

Planning & Zoning Commission
54 East Main Street
Clinton, CT 06413

Minutes

Regular Meeting Minutes
Via Videoconference
Monday, April 11, 2022
7:00 p.m.

1. Call to Order/Seating of Members

M. Rossi called the Regular Meeting of the Planning and Zoning Commission to order at 7:00 p.m.

Members Present: Michael Rossi, Chairman; Mary Ellen Dahlgren, Secretary; Will Benoit, Mike Florio, Martin Jaffe, Alan Kravitz, Adam Moore, and Alternate Members Jay Mandell and Brendan Saunders

Members Absent: Mike Knudsen, Vice Chairman; Ed Alberino

M. Rossi seated J. Mandell for M. Knudsen and B. Saunders for E. Alberino

2. Chairman's Comments

M. Rossi reminded Commission members that the May 9, 2022 PZC Regular Meeting will be held in person at 7:00 p.m. in the Green Room at the Town Hall, 54 East Main Street, Clinton, CT.

3. Minutes

P&Z – March 14, 2022

A. Moore **moved** to approve the March 14, 2022 PZC minutes as submitted. M. Jaffe **seconded** the motion and it carried, unanimously.

In Favor: M. Ellen Dahlgren, Will Benoit, Mike Florio, Martin Jaffe, Alan Kravitz, Adam Moore, Jay Mandell and Brendan Saunders

In Opposition: None

Abstentions: None

Not Voting: M. Rossi

The motion carried: 8-0-0.

4. Old Business – There was no Old Business to discuss.

5. New Business

- a. **79 Shore Road:** CAM 22-002: Tear Down and Rebuild Existing House, New 100% CT Code Compliant Septic System (Map 79 Block 72 Lot 74, Zone R-10). Applicant/Owner: Nelson Azevedo. Agent: Joe Wren, P.E., Indigo Land Design, LLC.

This application cannot be heard until the ZBA makes its decision on the Variance and CAM applications. The applicant and agent requested that this be tabled.

M. Jaffe **moved** to postpone **79 Shore Road**: CAM 22-002: Tear Down and Rebuild Existing House, New 100% CT Code Compliant Septic System (Map 79 Block 72 Lot 74, Zone R-10). Applicant/Owner: Nelson Azevedo. Agent: Joe Wren, P.E., Indigo Land Design, LLC, to the 5/9/22 Regular Meeting of the Planning and Zoning Commission pending decision by the Zoning Board of Appeals. M. Florio **seconded** the motion and it carried, unanimously.

In Favor: M. Ellen Dahlgren, Will Benoit, Mike Florio, Martin Jaffe, Alan Kravitz, Adam Moore, Jay Mandell and Brendan Saunders

In Opposition: None

Abstentions: None

Not Voting: M. Rossi

The motion carried: 8-0-0.

- b. 83 Pratt Road**, CAM 22-004: Construct a detached two (2) story garage with no kitchen or laundry, paved drive, and install a 100% public health code-compliant septic system. (Map 34 Block 13 Lot 110-1). Applicant: Alan J. & Theresa Molloy; Agent: Joe Wren, P.E., Indigo Land Design, LLC.

Joe Wren, P.E., and property owner Alan Molloy, were both present. J. Wren explained that no variances were needed for this application, it is more than 50' from the CJL (Coastal Jurisdiction Line), and it conforms to the Zoning Regulations. The project is within 100' of a coastal resource, so a Coastal Site Plan Review from the CT DEEP was required. It's also in the AE Flood Zone, so review from the Town Engineer was required. The two car garage will have a loft above with recreation space. There will be a bathroom but no bedroom or kitchen facilities.

In her review, Marcy Balint from the CT DEEP said the bathroom needed to be relocated to the second floor. The plans were revised on 4/5/22 to include comments from CT DEEP and the Town Engineer.

A new code compliant septic system is going to be installed, and this has conditional approval by the CT River Area Health District. The loft area cannot be used as a dwelling.

M. Ellen Dahlgren asked about where the hot water heater and other mechanicals will be located. J. Wren said they will be on the second floor.

There was discussion about the paved driveway adding to the impervious ground coverage. The overall percentage of impervious ground coverage, with the paved driveway, is 11.7% which is less than the maximum amount allowed which is 15%.

J. Mandell **moved** to approve **83 Pratt Road**, CAM 22-004: Construct a detached two (2) story garage with no kitchen or laundry, paved drive, and install a 100% public health code-compliant septic system. (Map 34 Block 13 Lot 110-1). Applicant: Alan J. & Theresa Molloy; Agent: Joe Wren, P.E., Indigo Land Design, LLC., as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. M. Florio **seconded** the motion and it carried, unanimously.

In Favor: M. Ellen Dahlgren, Will Benoit, Mike Florio, Martin Jaffe, Alan Kravitz, Adam Moore, Jay Mandell and Brendan Saunders

In Opposition: None

Abstentions: None

Not Voting: M. Rossi

The motion carried: 8-0-0.

6. Staff Reports

a. **John Guskowski** – Consulting Town Planner

J. Guskowski's report was circulated prior to tonight's meeting.

J. Guskowski talked about the status of the Affordable Housing Plan. A draft plan will be presented to the PZC in May 2022.

A group of UConn students, as part of their Senior Project, are researching background information for a Coastal Resilience Plan.

After discussion at the March 14, 2022 PZC Meeting, J. Guskowski researched the history, over the past few years, of Zoning Regulation 27.2.4 allowing Multiple Unit Dwellings in B2 Zones by Special Exception. In the years 2016, 2017 and 2018, the Commission made changes to this regulation at different points allowing it by Special Exception and prohibiting it. Currently, 27.2.4 allows Multiple Unit Dwellings in B2 Zones by Special Exception. It appears that during the tenure of the previous Land Use Administration, the Non Residential Use Table for Regulation 27.2.4 was not properly updated on the web site or the Zoning Regulations book causing confusion. Because the regulation was changed multiple times, J. Guskowski recommended, and the Commission agreed, to send this to the Regulations Committee for discussion to clarify whether they would like to prohibit that use or allow it by Special Exception.

b. **Kathy King** – ZEO/WEO

K. King's staff report was circulated prior to tonight's meeting.

K. King spoke to a representative from an electronic car charging company who called her to ask about Clinton's regulations regarding electronic advertising on a car charging screen. The car charging screens would be 48" tall and 27" wide. Currently, per Zoning Regulation 34.9.7, no signs are permitted that have blinking, flashing or rotating lights.

Commission members decided the best course of action would be to send this to the Regulations Committee to discuss.

K. King was asked by Consulting Town Engineer John Treichel from DTC to sign a letter to Linda Hutchins, Environmental Protection Specialist, Floodplain Specialist, FEMA Region 1, stating that all emergency and final restoration projects to repair the damage caused by the flood of September 25, 2018, have been completed to the Town's satisfaction.

M. Ellen Dahlgren **moved** to authorize Zoning Enforcement Officer Kathleen King to sign the letter to Linda Hutchins, Environmental Protection Specialist, Floodplain Specialist, FEMA Region 1, stating that the emergency and final restoration projects to repair the damage caused by the flood of September 25, 2018, have been completed to the Town's satisfaction. A. Moore **seconded** the motion and it carried, unanimously.

In Favor: M. Ellen Dahlgren, Will Benoit, Mike Florio, Martin Jaffe, Alan Kravitz, Adam Moore, Jay Mandell and Brendan Saunders

In Opposition: None

Abstentions: None

Not Voting: M. Rossi

The motion carried: 8-0-0.

7. Committee Reports

a. **Regulations Committee** – There was nothing new to report.

8. **Correspondence** – There was no new correspondence.

9. Adjournment

M. Florio **moved** to adjourn the meeting at 7:49 p.m. J. Mandell **seconded** the motion and it carried, unanimously.

In Favor: M. Ellen Dahlgren, Will Benoit, Mike Florio, Martin Jaffe, Alan Kravitz, Adam Moore, Jay Mandell and Brendan Saunders

In Opposition: None

Abstentions: None

Not Voting: M. Rossi

The motion carried: 8-0-0

Respectfully Submitted,

Kathleen S. King, Zoning Enforcement Officer