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# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Special Meeting  
Public Hearing  
September 9, 2019  
6:00 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, Martin Jaffe, Andrew Richards, Michael Rossi, Amandeep Singh and Alternate Adam Moore

Patrick Sheehan arrived at 6:06 p.m.

Members Absent: Jeffrey Cashman

Also Present: Planning and Zoning Attorney Ken Slater, Consulting Town Planner John Guskowski and Recording Clerk Kathleen King

Chairman M. E. Dahlgren called the public hearing to order at 6:00 p.m.

G. Bousquet **moved** to accept the agenda for the public hearing for SE-19-0021: Change of use to Commercial Indoor Recreation. 1 John Street; Map 44, Block 26, Lot 19, Zone I1. Applicant: 1 John Street Clinton, LLC.; Agent: Matthew Robillard-BL Companies, LLC. C. Aniskovich **seconded** the motion, and it carried unanimously.

In Favor: A. Kravitz, C. Aniskovich, G. Bousquet, M. Hughes, M. Jaffe, A. Richards, M. Rossi and Amandeep Singh

In Opposition: None

Abstentions: None

Not Voting: M. E. Dahlgren (Chairman)

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

1. SE-19-0021: Change of use to Commercial Indoor Recreation. 1 John Street; Map 44, Block 26, Lot 19, Zone I1. Applicant: 1 John Street Clinton, LLC.; Agent: Matthew Robillard-BL Companies, LLC.

C. Aniskovich read all new correspondence received after the public hearing on 8/29/2019 into the record which is as follows: letter from Chris Gagnon (agent for the applicant) to Steven D. Yenco, R.S. with the CT River Area Health District dated 9/5/2019, Report from Consulting Town Planner John Guskowski dated 9/5/2019, letter from Scott Martinson, MPH, MS, RS, from the CT River Area Health District dated 9/9/2019 and A101 "Overall Plan of Main Building-Main Level" drawn by John Cruet, Jr., A.I.A. dated 9/4/2019.

M. Massimino presented. He said they met with CRAHD multiple times and submitted plans to determine the septic capacity required for the project. The architectural plan requested by the PZC was also submitted. All egress was identified as well as the proposed entrance.

G. Bousquet expressed concerns that floor plans and egress should not be heard as part of the public hearing. Those items are fire and building code issues. He emphasized that this is a Special Exception application for a change of use not a Site Plan application.

M.E. Dahlgren said she felt the floor plans, egress, CRAHD report and other new information is for public review, and that the public is entitled to speak on this new information.

M. E. Dahlgren asked if anyone wished to speak in favor of the application.

John Allen, 15 Houperets Way, spoke in favor of the application. He is Chair of the Economic Development Commission. He said this meeting is just to begin the process by changing the use for the project, and as development progresses, there will be more reviews by the PZC, CRAHD, etc., as will be required.

M. E. Dahlgren asked if anyone wished to speak in opposition to the application.

No one from the public chose to speak.

M. E. Dahlgren asked if anyone wished to speak in general terms of the application, neither in favor of or against.

John Garcia, 31 Longate, spoke. He said this would be an opportunity to build other businesses in Clinton by bringing in kids and families from area towns.

Walter Clark, 12 Maplewood Drive, said the floor plan should not be the topic. It's just the change of use that should be considered not the user.

A. Kravitz said the Site Plan is a requirement of the application. He had concerns about the CRAHD report. The data submitted by the applicant regarding the usage only covers one event, and the utilization shown is only for one event when the venue will be used for multiple events at a time. There is no information on the plan regarding the spectators. He also felt the egress was not well represented. He asked if there would be stairs either inside or outside of the building to meet grade. All indoor sports require showers. Indoor sports facilities have showers built into the changing rooms. There are no showers shown on the plans, and the CRAHD report clearly states that there will be no showers.

G. Bousquet said that none of the indoor sports facilities that his kids play in have showers.

M. Rossi said that disallowing showers can be a condition of approval.

A. Kravitz said CRAHD was not able to approve any specific septic design and location as none was presented by the applicant.

M. E. Dahlgren wanted to be sure that the number of players was included in the septic flow calculations.

Chris Gagnon, BL Companies, explained that the number of gallons per day was based on the number of spectators. The number of spectators is driven by the number of players. The spectator number includes the players in the calculation for the health code. Also included were the number of employees. Those numbers were all included in the flow calculations.

In the previous meeting, the applicant stated that there would be showers. Showers are not shown on the most recent plan. CRAHD stated in their review letter that there will be no showers and no food service as part of this approval.

M. Massimino the tenant who has recently leased the property has no plans for showers. Showers may be included at some point in the future. At this time, there are no other tenants, so the applicant did not want to guess who those tenants would be and what their needs would be. Future tenants would need approval. He also stated that there will not be stairs. The main entrance is at grade level. He explained that the septic system is in front of the Pond's building. Many studies have been done to determine where the best location would be for septic.

A. Kravitz felt that there are still concerns about the fact that there are not approvals for a specific septic system.

J. Guskowski said final septic system design is not seen by the PZC. The PZC looks at location and capacity. Locations of test pits are also required. They have not yet been submitted. He referred to Section 4.15.5. of the Zoning Regulations.

C. Aniskovich **moved** to close the public hearing for SE-19-0021: Change of use to Commercial Indoor Recreation. 1 John Street; Map 44, Block 26, Lot 19, Zone I1. Applicant: 1 John Street Clinton, LLC.; Agent: Matthew Robillard-BL Companies, LLC. M. Rossi **seconded** the motion, and it carried.

In Favor: C. Aniskovich, G. Bousquet, M. Jaffe, A. Richards, M. Rossi and A. Singh  
In Opposition: A. Kravitz and M. Hughes  
Abstentions: None  
Not Voting: M. E. Dahlgren (Chairman)  
The motion **carried**: 6-2-0.

Adjournment:

G. Bousquet **moved** to adjourn the meeting at 6:49 p.m. M. Rossi **seconded** the motion, and it carried unanimously.

In Favor: A. Kravitz, C. Aniskovich, G. Bousquet, M. Hughes, M. Jaffe, A. Richards, M. Rossi and A. Singh.  
In Opposition: None  
Abstentions: None  
Not Voting: M. E. Dahlgren (Chairman)  
The motion **carried**: 8-0-0.

Respectfully submitted,  
Kathleen King, Recording Clerk