

# Planning and Zoning Commission

54 East Main Street  
Clinton, Connecticut 06413

## Regular Monthly Meeting Monday, January 14, 2019 7:00 p.m. – Green Room Agenda

1. Chairman's Comments: M. Ellen Dahlgren
2. Staff Reports:
  - John Guskowski, CME Associates, Inc.
  - Zoning Enforcement Officer, David Leiper
3. Minutes:
  - Regular Monthly Meeting December 10, 2018
4. SE/CAM 18-045: Add use to existing approval. 2 Nod Place, Unit 6: MJM Self Storage of Clinton, LLC. Map 21, Block 9, Lot 5-4. Zone I2. **Receive application and schedule Public Hearing.**
5. SE-18-034: Demolish existing gas station. Construct new gas station, septic, rain gardens and appropriate parking, 154 West Main Street, Hendels Clinton, LLC: Map 33, Block 13, Lot 5. Zone B-4. **Public Hearing continued to February 4, 2019.**
6. SP 18-044: Demolish existing house and garage. Build FEMA compliant less non-conforming house. Septic to remain. 69 Shore Road, Rocky Ross: Map 79, Block 72, Lot 69. Zone R-10.
7. ZC2018-016: Comprehensive Zoning Regulations for Town of Westbrook: Applicant: Town of Westbrook. **Respond for Westbrook Public Hearing which will be held on January 23, 2019.**
8. SE 18-046: Construct two 4,800 square foot steel buildings. 26 Nod Road: Thunder Road Property Development, LLC. Map 33, Block 9, Lot 17. Zone I2. **Receive application and schedule Public Hearing.**
9. SE 18-047: Build single family residence and detached garage. 31 Commerce Street: Donald R. Hansen. Map 45, Block 34, Lot 10-1. Zone B2. **Receive application and schedule Public Hearing.**
10. Committee Reports: Appoint Committees
  - Administrative Committee:
  - Regulations Committee:

# Agenda

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### January 14, 2019

- Discussion: Zoning Amendment – Section 15, Village District

#### 11. Bills & Correspondence:

CME Associates Invoice #24382	\$16,000.00
Dzialo, Pickett & Allen Invoice #33496	\$ 18.50
Dzialo, Pickett & Allen Invoice #33508	\$ 55.50
Halloran & Sage Invoice #11281587	\$ 572.00

#### 12. Old Business:

#### 13. New Business:

Petition for Amendment to Zoning Regulations Section 27.2.39 (a) Change of Zone Boundary/Zone Classification: Old Post Road Realty, LLC. **Schedule Public Hearing.**

#### Discussion:

Cedar Island Marina, 34 Riverside Drive, Kristopher Shapiro, to discuss current definition of “height” in Clinton

#### 14. Executive Session:

Discuss pending litigation:

- MJM Self Storage of Clinton, LLC
- Jeffrey and Patricia Cashman

#### 15. Planning & Zoning By-Laws Review

#### 16. Adjournment: