

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

June 11, 2018

Minutes

Present: M. Rossi, Chairman; A. Kravitz, Vice Chairman; C. Aniskovich, Secretary; G. Bousquet, M.E. Dahlgren, M. Hughes, B. Knight, A. Singh, A. Moore and P. Sheehan

Absent: A. Richards and J. Cashman

Also Present: John Guskowski, CME Associates, Inc.

Chairman Michael Rossi called the meeting to order at 7:31 p.m. Alternate Adam Moore was seated for Andrew Richards.

1. Chairman's Comments: Michael Rossi

- Chamber Breakfast
- Basic Needs

Hughes **moved** to add Agenda Item #6: Proposed Amendment to Section 27.1.82, 27.2.82. Kravitz **seconded** the motion.

In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore

In Opposition: None

Abstentions: None

Not Voting: Rossi (Chairman) and Sheehan (Not Seated)

The motion **carried**: 8-0-0-2.

2. Staff Reports:

- Zoning Enforcement Officer
Bousquet inquired about how the interim Zoning Enforcement Officers are getting paid. It was noted that there will be no ZEO coverage on June 26th.
- John Guskowski, CME Associates, Inc.
Guskowski noted that he submitted a written report.

3. SP 18-020: 18 Nod Road, 18 Nod Road, LLC: Addition of retail/personal use to the list of approval uses for the complex. Map 33, Block 9, Lot 18. Zone I-2.

Michael Milano, applicant, gave a brief presentation.

Aniskovich **moved** to receive and approve SP 18-020: 18 Nod Road, 18 Nod Road, LLC. Hughes **seconded** the motion.

In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-2.

4. CAM 18-022: 63 Shore Road, Porizo: Demolish single family home and replace with a more conforming structure. Map 79, Block 72, Lot 66. Zone R-15.

This application was withdrawn prior to the meeting.

5. SP/CAM 18-023: 115 Nod Road, Advanced Technologies, Inc.: Construction of a 12,393 sq. ft. building with a 20'x20' sq. ft. connector to building #3. Map 21, Block 3, Lot 23-1. Zone IP.

Secretary Chris Aniskovich read the June 11, 2018 memo from Jeff Heser, Fire Marshal. Joe Wren, agent for the applicant, gave a brief presentation. Wren submitted a revised site plan.

Bousquet **moved** to receive and approve SP 18-023: 115 Nod Road, Advanced Technologies, Inc. Aniskovich **seconded** the motion.

In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-2.

Bousquet **moved** to receive and approve CAM 18-023: 115 Nod Road, Advanced Technologies, Inc. as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Aniskovich **seconded** the motion.

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In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-2.

6. AR 18-024: Proposed Amendment to the Zoning Regulations: Amendment to Sections 27.1.82, 27.2.82 and 27.3.82.

John Guskowski submitted a revised proposed amendment.

Aniskovich **moved** to receive AR 18-024: Proposed Amendment to the Zoning Regulations and schedule a public hearing on Monday, July 30, 2018 at 7:00 p.m. Singh **seconded** the motion. DISCUSSION: Dahlgren suggested a change to the amendment “construction, or demolition debris”. Bousquet inquired about the purpose of the proposed regulation. There was a discussion regarding changes to the wording of the amendment and potential conflicts within the Regulations.

In Favor: Kravitz, Aniskovich, Dahlgren, Hughes, Knight and Singh
In Opposition: Bousquet and Moore
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not seated)
The motion **carried**: 6-2-0-2.

7. Committee Reports:

- Administrative Committee: A. Singh
There was no meeting held in May. The next meeting will be on June 19th. Rossi asked that the ZEO Job Description is added to the agenda.
- Regulations Committee: C. Aniskovich/M.E. Dahlgren
The Committee met that evening. They reviewed the first draft of Planned Neighborhood Development (PND). The next meeting will be on Monday, June 18, 2018.

8. Discussion: ZEO Hiring Process

Rossi stated that a job description needs to be created which needs to be voted on by the Commission.

9. Minutes:

- Regular Monthly Meeting: May 14, 2018

Bousquet **moved** to approve the minutes as submitted. Moore **seconded** the motion.

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In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-2.

10. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Dzialo, Pickett & Allen, PC (Invoice #32563) \$380.50

Rossi read the bill from Dzialo, Pickett & Allen, Pc, into the record.

Bousquet **moved** to approve the bills as submitted. Aniskovich **seconded** the motion.

In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-2.

11. Old Business

Bousquet inquired who was enforcing the Zoning Regulations if the interim Zoning Enforcement Officers were not. He also inquired what exactly are the interim Zoning Enforcement Officers doing for the Town/Commission.

Dahlgren inquired about the June 4, 2018 minutes. It was noted that those minutes will be on the July agenda.

Knight requested that the full name of the applicant be used on the applications. It was noted that on the application she was referring to, that it may have been a corporation or LLC that was listed as the applicant.

12. New Business

There was no new business at this time.

Knight **moved** to adjourn the meeting. Bousquet **seconded** the motion.

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In favor: Kravitz, Aniskovich, Bousquet, Dahlgren, Hughes, Knight, Singh and Moore
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman) and Sheehan (Not Seated)
The motion **carried**: 8-0-0-2.

The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk