

**Planning & Zoning Commission**  
**54 East Main Street**  
**Clinton, CT 06413**

**Minutes**

Regular Meeting

Public Hearing

Via Videoconference

Monday, January 4, 2021

7:00 P.M.

Members Present: Michael Rossi, Chairman; Mike Knudsen, Vice Chairman; Mary Ellen Dahlgren, Secretary; Walter Beau Clark, Martin Jaffe, Adam Moore

Members Absent: Ed Alberino, Alan Kravitz, Amandeep Singh, Will Benoit (Alt), Jeffrey Cashman (Alt), Brandie Doyle (Alt)

Staff Present: Kathy King, ZEO; John Guskowski, Consulting Planner; Lisa DeMaria, Land Use Technician

M. Rossi called the Regular Meeting to order at 7:02 p.m.

Chairman's Comments: M. Rossi asked for a motion to move application SE 20-026 to follow AR 21-002. The applicant was not in attendance.

E. Dahlgren **moved** to have application 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, follow application AR 21-002 on the agenda, to see if applicant joined the meeting. M. Knudsen **seconded** the motion and it carried unanimously.

In Favor: M. Knudsen, B. Clark, M. E. Dahlgren, M. Jaffe, A. Moore

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 5-0-0

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.

E. Dahlgren read the Legal Notice of Public Hearing into record.

E. Dahlgren read the Document List into record.

John Guskowski, Consulting Town Planner, summarized the application for the Commission.

The proposed amendment is an effort to bring our regulations more in line with the Coastal Site Plan Review Regulations. The intention is to capture a lot of additions to buildings that have no impact on the coastal resources, and only review those that do have an impact. ZEO King has had conversations with Marcy Balint, DEEP Senior Coastal Planner. M. Balint is more concerned with the distance a project is located from the coastal resources, than the size of the structure. The DEEP comments were favorable.

There were no comments from the public or the Commission.

M. Jaffe **moved** to close the public hearing for 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. B. Clark **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: M. Knudsen, B. Clark, M. E. Dahlgren, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 5-0-0

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.

E. Dahlgren read the Document List into record.

J. Guskowski summarized the proposed amendment. It is likely that the State is going to move forward with allowing accessory apartments as of right. The Regulations Committee and Land Use staff are attempting to make it easier to create more housing stock without the need for a Special Exception application. The proposed regulations are a slight modification from regulations that J. Guskowski wrote for the Town of Essex. They provide for off street parking and maintaining the exterior character of the building and neighborhood. The building must be served by a code complying septic system. The size of the unit is limited.

M. Rossi stated that he thinks it is a very good proposal and it received favorable comments from RiverCOG.

E. Dahlgren questioned the wording with regards to detached structures. B. Clark stated that several other sections of the regulations would need to be cleaned up along with the proposed new section.

J. Guskowski will clarify definitions for the Commission to review.

There were no comments from the public.

B. Clark **moved** to close the public hearing for 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. A. Moore **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: M. Knudsen, B. Clark, M. E. Dahlgren, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 5-0-0

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.

The applicant was not in attendance.

E. Dahlgren **moved** to table the opening of the public hearing for 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, until the January 11, 2021 meeting, due to the fact that no one was present to represent the application. B. Clark **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: M. Knudsen, B. Clark, M. E. Dahlgren, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 5-0-0

Adjournment

B. Clark **moved** to adjourn the meeting at 7:29 p.m. M. Jaffe **seconded** the motion, and it carried unanimously.

In Favor: M. Knudsen, B. Clark, M. E. Dahlgren, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 5-0-0

Respectfully submitted,

*Lisa deMaria*

Lisa DeMaria  
Land Use Technician