amendment to the Zoning Regulations: Section 32: Soil Erosion and Sediment Control.
7. AR 17-054: Amendment to the Zoning Regulations: Section 12.59(d)(2): Commercial Oil, Propane or Gasoline Storage Tanks.
8. AR 17-055: Amendment to the Zoning Regulations: Section 28.4.1(l): Temporary Health Care Structures.

The Commission took up Agenda Items #6-8 at once. Aniskovich reviewed each of the proposed amendments.

Bousquet **moved** to schedule the following amendments for public hearing on Monday, October 2, 2017 at 7:00 p.m.:

- AR 17-053: Amendment to the Zoning Regulations
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Aniskovich **seconded** the motion.

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

9. AR 17-038: Amendment to the Zoning Regulations: Section 4: Application Requirements, Procedures, and Decisions Process. **PH 10/2/2017**

Kravitz **moved** to table AR 17-038: Amendment to the Zoning Regulations pending the public hearing on Monday, October 2, 2017. Moore **seconded** the motion.

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

10. Committee Reports:

- Regulations Committee: C. Aniskovich
There was no further update.
- Planning Committee: G. Bousquet
Bousquet led a lengthy discussion regarding West End Planning Focus Area
Goupil noted that the Stormwater management regulations will need to be revised.
- Executive Committee: M. Knudsen
None
- Administrative Committee: M.E. Dahlgren
None
- Unilever Ad Hoc Committee: C. Goupil
Goupil noted that the draft regulations were distributed to the Commission. She further noted that the Committee would like to hold a public informational meeting in October.

11. Minutes:

- Public Hearing: July 5, 2017
- Regular Monthly Meeting: July 10, 2017
- Regulations Committee Meeting: July 11, 2017
- Planning Committee Meeting: July 17, 2017

Bousquet **moved** to approve the minutes as submitted except for the July 10, 2017 Regular Monthly Meeting Minutes, which were tabled. Moore **seconded** the motion.

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

Goupil **moved** to amend the July 10, 2017 minutes to reflect her concern over the height of the sign and it's inconsistency with the surrounding area and the concessions made and regarding the traffic, the issue was specific to the left turn onto Pearl Street with the modifications proposed. Kravitz **seconded** the motion.

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

Bousquet **moved** to approve the July 10, 2017 Regular Monthly Meeting Minutes as amended. Moore **seconded** the motion.

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

Kravitz **moved** to modify Item #7 of the July 10, 2017 Regular Monthly Meeting Minutes to read "Regular Public Meeting". Bousquet **seconded** the motion.

In Favor: Goupil, Kravitz, Moore, Singh and Richards
In Opposition: Aniskovich
Abstentions: Bousquet
Not Voting: Guerra (Acting Chairman)
The motion **carried**: 5-1-1-1.

12. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Halloran & Sage, LLP
 - Pamela Fritz – Zoning Enforcement (#112394903-7) \$2,608.50
 - Shoreline Gardens LLC – Appeal to ZBA (#1123403-21) \$333.00

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- Arista Development LLC v. Clinton P&Z (#11239403-25) \$5,663.40
- MJM Self-Stor. Of Clinton v. Clinton P&Z (#11239403-26) \$258.00
- DTC
 - 11 Nod Place (#34818-11) \$240.00
 - 335 East Main Street (#34818-12) \$657.50

Goupil **moved** to approve the bills as presented and to send an email to the professionals to request that their bills are presented to the Commission in advance of the Regular Monthly Meeting. Bousquet **seconded** the motion.

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

- August 5, 2017 letter from Ona Nejd
This item was noted for the record. No action was taken.
- August 14, 2017 letter from Vincent Cimino with attached petition regarding MMX-CV17-6017392-S
Secretary Aniskovich read the cover letter from Cimino. No action was taken.

13. Old Business

There was no old business to discuss at this time.

14. New Business

Guerra noted the receipt of a letter from John Guskowski to himself and Michael Knudsen, Chairman. As the staff and the remainder of the Commission were not included in the receipt of the letter, Guerra will email it to Staff and they shall forward it to the Commission.

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

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

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The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk