

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

December 14, 2015

## Minutes

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

Absent: None

Also Present: Eric Knapp, Zoning Enforcement Officer  
John Guskowski, CME Associates, Inc.

The meeting was called to order at 7:48 p.m.

1. Vice Chairman's Comments: Alan Kravitz

Vice Chairman Alan Kravitz recognized First Selectman Bruce Farmer who thanked the Commission for their service.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer  
ZEO Knapp reviewed the ZEO Report. He noted the purpose of the report for the new members. Alberino thanked Knapp for his work on the Global Propane case.
- John Guskowski, CME Associates, Inc.  
Mr. Guskowski discussed his report briefly.

3. PR 15-235: 61 East Main Street, Town of Clinton: Request for a Planning Report under CGS Section 8-24 for the sale of 61 East Main Street.

Pastor Christopher Horvath gave a brief presentation regarding the request from the Board of Selectmen.

Alberino **moved** report to the Board of Selectmen the recommendation of the sale of the property known as 61 East Main Street, as consistent with the Plan of Conservation and Development. Singh **seconded** the motion.

In Favor: Knudsen, Alberino, Aniskovitch, Bousquet, Goupil, Guerra, Moore and Singh

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In Opposition: None  
Abstentions: None  
Not Voting: Kravitz (Acting Chairman), Dahlgren (Not Seated) and Neri (Not Seated)  
The motion **carried**: 8-0-0-3.

4. CAM 15-234: 11 Uncas Road, Karen Viggiano: Addition to existing single family house. Map 69, Block 66, Lot 5. Zone R-10.

Karen Viggiano, applicant, and Robert Mangino,

Alberino **moved** to receive CAM 15-234: 11 Uncas Road, Karen Viggiano and table it to the next Regular Monthly Meeting. Aniskovitch **seconded** the motion.

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

5. CAM 15-200: 12 Nod Place, New England Road, Inc.: Processing of earth materials. Map 21, Block 9, Lot 3. Zone I-2.

Alberino **moved** to approve CAM 15-200: 12 Nod Place, New England Road, Inc. as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Guerra **seconded** the motion.

In Favor: Knudsen, Alberino, Bousquet, Goupil and Guerra  
In Opposition: None  
Abstentions: Aniskovich, Moore and Singh  
Not Voting: Kravitz (Acting Chairman), Dahlgren (Not Seated) and Neri (Not Seated)  
The motion **carried**: 5-0-3-3.

6. SP 15-216: 224 East Main Street, James Schetzel: Change of use to personal service. Map 78, Block 70, Lot 159A. Zone B-4.

Alberino **moved** to approve SP 15-216: 224 East Main Street, James Schetzel. Singh **seconded** the motion.

In Favor: Knudsen, Alberino, Aniskovich, Bousquet, Goupil, Guerra, Moore and Singh

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In Opposition: None  
Abstentions: None  
Not Voting: Kravitz (Acting Chairman), Dahlgren (Not Seated) and Neri (Not Seated)  
The motion **carried**: 8-0-0-3.

7. AR 15-217: Petition to Amend the Zoning Regulations, Cedar Island Marina: Section 24.2.3; Section 24.2.5; Section 10.3 and Section 10.5.

Knudsen **moved** to table AR 15-217: Petition to Amend Zoning Regulations, Cedar Island Marina pending the public hearing on *Wednesday*, January 4, 2016. Alberino **seconded** the motion.

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

8. CAM 15-218: 17 West Road, Paul Truglio: Demolition of existing and construction of new single family house. Map 69, Block 66, Lot 46. Zone R-10.

Robert Mangino and Paul Truglio were present and gave a brief presentation.

[Carl Neri stepped out at 8:21 p.m.]

Alberino **moved** to approve CAM 15-218: 17 West Road, Paul Truglio as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Bousquet **seconded** the motion.

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

9. AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit: Addition of Section 21: Floating Zones.

[Carl Neri returned at 8:23 p.m.]

Knudsen **moved** to table AR 15-219: Petition to Amend the Zoning Regulations, Douglas Benoit pending the public hearing on *Wednesday*, January 4, 2016. Bousquet **seconded** the motion.

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

#### 10. Review of contract renewal for CME Associates, Inc.

There was a lengthy discussion regarding the contracted rate and the duties to be performed under the contract.

Bousquet **moved** to extend the contract with CME Associates, Inc. to run from January 1, 2016 to June 30, 2016. Aniskovich **seconded** the motion.

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

#### 11. Incentive Housing Grant – Update

There was an update given by John Guskowski and Singh.

#### 12. Administrative Committee Report – T. Guerra, Chairman

The report was given during the Annual Meeting.

#### 13. Minutes:

- November 2, 2015 Public Hearing
- November 9, 2015 Regular Monthly Meeting
- November 10, 2015 Special Meeting

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

In Favor: Knudsen, Alberino, Bousquet, Goupil, and Guerra

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In Opposition: None  
Abstentions: Aniskovich, Moore and Singh  
Not Voting: Kravitz (Acting Chairman), Dahlgren (Not Seated) and Neri (Not Seated)  
The motion **carried**: 5-0-3-3.

14. Bills & Correspondence:

- Correspondence
  - November 8, 2015 Letter from the High John Street Neighborhood Association

Goupil **moved** to table to the next meeting. Alberino **seconded** the motion.

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

- Bills
  - CME Associates, Inc. (Invoice #22390) \$4,000.00
  - Dzialo, Pickett & Allen, PC (Invoice #28523) \$462.50
  - Halloran & Sage, LLP
    - General Land Use Matters (11195475-1) \$740.00
    - Global Companies, LLC (11195475-6) \$1,757.50
    - Pamela Fritz – Zoning Enforcement (11195475-7) \$627.50
    - Bluff Properties, LLC (11195475-15) \$1,037.19
    - Shoreline Gardens, LLC–Appeals to ZBA (11195475-21) \$2,109.00
    - General Land Use Matters (11196740-1) \$536.50

Knudsen **moved** to approve the bills as submitted. Singh **seconded** the motion. DISCUSSION: Neri stated his point of view of the expenses for attorneys.

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

15. Old Business

Goupil noted that there are two grant opportunities that should be pursued at this time along with setting the priorities of the newly implemented plan. There was a lengthy discussion.

Bousquet **moved** to authorize John Guskowski of CME Associates, Inc. to work with the Selectman's Office on grant writing. Alberino **seconded** the motion. DISCUSSION: [Kravitz handed the gavel to Knudsen] Kravitz inquired what the priorities for the grants are and are they going to be done jointly if the Commission is going to be using their resources for the writing of these grants. Aniskovich stated that these need to be determined and agreed upon by the Commission as a whole. Goupil stated that the priorities have already been determined within the PoCD. Aniskovich inquired why these opportunities are being brought before the Commission so close to when the grant applications need to be submitted. Kravitz stated that the Commission has never had the opportunity before.

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

#### 16. New Business

The Clerk requested that the members please turn in their Handbooks to be updated. Alberino thanked Kravitz for his service as Vice Chairman.

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

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

The meeting adjourned at 9:40 p.m.

Respectfully submitted,  
Julia N. Pudem  
Clerk