

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

January 8, 2018

## Minutes

Present: M. Rossi, Chairman; A. Kravitz, Vice Chairman; C. Aniskovich, Secretary; G. Bousquet, ME Dahlgren, M. Hughes, B. Knight, A. Richards, A. Singh, J. Cashman, A. Moore, P. Sheehan

Absent: None

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Rossi called the meeting to order at 7:30 p.m.

1. Chairman's Comments: Michael Rossi

- Chairman Rossi stated that he has spoken with the First Selectman Christine Goupil and John Guskowski, CME Associates, Inc. If anyone has specific concerns on an open public hearing, specifically regulations they are to contact John directly, with a copy to staff. If anyone has an issue with staff or something in the Land Use Office, they are to contact the Chairman directly
- Chairman Rossi stated that the First Selectman is encouraging all members to attend any and all educational or training opportunities.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer  
ZEO Knapp reviewed his report. He specifically discussed 3 Causeway and 14 Blake Avenue.
- John Guskowski, CME Associates, Inc.

3. CAM 17-085: Beach Park Point, Beach Park Point Association: Reconstruction of existing retaining wall. Map 70, Block 67, Lot F. Zone R-10.

Chairman Rossi noted that the comments from Marci Balint, DEEP/LWRD had been received.

Bob Russo, CLA Engineers, agent for the applicant, gave a brief presentation.

Aniskovich **moved** to approve CAM 17-085: Beach Park Point, Beach Park Point Association as submitted as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Bousquet **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards and Singh  
In Opposition: None  
Abstentions: None  
Not voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)  
The motion **carried**: 8-0-0-4.

4. AR 17-078: Proposed Amendment to the Zoning Regulations: Section 23: Transit Oriented Development Overlay; Section 27.3: Floating Zones/Overlay Zones; Appendix B.

Bousquet **moved** to change the public hearing continuation from January 29, 2018 to February 5, 2018 to accommodate the Annual Town Meeting. Aniskovich **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards and Singh  
In Opposition: None  
Abstentions: None  
Not voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)  
The motion **carried**: 8-0-0-4.

Bousquet **moved** to table AR 17-078: Proposed Amendment to the Zoning Regulations pending the continuation of the public hearing on Monday, February 5, 2018. Aniskovich **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards and Singh  
In Opposition: None  
Abstentions: None  
Not voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)  
The motion **carried**: 8-0-0-4.

5. Discussion: Appointed Committees vs. Ad Hoc Committees

Chairman Rossi appointed an Ad Hoc Committee on Regulations with the specific task of reviewing the Regulations for internal consistency. The Co-chairmen of this Committee shall be Aniskovich and Dahlgren.

Chairman Rossi appointed the Singh and Knight as Co-Chairmen of the Administrative Committee.

6. Committee Reports

There were no reports given.

7. Minutes:

- Annual Meeting: December 11, 2017
- Regular Monthly Meeting: December 11, 2017

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

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards and Singh  
In Opposition: None  
Abstentions: None  
Not voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)  
The motion **carried**: 8-0-0-4.

8. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00

Chairman Rossi requested examples from Moore of the duplication of hours in the Consultant Planner's reports so that he may discuss this with the First Selectman and the Consultant Planner. Kravitz requested that the invoice from CME Associates, Inc. be itemized. Staff requested that CME Associates, Inc. submit the invoice no later than the Regular Monthly Meeting each month to facilitate prompt payment.

Dahlgren **moved** to approve the bill. Hughes **seconded** the motion.

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards and Singh  
In Opposition: None  
Abstentions: None

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Not voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)

The motion **carried**: 8-0-0-4.

9. Old Business

There was no old business to discuss.

10. New Business

- Air BnB's: The Chairman will contact Guskowski to gather information from other Town's regarding their regulations on Airbnb's.
- Commercial Solar Farms: The Chairman will contact the chairman of Energy Committee regarding that Committee writing some regulations.
- Rossi discussed encouraging applicants to submit plans and applications in an electronic format. He proposed amending the fee schedule ordinance to add a fee for scanning the hard copies and an amendment to lower the number of hard copies to be submitted for those who choose to submit the electronic data. Bousquet noted that he would rather have a lower fee for those submitting electronically rather than an additional fee for the scanning. The members were asked to think about it and this will be discussed at the next meeting.
- Cashman distributed "farming" pamphlet to the Commission and staff.

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

In Favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Richards and Singh

In Opposition: None

Abstentions: None

Not voting: Rossi (Chairman), Cashman (Not Seated), Moore (Not Seated) and Sheehan (Not Seated)

The motion **carried**: 8-0-0-4.

The meeting adjourned at 8:31 p.m.

Respectfully submitted,

Julia N. Pudem  
Clerk