

Planning and Zoning Commission
54 East Main Street
Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, February 8, 2021

Please see meeting access details at the end of this agenda
7:00 P.M.

1. Call to Order/Seating of Members

2. Chairman's Comments

3. Minutes

January 11, 2021 Regular Meeting Minutes

4. Public Hearing(s)

- a. Special Exception & CAM 21-004: Construct 32 Condos on 2 Parcels with 2 Business/Professional Offices: 151-153 East Main Street: Map 67 Block 62 Lots 17 & 17A, Zone EMVD. Applicant/Owner: RESYNC Property Solutions, LLC. Agent: Tony Bolduc, P.E., Thomas A. Stevens & Associates, Inc. *Open public hearing.*

5. Old Business

- a. 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.*
- b. 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. *Deliberation & possible vote.*
- c. 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: Tony Bolduc, P.E., Thomas A. Stevens & Associates, Inc. *Deliberation & possible vote.*
- d. Special Exception & CAM 21-004: Construct 32 Condos on 2 Parcels with 2 Business/Professional Offices: 151-153 East Main Street: Map 67 Block 62 Lots 17 & 17A, Zone EMVD. Applicant/Owner: RESYNC Property Solutions, LLC. Agent: Tony Bolduc, P.E., Thomas A. Stevens & Associates, Inc. *Deliberation & possible vote.*

6. New Business

- a. Special Exception 21-006: Create Rear Lot: Davis Farm Road: Map 30 Block 22 Lot 156B, Zone R-40. Applicant/Owner: Gerald Lione. Agent: Gregg Fedus, P.E., Fedus Engineering, LLC. *For receipt & set public hearing date.*
- b. Re-Subdivision 21-007: Create Two Lots from One Existing Lot: Davis Farm Road: Map 30 Block 22 Lot 156B, Zone R-40. Applicant/Owner: Gerald Lione. Agent: Gregg Fedus, P.E., Fedus Engineering, LLC. *For receipt & set public hearing date.*

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- c. Site Plan & CAM 21-008: New 50' x 200' Warehouse Building: 40 Nod Place: Map 15 Block 9 Lot 2-4, Zone I-2. Applicant/Owner: Nod Place, LLC. Agent: Tony Bolduc, P.E., Thomas A. Stevens & Associates, Inc. *For receipt & table to March 8, 2021, for DEEP comments.*
- d. Site Plan & CAM 21-009: New Single Family House on Vacant Lot: East Road: Map 69 Block 66 Lot 194, Zone R-10. Applicant: Tim Willard. Owner: Raisa Kukta. Agent: Joe Wren, P.E., Indigo Land Design, LLC. *For receipt & table to March 8, 2021, for ZBA decision, DEEP & Flood comments.*
- e. RiverCOG Interactive Map

7. Staff Reports

- John Guszowski, Consulting Town Planner - Clough, Harbour & Associates, LLP
- Kathy King, Zoning and Wetlands Enforcement Officer

8. Committee Reports

- Regulations Committee

9. Correspondence

Cingular Wireless – 46 Meadow Road Facility

10. Adjournment

Clinton Planning & Zoning Commission
Monday, Feb. 8th, 2021 7:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/95865993840>

Meeting ID: 958 6599 3840

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 958 6599 3840

Find your local number: <https://zoom.us/u/ab6nRZjrd2>

All meeting materials may be accessed via this link: https://chaconsulting-my.sharepoint.com/:f:/g/personal/jguszowski_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****