



REGULATIONS COMMITTEE

---

MINUTES  
Regulations Committee  
Thursday, March 30, 2023  
5:00 p.m. – Via Videoconference

**1. CALL TO ORDER/SEATING OF MEMBERS**

Chairman Michael Rossi called the Regular Meeting of the Regulations Committee to order at 5:00 p.m.

Members Present: Michael Rossi, Chairman; Mary Ellen Dahlgren, Secretary; Martin Jaffe; and Adam Moore

Also present: Abby Y. Piersall, AICP, Town Planner; and Kathy King, CZEO

**2. DISCUSSION ON POTENTIAL UPDATES TO THE CLINTON ZONING REGULATIONS**

- a) **Section 3-** The Committee reviewed proposed changes to definitions. M. Rossi noted that the definition of “coverage” was missing. The Committee recommended that this section be presented for potential adoption to the full Planning and Zoning Commission.
- b) **Section 4-** The Committee discussed formatting issues and recommended that this section be presented for potential adoption to the full Planning and Zoning Commission.
- c) **Section 5-** The Committee discussed formatting issues and recommended that this section be presented for potential adoption to the full Planning and Zoning Commission.
- d) **Section 14 (Vendors)-** The Committee acknowledged that this section needs additional review. Modifications to the second paragraph are necessary to accurately list vendor types. Further discussion is needed concerning the removal of Transient Vendors from the Regulations.
- e) **Section 27-** The Committee requested additional clarification concerning the “n/a” use designations and asked staff to provide both a markup version and a clean version of this section to help members review. The Committee agreed that additional discussion was needed to review proposed permitting requirements according to building sizes.
- f) **Section 28-** The Committee noted that there are more changes needed to this section than were proposed. Language clarifying which accessory uses are allowed without a permit and which uses should require a zoning permit should be considered. Things like off street parking should not require a zoning permit. Additional discussion is needed concerning commercial vehicles. The Committee will review the purpose of regulating parking for commercial

vehicles on residential property. E. Dahlgren recommended that changes in Section 28 be advertised and considered separately.

- g) Section 33- 33.11.1 & 33.11.2** The Committee discussed the purpose of these changes. Staff reported that electric vehicle charging was added based on recent State legislation, and that accessible parking was added because there is no current reference for accessibility in the regulations. The Committee requested that the section be modified to reflect consistency with building code requirements, and to remove language that is specific to particular technology to ensure the regulations do not need to be modified
- h) Section 34** The Committee discussed the future need to review the sign regulations for content neutrality and to add the East Main Village District to the sign regulations.

### 3. ADJOURNMENT

Meeting was adjourned at 5:52pm

Respectfully submitted,

*Cristi Alvarado*

Cristi Alvarado  
Planning and Zoning Clerk