

Planning and Zoning Commission

54 East Main Street

Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, January 11, 2021

Please see meeting access details at the end of this agenda

7:00 P.M.

1. Call to Order
2. Roll Call/Seating of Alternate Members
3. Chairman's Comments
4. Minutes
December 14, 2020 Regular Yearly Meeting
January 4, 2021 Public Hearing Meeting
5. Guest Speaker
Jessica Demar - Regulatory & Environmental Compliance Coordinator, CT Water Co.
6. Staff Reports
 - John Guskowski, Consulting Town Planner - Clough, Harbour & Associates, LLP
 - Kathy King, Zoning and Wetlands Enforcement Officer
7. Site Plan & CAM 20-024: Construct Steel Garage for Truck Storage: 359 East Main Street: Map 87, Block 69, Lot 129, Zone I-2. Applicant/Owner: David Malazzi. **Deliberation & possible vote.**
8. Special Exception 20-026: Convert Existing Office Space to a 1,224 s.f. Accessory Apartment: 10 West Main Street: Map 45 Block 34 Lot 3, Zone B-3. Applicant/Owner: Charles Mascola. **Deliberation & possible vote.**
9. AR 21-001: Proposed Amendment to the Zoning Regulations: Coastal Site Plan Review, Section 18.3.1 – Remove 500 s.f. requirement, Add distance of “within 100 ft.”. Applicant: Town of Clinton Planning & Zoning Commission. **Deliberation & possible vote.**
10. AR 21-002: Proposed Amendment to the Zoning Regulations: Accessory Apartments, Section 12.6 – Remove entire section, Replace with new section 28.4. Applicant: Town of Clinton Planning & Zoning Commission. **Deliberation & possible vote.**
11. Site Plan & CAM 21-003: Elevate Existing Single Family House/Second Floor Expansion: 133 Shore Road: Map 86 Block 72 Lot 102, Zone R-10. Applicant/Owner: Tony Silverio. Agent: Joe Wren, P.E., Indigo Land Design, LLC. **Receipt of application, table to February 8, 2021, for DEEP & flood reviews.**
12. Special Exception & CAM 21-004: Construct 32 Condos on 2 Parcels: 151-153 East Main Street: Map 67 Block 62 Lots 17 & 17A, Zone EMVD. Applicant/Owner: RESYNC Property Solutions, LLC. Agent: Thomas A. Stevens & Associates, Inc. **Receipt of applicaton, set public hearing date.**
13. Site Plan & CAM 21-005: Rebuild House on Existing Foundation/Addition: 97 Pratt Road: Map 34 Block 13 Lot 104, Zone R-20. Applicant/Owner: George Marshall. Agent: Thomas A. Stevens & Associates, Inc. **Receipt of application, table to February 8, 2021 for DEEP & Flood reviews.**

Agenda
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14. Committee Reports

- Regulations Committee: Proposed Regulation Amendments

15. Correspondence

Cuddy & Feder, LLP – New Cingular Wireless Emergency Back-up Generator, 46 Meadow Road

16. Old Business

Review of Bylaws

17. New Business

18. Adjournment

Clinton PZC Meeting
Monday, January 11, 2021
7:00 p.m.

Join Zoom Meeting
<https://zoom.us/j/97511003041>
Meeting ID: 975 1100 3041

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All meeting materials may be accessed via this link: https://chaconsulting-my.sharepoint.com/:f/g/personal/jguszkowski_chacompanies_com/EpdJqOBCTcNMkKeHod7h8A0BC2-il6s4IJr6C5bj5B_Jfw?e=5tiG9E

****If you have any concerns about your ability to participate via videoconference or telephone, or if you wish to submit testimony in advance of this meeting, please contact Lisa DeMaria at Ldemaria@clintonct.org or 860-669-6133****