

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Public Hearing

April 30, 2018

## Minutes

Present: M. Rossi, Chairman; C. Aniskovich, Secretary; B. Knight, A. Singh and A. Moore

Absent: A. Kravitz, Vice Chairman; G. Bousquet, M.E. Dahlgren, M. Hughes, A. Richards, J. Cashman and P. Sheehan

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Rossi called the meeting to order at 7:00 p.m. Alternate Adam Moore was seated for Alan Kravitz. Secretary Chris Aniskovich read the Legal Notice of Public Hearing.

1. SE 18-014: 63 East Main Street, Adam Stanton House, Inc.: Farmers Market. Map 56, Block 61, Lot 10. Zone VZ.

Secretary Chris Aniskovich read the Correspondence list. Patricia Lindahl, agent for the applicant, gave a brief presentation. She submitted a site plan.

### Testimony

- In Opposition
  - Jim Milone, 69 East Main Street

### Commission Comments

Rossi inquired about the items to be recused from, such as the lighting plan. A letter from the First Church of Christ needs to be submitted regarding parking. A list of items to be sold needs to be submitted and updated as new vendors are added. Rossi inquired about the unloading of products and the impacts on 69 East Main Street. There was a discussion with Lindahl and Milone regarding the traffic flow.

Singh inquired about police for crossing Route 1 and trash collection. He requested that the location of the trash receptacles be shown on the plan.

Aniskovich recommended a formal plan for the parking, unloading and traffic flow.

Aniskovich **moved** to close the public hearing for SE 18-014: 63 East Main Street, Adam Stanton House, Inc. Moore **seconded** the motion.

In Favor: Aniskovich, Knight, Singh and Moore  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman)  
The motion **carried**: 4-0-0-1.

[Mary Ellen Dahlgreen arrived at 7:24 p.m.]

2. AR 18-003: Proposed Amendment to Zoning Regulations: Section 27.2.4 Non-Residential Schedule of Uses. Change from "SE" to "X" of Multiple Unit Dwellings in the B-2 Zoning District.

Secretary Chris Aniskovich read the Correspondence list. Michael Rossi gave a brief presentation regarding the change.

#### Testimony

- Opposed:
  - Tony Fappiano, 85 Grist Mill Circle, Guilford
  - Richard Grant, 28 Commence Street
  - Maureen Quilligan, 32 Commerce Street
  - Vincent Michael, 37 Commerce Street
- General Comments
  - Chris Spaziano, 37 Ben Merrill Road

Knight **moved** to close the public hearing for AR 18-003: Proposed Amendment to Zoning Regulations. Singh **seconded** the motion.

In Favor: Aniskovich, Dahlgren, Knight, Singh and Moore  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman)  
The motion **carried**: 5-0-0-1.

3. AR 18-009: Proposed Amendment to the Zoning Map: Changes along West Main Street, Grove Street, Commerce Street, Captain's Walk, High Street and Snow Lane to align zone lines with lot lines

Secretary Chris Aniskovich read the Correspondence List, and the April 24, 2018 letter from Marcy Balint, DEEP/LWRD. Michael Rossi gave a brief presentation.

Testimony

- Opposed
  - Maureen Quilligan, 32 Commerce Street
  - John Galligan, 19 Maple Avenue
  - Jane Grant, 28 Commerce Street
  - Charlene Best, 7 Grove Street
  - Ryan Dunn, 15 Maple Avenue
  - Edward Childs, 18 Maple Avenue
  - Cynthia Delecke, 23 Maple Avenue
  - Leslie Saunders, 38 Commerce Street
  - Dennis Delecke, 23 Maple Avenue
  - Phoebe Buff, 34 Commerce Street

Dahlgren inquired about the process. Knight thanked the public for their participation.

Knight **moved** to close the public hearing for AR 18-009: Proposed Amendment to the Zoning Map. Moore **seconded** the motion.

In Favor: Aniskovich, Dahlgren, Knight, Singh and Moore  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman)  
The motion **carried**: 5-0-0-1.

Aniskovich **moved** to adjourn the meeting. Moore **seconded** the motion.

In Favor: Aniskovich, Dahlgren, Knight, Singh and Moore  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman)  
The motion **carried**: 5-0-0-1.

[Patrick Sheehan arrived at 8:15 p.m.]

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

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Julia N. Pudem  
Clerk