



PLANNING AND ZONING COMMISSION

MINUTES

Regular Meeting

Monday, January 12, 2026

7:00 p.m.

Town Hall

Green Room and Zoom

54 E. Main St., Clinton, CT 06413

1. CALL TO ORDER/SEATING OF MEMBERS

Chair Michael Rossi called the regular meeting of the Planning and Zoning Commission to order at 7:01 p.m.

Members Present: Michael Rossi, Chairperson; Walter “Beau” Clark, Vice Chair; Ellen Dahlgren, Secretary; Eddie Alberino; Cinzia Lettieri; Zachary Plourde; Dylan Walter and alternate members, Susan Marcus and Bryan Pellegrini.

Members Absent: Michael Florio; Jay Mandell; alternate member Andrew Randi.

Staff Present: Abby Piersall, AICP, Town Planner; Kathy Savona, CZEO; and Lori Pascarelli, Land Use Administrative Assistant/Clerk.

Also Present: Michael Harkin, Harkin Engineering; Jerri Case, Shoreline Partners LLC (via Zoom); Joe Barnick, Shoreline Partners LLC (via Zoom).

Seated: Susan Marcus seated for Jay Mandell; Bryan Pellegrini seated for Michael Florio.

2. CHAIR’S COMMENTS

M. Rossi congratulated the POCD Subcommittee and staff members on the completion of the Plan of Conservation and Development.

3. MINUTES

B. Clark had one comment on the December 8, 2026 minutes and referred to page 5, the last paragraph, sixth sentence that it should read, “the comprehensive Town Plan”.

E. Alberino moved to approve the minutes of the December 8, 2025 as submitted with the correction.

C. Lettieri seconded the motion. Members voted on the motion, and it carried, unanimously.

In Favor: E. Alberino, B. Clark, E. Dahlgren, C. Lettieri, S. Marcus, B. Pellegrini,
Z. Plourde, D. Walter,
In Opposition: 0
Abstentions: 0
Discussion: 0
The motion carried: 8-0-0

4. PUBLIC HEARING

M. Rossi opened the public hearing.

E. Dahlgren, Secretary, read the Legal Notice of Public Hearing.

- a. [PZC-25-24](#): Map Amendment for Zone change pursuant to Section 4.20.2 of the Clinton Zoning Regulations, 109 West Main Street, Map 33, Block 10, Lot 25, Zone B-4 and R-20. Applicant: Michael P. Harkin, Harkin Engineering, LLC.

M. Harkin presented application PZC-25-24. In referring to the Site Survey he showed the parcel is a split zone of B-4 and R-20. The property owners are requesting to change the entire parcel to a B-4 zone in order to allow for future development plans. He explained there is no particular development plan at this time.

M. Rossi explained for the Commission members that previously it was a goal of the Planning and Zoning Commission to change all properties affected by the split zone, but the project was unable to be completed. He further expressed that this change would simplify what can be done with the parcel. He noted that having a split zone proves cumbersome with two sets of zoning requirements.

B. Clark stated for clarification, the reason this is not a spot zone is this is expanding an existing zone. He also noted that by changing to B-4 it increases the necessary setbacks from the residential land from both sides to 50 feet.

D. Walter asked if there is minimum requirement for frontage. Z. Plourde read from Section 26.12 of the Zoning Regulations that the required frontage is 80 feet.

C. Lettieri asked if there was a plan for the residents currently living on the property. M. Harkin stated there are residents but there is no current plan of development. B-4 does allow some residential as a mixed use. A decision about future uses has not been made by the owners at this time.

B. Clark stated the change wouldn't necessarily affect the existing structures as they would be pre-existing non-conforming.

M. Rossi asked for any other comments from Commission members. There were none.

M. Rossi opened the public hearing to the public for comments in favor of the application. There were no comments.

M. Rossi asked if anyone from the public was in opposition of the application.

Shannon Franklin a resident at 109 West Main Street asked how long residents would be allowed to stay on the property.

M. Harkin advised that tenants should contact the property owners for those answers. He also stated there is no development plan at this time.

There were no further comments from the public or Commission members.

B. Clark moved to close the public hearing on PZC-25-24.

E. Alberino seconded the motion. Members voted on the motion, and it carried, unanimously.

In Favor:	E. Alberino, B. Clark, E. Dahlgren, C. Lettieri, S. Marcus, B. Pellegrini Z. Plourde, D. Walter.
In Opposition:	0
Abstentions:	0
Discussion:	None
The motion carried:	8-0-0

5. STAFF REPORTS

a. [PZC-25-24](#): Map Amendment for Zone change

M. Rossi noted that the staff report was part of the record.

6. NEW BUSINESS:

a. [PZC-25-22](#): Special Exception for warehousing and a self-storage facility pursuant to Sections 12.45 and 12.46 of the Clinton Zoning Regulations, 335 East Main Street (rear), Map 88, Block 69, Lot 124, Zone I-2. Applicant: Joe Barnick, Osprey Environmental.
Receive and Schedule for Public Hearing.

E. Dahlgren moved to receive and schedule for public hearing on February 9, 2026.

D. Walter seconded the motion. Members voted on the motion, and it carried, unanimously.

In Favor:	E. Alberino, B. Clark, E. Dahlgren, C. Lettieri, S. Marcus, B. Pellegrini, Z. Plourde, D. Walter.
In Opposition:	0
Abstentions:	0
Discussion:	None
The motion carried:	8-0-0

- b. Appointments to the Lower Connecticut River Valley Council of Governments Regional Planning Committee.

M. Rossi appointed Z. Plourde as the second member of the Planning and Zoning Commission to the Lower Connecticut River Valley Council of Governments Regional Planning Committee. Z. Plourde accepted the appointment. His appointment will go before the Town Council for approval.

7. OLD BUSINESS

- a. [PZC-25-24](#): Map Amendment for Zone change pursuant to Section 4.20.2 of the Clinton Zoning Regulations, 109 West Main Street, Map 33, Block 10, Lot 25, Zone B-4 and R-20. Applicant: Michael P. Harkin, Harkin Engineering, LLC.

B. Clark stated he feels this is a reasonable change as it is difficult to develop a site that is dual zoned. The change to B-4 gives the surrounding residential area protection from development.

E. Dahlgren commented she is also in favor for development of the property.

E. Alberino moved to approve the proposed amendment to the Clinton Zoning Map and change the zone district to B-4 for the entirety of the parcel known as 109 West Main Street, and as shown on plans titled "Topographic Survey & Sightline Survey of 109 West Main Street (aka Route 1 & Boston Post Road)" Clinton, Connecticut, Prepared for Harkin Engineering, LLC by Gesick & Associates, P.C, dated June 12, 2025 and adopt the following findings of fact:

1. The public hearing for the Zoning Map amendment has met the notice requirements in Section 4 of the Clinton Zoning Regulations and C.G.S § 8-7d.
2. The proposed change from R-20 to B-4 is consistent with the 2025 Plan of Conservation and Development.
3. The proposed Zoning Map amendment is consistent with the purpose and authority outlined in Section 1 of the Clinton Zoning Regulations.

D. Walter seconded the motion. Members voted on the motion, and it carried, unanimously.

In Favor: E. Alberino, B. Clark, E. Dahlgren, C. Lettieri, S. Marcus, B. Pellegrini,
Z. Plourde, D. Walter.

In Opposition: 0

Abstentions: 0

Discussion: None

The motion carried: 8-0-0

8. COMMITTEE REPORTS

- a. POCD Subcommittee update.

B. Clark thanked everyone for their assistance in completing the Plan of Conservation and Development.

E. Dahlgren stated a vote would be needed to disband the POCD Subcommittee.

A Piersall informed Commission members the final 2025 Plan of Conservation and Development is available on the Town's website. OPM responded last week; Clinton is on the list for available discretionary State funding. A. Piersall posed the question of disbanding the Subcommittee or moving this committee to an Implementation committee to continue the future work. M. Rossi thought it should transition to the Regulations Committee and ask the Regulations Committee to oversee implementation if all members agree.

E. Dahlgren moved to appoint the POCD Subcommittee members to the Regulations Committee.

B. Clark seconded the motion. Members voted on the motion, and it carried, unanimously.

In Favor: E. Alberino, B. Clark, E. Dahlgren, C. Lettieri, S. Marcus, B. Pellegrini,
Z. Plourde, D. Walter.

In Opposition: 0

Abstentions: 0

Discussion: None

The motion carried: 8-0-0

The next meeting would be February 5, 2026. Members agreed on in-person meetings for the future at 6:00 p.m.

A. Piersall also asked Commission members who would prefer a printed copy vs. digital copy of the POCD.

b. Regulations Committee – schedule next meeting.

Meeting scheduled for February 5, 2026 at 6:00 p.m. The two topics for the meeting include the Housing Bill and how to approach the regulations and Stormwater regulations in compliance with the Town's Municipal Separate Storm Sewer (MS4) permit.

B. Clark asked whether adaptive reuse could be discussed at the Regulations Committee meeting. A. Piersall stated that the Commission could review the topic along with conversation about the Housing Bill. The Commission discussed enforcement related to bedrooms and the potential for rooms to be converted to bedrooms after approvals are granted.

9. CORRESPONDENCE & BILLS

None

10. ADJOURNMENT

At 7:39 p.m. D. Walter moved to adjourn. B. Clark seconded the motion. Members voted on the motion, and it carried, unanimously.

In Favor: E. Alberino, B. Clark, E. Dahlgren, C. Lettieri, S. Marcus, B. Pellegrini,
Z. Plourde, D. Walter.

In Opposition: 0

Abstentions: 0
Discussion: None
The motion carried: 8-0-0

Respectfully submitted,

Lori Pascarelli

Lori Pascarelli
Land Use Administrative Assistant/Clerk