

Planning and Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

**Regular Monthly Meeting
Monday, July 8, 2019
Andrews Memorial Town Hall
54 East Main Street
7:00 p.m. – Green Room
Amended Agenda**

1. Chairman's Comments: M. Ellen Dahlgren
2. Minutes:
 - Regular Monthly Meeting June 10, 2019
 - Regulations Committee June 19, 2019
 - Public Hearing July 1, 2019
3. Staff Reports:
 - John Guskowski, CME Associates, Inc.
 - Mike D'Amato, Interim Zoning Enforcement Officer
4. Re-subdivision & CAM 19-0012: Subdivision of parcel into 2 lots. 13 River Road; Map 08, Block 01, Lot 28. Applicant: Dennis Irmischer for Pembroke North Subdivision; Agent: Robert Grabarek, Osprey Environmental. **Public Hearing continued to July 29, 2019.**
5. 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. **Eligible for decision.**
6. SP-19-0014: 60 seat restaurant in existing structure. 58 West Main Street; Map 45, Block 13, Lot 55. Applicant: Senad Cecunjanin; Agent: Gregg Fedus, Fedus Engineering, Inc.
7. CAM-19-0015: expansion of the house with a "Great Room", dining room, half bath, mechanical room, and entry area; a 2-car garage; and a pool patio area including pool, pool storage, and fixed, outdoor seating area. Associated re-grading, stormwater measures, and transient erosion controls during construction are also proposed. 9 Riverside Drive; Map 46, Block 17, Lot 15-3. Applicant: Gary E. LaPlant; Agent: Lisa McCartney, Architect/East Wharf Architects
8. SE & CAM-19-0016: Demolish existing buildings. Construct new mixed use commercial building, stormwater system, code complying septic & parking. 57 West Main Street; Map 44, Block 29, Lot 2, Zone B-2. Applicant: 57-59 West Main

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Street, LLC; Agent: Thomas A. Stevens & Associates, Inc. **Schedule public hearing.**

9. SE-19-0017: Change of Use-licensed massage and retail wellness studio. 246 East Main Street, Unit 1; Map 78, Block 70, Lot 156-1, Zone B4. Applicant: Cheryl Yeager **Schedule public hearing.**

10. Committee Reports:

- Administrative Committee:
- Regulations Committees:

11. Bills & Correspondence:

DTC Engineering Invoice # 36482	\$ 469.50
CME Associates, Inc. Invoice #24832	\$ 4,000.00
CME Associates, Inc. Invoice #24834	\$ 4,000.00
Halloran & Sage Invoice # 11297340	\$ 333.00
Dzialo, Pickett & Allen Invoice #34218	\$ 74.00
Total	\$ 8,876.50

12. Old Business:

13. New Business:

14. Adjournment: