

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Review Committee

December 29, 2011

Minutes

Present: D. Irmscher & M. Carr

The meeting was called to order at 2:00 p.m.

1. SE 11-283: 94 Cow Hill Road, Liliana Montoya: Accessory apartment. Map 30, Block 2, Lot 156-10. Zone R-30.

Application

- The applicant should add Frank LaPadura's name and information to the agent section of the application if she wishes Mr. LaPadura to act in that capacity.
- If Mr. LaPadura is added as the agent, he needs to sign the application on page 2. If he is not added, the applicant needs to sign on the agent line of the application
- The zone designation (R-30) should be added to the first page of the application #6.

Site Plan

- The site plan should be drawn on a sheet no larger than 24" x 36" and at a scale of 1" = 40' or other such scale as may be approved by the Commission. [Section 8.1.2] The submitted site plan does not show what scale it is drawn at, so the Committee was unable to determine compliance.
- A location map of the site at a scale of 1"=800', showing all the land in the lot together with any adjacent or contiguous parcels in the same ownership, all abutting properties, zoning districts, public ways and lands reserved for public use within 800' of the perimeter of the subject site, in such a way as to show the relationship of the site to the surrounding neighborhood and the street pattern, needs to be submitted. [Section 8.1.2(b)]
- The location and size of all existing and proposed buildings and structures on the subject site and approximate location and size of all existing buildings and structures, wells and

septic systems on abutting properties which are within 75' of the common lot line, needs to be added to the plan. [Section 8.1.2(d)]

- A complete parking area layout showing the location and size of all off-street parking spaces, needs to be added to the plan. [Section 8.1.2(f)]
- The location of existing trees 18" in diameter or greater measured at a point four feet (4') from the ground needs to be added to the plan. [Section 8.1.2(g)]
- The location of all tidal and inland wetlands, watercourses and flood hazard areas, or if none, a note, needs to be added to the plans. [Section 8.1.2(h)]
- The location and capacity of all wells and water supply lines serving the site needs to be added to the plans. [Section 8.1.2(j)]
- The location of all outdoor fixed trash receptacles and facilities, or if none, a note, needs to be added to the plans. [Section 8.1.2(l)]
- The location, size and design of all signs, or if none, a note, needs to be added to the plans. [Section 8.1.2(m)]
- The location, size and design of all light standards, or if none, a note, needs to be added to the plans. [Section 8.1.2(n)]
- Any existing or proposed docks, wharfs, bulkheads and jetties or special site features, or if none, a note, needs to be added to the plans. [Section 8.1.2(o)]
- The location of any easements or covenants running with the land needs to be added to the plans. [Section 8.1.2(p)]
- The location and description of any known historical or cultural resources on the site, or if none, a note, needs to be added to the plans.

Special Exceptions Standards

- The applicant needs to submit a current Certificate of Special Exception. [Section 9.21.2(a)] Please contact Thomas W. Lane, Zoning Enforcement Officer, to obtain such certificate.
- The Committee was unable to determine compliance with Sections 9.21.3(d) and 9.21.3(k)(iv) as architectural plans of the entire structure have not been submitted.

- In order to determine compliance with Section 9.21.3(k)(iv), the applicant shall submit the calculations showing that the accessory apartment does not exceed either 800 square feet or 1/3 of the total combined area of the principal structure plus the accessory apartment, whichever is less.
- A written report from the Director of Health of the Town of Clinton needs to be submitted. [Section 9.21.4(b)]
- A floor plan of ¼"=1' to show with clarity the proposed changes to the building and the sizes of rooms. The floor plans shall list the total floor area of both dwellings and the percentage of difference between them. The floor plans should also include the existing dwelling areas. [Section 9.21.4(c)]

The meeting adjourned at 2:26 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk