

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Review Committee  
January 12, 2011  
**Minutes**

Present: D. Irmscher & M. Carr

The meeting was called to order at 2:04 p.m.

1. a) SE 12-001: Wolfhound Way, 146 East Main Street, Robert Grabarek: One rear lot in a two-lot subdivision. Map 68, Block 65, Lot 32. Zone R-10 & VZ.
- b) Sub. 290: Wolfhound Way, 146 East Main Street, Robert Grabarek: Two-lot subdivision. Map 68, Block 65, Lot 32. Zone R-10 & VZ.

## Title Sheet

1. A list of all other agency approvals with identification or application numbers and date of approvals needs to be added. [Section 4.5.1(e)]
2. A legend of all the symbols used within the set of plans needs to be added. [Section 4.5.1(g)]
3. The note titled "Grading and Drainage" needs to be revised to remove reference to excavation for a foundation and utility pad.

## Boundary Survey Map

1. It was noted that the Boundary Survey Map is combined with the Record Subdivision Map.

## Record Subdivision Map

1. The boundaries and classification codes of soil types needs to be added to the plan. [Section 4.5.4(a)(7)]
2. The location of all existing property markers and permanent monuments needs to be added to the plans. It was noted that two monuments are shown on the plan. If there are no more that were located, a note should be added to the plan. [Section 4.5.4(b)(7)]

3. The proposed property markers and monuments need to be added to the plan. [Section 4.5.4(c)(6)]
4. Signature blocks for Planning and Zoning Chairman or Secretary and the Director of Health needs to be added to the plan. [Section 4.5 1.]
5. The symbol for the fence, or a label, needs to be added to the plans.
6. The house and subsurface sewage disposal system must be located within the MABL. The plans should be revised to reflect this. [Section 5.1.3(f)(4).
7. The connection to the water main located on East Main Street needs to be shown on the plan. [Section 5.5]

#### Site Plan

1. It was noted that the applicant has requested a waiver for submitted a site plan.

#### Reports

1. The applicant shall submit a written report consistent with Section 4.4 of the Subdivision Regulations, describing the proposed water supply and method of sewage disposal for the subdivision. [Section 4.6.1]
2. The applicant shall supply written confirmation that the report to the Fire Marshal describing measures to be taken to provide fire protection to the subdivision, has been reviewed by the Fire Marshal. [Section 4.6.10]

#### Legal Documents

1. Any existing or proposed text of required easements needs to be submitted. [Section 4.7.1(b)]
2. The supporting documentation which sets forth the configuration and title ownership of the subject parcel from the date of adoption of zoning regulations to the time of application needs to be submitted. [Section 4.7.1(e)(2)]
3. An affidavit, signed by the applicant, state whether the applicant or related entity is the owner of any property adjoining the subject property, needs to be submitted. [Section 4.7.1(e)(3)]

#### Site Plan Requirements for Special Exception (Rear Lot)

1. The location of all outdoor fixed trash receptacles and facilities, or if none, a note needs to be added to the plan. [Section 8.1.2(l)]
2. The sign location on the site plan needs to be labeled. [Section 8.1.2(m)]
3. The location, size and design of all light standards needs to be provided. [Section 8.1.2(n)]

Special Exception Requirements

1. A current Certificate of Zoning Compliance needs to be submitted. The applicant should contact ZEO Thomas W. Lane regarding this. [Section 9.13.2(c)]

General

1. It was noted that Construction Plans, a Soil Erosion and Sediment Control Plan, a Grading Plan, a Storm Water Management Plan, a Coastal Management Plan, a Cultural Resources Preservation Plan and a Traffic Report were not required.
2. A waiver for the size of the rectangle for the MABL needs to be submitted. [Section 5.3.1(f)(2)].

The meeting adjourned at 2:28 p.m.

Respectfully submitted,

Julia N. Pudem  
Clerk