

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

October 16, 2017

Minutes

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

Absent: E. Alberino, A. Kravitz and A. Singh

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Knudsen called the meeting to order at 7:30 p.m. Alternate Mary Ellen Dahlgren was seated for Amandeep Singh; Alternate Carl Neri was seated for Alan Kravitz; Alternate Andrew Richards was seated for Edward Alberino.

1. Chairman's Comments: Michael Knudsen

Chairman Knudsen had no comments at this time.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
Discussed 66 River Road; Document Management System; GIS; Zoning complaints.
- John Guskowski, CME Associates, Inc.

3. CAM 17-069: 35 East Main Street, Peter Neff: Construction of a bulkhead for river bank stabilization. Map 56, Block 61, Lot 2. Zone VZ.

Andrew Bevilacqua and John Treichel, DTC, gave a brief presentation. There was a discussion regarding materials and aesthetics.

Aniskovich **moved** to receive and table CAM 17-069: 35 East Main Street, Peter Neff. Bousquet **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards

In Opposition: None

Abstentions: None

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Not Voting: Knudsen (Chairman)

The motion **carried**: 8-0-0-1.

4. SP 17-070: 61 East Main Street, Kidz Konnection: Change of use to retail/personal service. Map 56, Block 61, Lot 8A. Zone VZ.

Laura Attanasio, David Rainey, Chris Horvath, applicants and owners, gave a brief presentation.

Bousquet moved to find that no site plan application was required based on the review of the information provided by the Church and Kidz Konnection, and the knowledge of the property by the members of the Commission. The Commission determined that the prior use of the site for equivalent personal services (e.g. Boy Scouts) was never affirmatively abandoned by the Town of Clinton during its ownership of the Academy property, because the prior use was not abandoned, this use was already allowed at this location. Additionally, to approve the location of the proposed sign, which will still need to go before the Design Review Board and obtain a sign permit, and to return the applicant's application fee. Neri **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Neri and Richards

In Opposition: None

Abstentions: Dahlgren

Not Voting: Knudsen (Chairman)

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

5. REF 17-071: Regulation Amendment, Madison Planning & Zoning Commission: Referral from Madison – request to eliminate Section 13.6 and amend Section 6.15.7 of the Madison Zoning Regulations. Public Hearing: 10/19/2017.

ZEO Knapp reviewed the referral. There were no comments from the Commission.

6. REF 17-072: Regulation Amendment, Shoreline Warehousing LLC (Madison): Referral from Madison – petition to amend Section 7.1.1 to allow all uses in the C District. Public hearing: 10/19/2017.

ZEO Knapp reviewed the referral. There were no comments from the Commission.

7. AR 17-053: Amendment to the Zoning Regulations: Section 32: Soil Erosion and Sediment Control.

Bousquet **moved** to approve AR 17-053: Amendment to the Zoning Regulations with an effective date of January 1, 2018 as it is consistent with the Town Plan of Conservation and

Development. Moore **seconded** the motion. DISCUSSION: Goupil inquired about the comments from the consultant planner. The clerk read the email from Attorney Richard Roberts. It was determined that ZEO Knapp was comfortable with the amendment as it is.

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman)
The motion **carried**: 8-0-0-1.

8. AR 17-054: Amendment to the Zoning Regulations: Section 12.59(d)(2): Commercial Oil, Propane or Gasoline Storage Tanks. **Eligible for Decision**

Bousquet **moved** to approve AR 17-054: Amendment to the Zoning Regulations with an effective date of January 1, 2018 as it consistent with the Town Plan of Conservation and Development. Aniskovich **seconded** the motion. DISCUSSION: Neri inquired about the applicability of this section to tanks located in commercial zones for use by a business but not for the storage of oil, propane or gasoline for sales.

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman)
The motion **carried**: 8-0-0-1.

9. AR 17-055: Amendment to the Zoning Regulations: Section 28.4.1(l): Temporary Health Care Structures.

Bousquet **moved** to approve AR 17-055: Amendment to the Zoning Regulations provided that the structures meet all the requirements of Section 17: Flood Hazard Zone, with an effective date of January 1, 2018 as it is consistent with the Town Plan of Conservation and Development. Goupil **seconded** the motion.

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

10. AR 17-038: Amendment to the Zoning Regulations: Section 4: Application Requirements, Procedures, and Decisions Process.

Dahlgren **moved** to approve AR 17-038: Amendment to the Zoning Regulations with an effective date of January 1, 2018 as it is consistent with the Town Plan of Conservation and Development. Bousquet **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman)
The motion **carried**: 8-0-0-1.

11. Committee Reports:

- Regulations Committee: C. Aniskovich
No report
- Planning Committee: G. Bousquet
No report
- Executive Committee: M. Knudsen
No report
- Administrative Committee: M.E. Dahlgren
No report
- Unilever Ad Hoc Committee: C. Goupil
Discussed public information meeting. Noted that there will be a meeting in the next week.

12. Minutes:

- Regular Monthly Meeting: September 11, 2017
- Planning Committee Meeting: September 18, 2017
- Regulations Committee Meeting: September 25, 2017
- Unilever Ad Hoc Committee Meeting: September 27, 2017

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

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman)
The motion **carried**: 8-0-0-1.

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13. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Halloran & Sage, LP (Invoice #11246217)
 - General Matters \$832.50

Dahlgren **moved** to approve the bills as presented. Bousquet **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman)
The motion **carried**: 8-0-0-1.

14. Old Business

There was no old business.

15. New Business

There was no new business.

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

In Favor: Guerra, Aniskovich, Bousquet, Goupil, Moore, Dahlgren, Neri and Richards
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman)
The motion **carried**: 8-0-0-1.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk