
Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing

July 1, 2019

7:00 p.m., Town Hall Green Room

Minutes

Members Present: M. Ellen Dahlgren, Chairman; Alan Kravitz, Vice Chairman; Chris Aniskovich, Secretary; Regular Members Gary Bousquet, Michael Hughes, Andrew Richards, Michael Rossi and Alternates Adam Moore and Patrick Sheehan

Members Absent: Bethany Knight, Amandeep Singh and Jeffrey Cashman

Alan Kravitz, Vice Chair, arrived at the meeting at 7:07 p.m.

Patrick Sheehan, alternate member, arrived at the meeting at 7:15 p.m.

Staff Present: Kathleen King, Recording Clerk

Chairman M. E. Dahlgren called the public hearing to order at 7:00 p.m.

1. SE Re-subdivision & CAM 19-0012: Subdivision of parcel into 2 lots. 13 River Road; Map 08, Block 01, Lot 28. Applicant: Dennis Irmscher for Pembroke North Subdivision; Agent: Robert Grabarek, Osprey Environmental.

The following documents are in the applicant's file: Subdivision/Re-Subdivision Application, Abutter's List, List of Professionals, Application to the Fire Marshal, Application to the CT River Area Health District (CRAHD), Notice of Land Use Application for ZBA variance for rear yard setback line from 50' to 37', Ground Coverage Calculation Sheet, Public Water Supply Watershed or Aquifer Area Project Notification Form for ZBA, Subdivision/Re-Subdivision Application Addendum Required Legal Documents, Coastal Site Plan Review Application, Pembroke North Subdivision Title Page drawing number 1/4, Record Subdivision Map drawing 2/4, Site Development Plan drawing 3/4 and Soils Data and Details drawing 4/4 all dated 2/2/2019 and all prepared by Osprey Environmental Engineering, LLC; photo of sign for Public Hearing, response letter from Fire Marshal Jeff Hesel dated 6/14/2019, response letter from Fire Chief Brian Manware dated 6/11/2019, 6/10/2019 PZC Agenda and Meeting Minutes, 7/1/2019 PZC Public Hearing Meeting Agenda, 6/12/2019 Clinton Conservation

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Meeting Minutes showing the Conservation Commission has approved the concept, a response letter dated 6/24/2019 from Marcy Balint at the CT DEEP for the CAM and a letter dated 6/19/2019 from Conservation Commission approving the concept as presented.

Received at tonight's meeting were letters in support of the application from the following: Jeff and Sharon Gianini of 1 Oleander Drive, Lawrence Wilke of 20 River Road, Thomas and Alicia Colwell of 22 River Road, Christy Abbatello of 3 Oleander Drive and Craig and Rachel Cusson of 26 River Road.

Also received was a letter dated 7/1/2019, received at tonight's meeting, from Jessica Demar, Environmental & Regulatory Compliance Coordinator for the Connecticut Water Company.

Both Bob Grabarek and Dennis Imscher were in attendance. B. Grabarek explained the project and talked about the documents in favor of the project received from the town boards, agencies and commissions. This is a schematic concept for a re-subdivision. At this time, there is no application for a house to be built. This application is just to re-subdivide the land.

M. E. Dahlgren asked if anyone wished to speak in favor of the application. No one chose to speak.

M. E. Dahlgren asked if anyone wished to speak in opposition to the application. No one chose to speak.

M. E. Dahlgren asked if anyone wished to speak in general terms of the application, neither in favor of or against. No one chose to speak.

The easement cannot be developed or built on at all due to its proximity to the wetlands. D. Imscher maintains that area now by mowing it, but nothing more can be done with it. It can only be accessed for pedestrian use.

This application needs approval from the Inland Wetlands and Watercourses Commission before it can receive PZC approval. The IWWC next meets on Tuesday, July 2, 2019.

G. Bousquet **moved** to continue the public hearing for SE Re-subdivision & CAM 19-0012: Subdivision of parcel into 2 lots. 13 River Road; Map 08, Block 01, Lot 28. Applicant: Dennis Imscher for Pembroke North Subdivision; Agent: Robert Grabarek, Osprey Environmental to Monday, July 29, 2019, 7:00 p.m., Andrews Memorial Town Hall, 54 East Main Street, Green Room. C. Aniskovich **seconded** the motion, and it carried unanimously.

In Favor:	C. Aniskovich, G. Bousquet, M. Hughes, A. Richards and M. Rossi.
In Opposition:	None

Abstentions: None
Not Voting: M. E. Dahlgren (Chairman)
The motion **carried**: 5-0-0.

2. SE & CAM 19-0013: Construct new steel building for boat repair and storage, stormwater system. 34 Riverside Drive; Map 34A, Block 13, Lot 134. Applicant: Cedar Island Marina; Agent: Thomas A. Stevens & Associates, Inc.

The following documents are in the applicant's file: Special Exception Application, Coastal Site Plan Review Application, Application to the Fire Marshal, Application to the Fire Chief, List of Professionals, Ground Coverage Calculation Sheet, B100a application for the CT River Area Health District (CRAHD), Abutter's List, Coastal Site Plan drawing C-1 dated 5/31/2019 prepared by Thomas A. Stevens and Associates, response letter from Fire Marshal Jeff Hesper dated 6/14/2019, response letter from Fire Chief Brian Manware dated 6/11/2019, photo of sign for Public Hearing, response letter from CRAHD dated 6/18/2019, referral letter to Town Clerk Town of Madison as abutting municipality dated 6/7/2019, referral letter to Marcy Balint of CT DEEP dated 6/7/2019, letter from Environmental Analyst Karen Zyko from CT DEEP dated 6/10/2019, 6/10/2019 PZC agenda and meeting minutes, 6/12/2019 Design Review Board Minutes approving this application and 7/1/2019 PZC PH agenda.

Tony Bolduc, P.E., agent, was in attendance as was applicant Kris Shapiro.

M. E. Dahlgren asked if anyone wished to speak in favor of the application. No one chose to speak.

M. E. Dahlgren asked if anyone wished to speak in opposition to the application. No one chose to speak.

M. E. Dahlgren asked if anyone wished to speak in general terms of the application, neither in favor of or against. No one chose to speak.

C. Aniskovich **moved** to close the public hearing for SE & CAM 19-0013: Construct new steel building for boat repair and storage, stormwater system. 34 Riverside Drive; Map 34A, Block 13, Lot 134. Applicant: Cedar Island Marina; Agent: Thomas A. Stevens & Associates, Inc. G. Bousquet **seconded** the motion, and it carried unanimously.

In Favor: A. Kravitz, C. Aniskovich, G. Bousquet, M. Hughes, A. Richards and M. Rossi.
In Opposition: None
Abstentions: None
Not Voting: M. E. Dahlgren (Chairman)
The motion **carried**: 6-0-0.

Adjournment:

M. Rossi **moved** to adjourn the meeting at 7:29 p.m. G. Bousquet **seconded** the motion, and it carried unanimously.

In Favor:	A. Kravitz, C. Aniskovich, G. Bousquet, M. Hughes, A. Richards and M. Rossi.
In Opposition:	None
Abstentions:	None
Not Voting:	M. E. Dahlgren (Chairman)
The motion carried :	6-0-0.

Respectfully submitted,

Kathleen King

Kathleen King, Planning and Zoning