

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

**Minutes**

Regular Meeting

Via Videoconference

Monday, February 8, 2021

7:00 P.M.

Members Present: Michael Rossi, Chairman; Mary Ellen Dahlgren, Secretary; Ed Alberino, Walter Beau Clark, Martin Jaffe, Alan Kravitz, Adam Moore, Amandeep Singh, Will Benoit (Alt), Brandie Doyle (Alt)

Members Absent: Mike Knudsen, Vice Chairman; Jeffrey Cashman (Alt)

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

Also in attendance were applicants, agents and members of the public.

M. Rossi called the Regular Meeting to order at 7:00 p.m.

B. Doyle was seated for M. Knudsen.

**Chairman's Comments** None

**Minutes**

January 11, 2021 Regular Monthly Meeting

B. Clark **moved** to approve the January 11, 2021 meeting minutes as submitted. A. Kravitz **seconded** the motion and it carried.

Roll call vote taken by L. DeMaria.

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

In Opposition: None

Abstentions: E. Alberino, A. Singh

Not Voting: M. Rossi, Chair

The motion carried: 6-0-2

**Public Hearing(s)**

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.

E. Dahlgren read the Legal Notice and Document list into record.

Tony Bolduc, P.E., agent for the application summarized the project:

- This project was previously approved in 2005 for four more units than the current proposal.
- Four individual units facing East Main Street – Unit 1 and Unit 4 will have business/professional offices on first floor, residential units on second floor.
- All units have been designed with 3 bedrooms, a garage, off street parking and overflow parking.

- The project has been approved by the Health Department, Design Review Board, Fire Marshal and Fire Chief.
- Received letter from Inland Wetlands Commission, stating this project is not within the 100-foot Upland Review Area and not in their jurisdiction.
- DEEP has reviewed the application – Project is not on the waterfront or within the 100-year flood zone.
- The project is just outside the town's preference for transit oriented development of a half a mile, although it is still within walking distance to the train station at approximately a mile.
- Consistent with the Town's POCD.
- 100-year storm peak flows, after development, will be below the pre-development rates due to proposed onsite detention basin and swale.
- 24-foot-wide, two-way access way, at the entrance, reduced to 16-foot-wide, one-way traffic at the loop. 4-foot wide sidewalk.
- Underground utilities and public water.
- State Historic Preservation Office and structural engineer making determination if existing house can be preserved in a prudent and feasible way, to be used as replacement for unit 2.

No one from the public spoke in favor of the application.

No one from the public spoke against the application.

The following spoke as neutral parties:

Peggy Adler, 5 Liberty Street read a prepared statement into record:

- Not opposed to development in general, only the demolition of the existing house.
- House is on the National Historic Registry.
- Brief overview of Clinton's Historic District and existing East Main Street buildings that have been preserved and converted to mixed use.
- Requested a renovation of existing house, rather than demolition.

Jim McCarthy, 11 Liberty Street:

- In favor of overall development.
- Would like to see existing house renovated.
- Owns a 1735 colonial and understands the challenges of maintaining old properties. Cost can be prohibitive.
- Existing house has not been well maintained. He has been in the corn crib, and in his opinion, it has no structural integrity.

Attorney Keith Ainsworth, Legal Counsel for the owner, explained how the owner is working with the State Historic Preservation Office:

- Todd Levine, SHPO, is working with the owner to see if the house can be saved in a feasible, prudent and economically sensible way. Currently it has asphalt roof shingles, vinyl siding, Powderpost beetle damage, failing structural main elements and one original chimney is missing.
- The corn crib has no historic integrity. The owner is willing to assist in having it moved for an interested party.
- There will be a meeting with SHPO on March 3, 2021. Attorney Ainsworth will attend the PZC meeting on March 8, 2021 to address the outcome of the SHPO meeting.

E. Dahlgren asked if the existing house would be used for mixed use or a single family unit. T. Bolduc stated at this point it would be a single family unit replacing the proposed unit 2. It will depend on what SHPO determines.

M. Jaffe stated that a mixed use building would be eligible for tax credits.

A. Kravitz asked if the access way would be restricted to making a left turn out of the development. T. Bolduc stated he has made a left turn out of the area where the access way will be located with no issues and has no intention of restricting it.

B. Clark **moved** to continue the public hearing to the March 8, 2021 meeting, for engineering and staff review. A. Kravitz **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

### **Old Business**

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.

The applicant requested to table the application until the March 8, 2021 meeting to wait for IWC decision.

E. Dahlgren **moved** to table the application to the March 8, 2021 meeting, for IWC review and revised plans. M. Jaffe **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

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.

E. Dahlgren read the Document List into record.

Ross Gladstone, P.E., agent for the applicant summarized the project:

- Ground coverage reduced by 10%.
- Existing garage & house become more conforming to setbacks.
- Elevate house to conform to FEMA.
- New code complying septic system
- DEEP CAM comments addressed.

- DTC Engineering flood review comments addressed. Difficult to fit a stormwater system underground on narrow, small shoreline lots. Ground water is high, can interfere with neighboring properties having the ability to install septic systems due to required separating distances.

B. Clark **moved** to approve the CAM application, as presented and found it to be consistent with the coastal policies in CGS Section 22a-92, and that the potential adverse impacts of the proposed activity on both coastal resources and future water dependent development opportunities are acceptable. A. Moore **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

B. Clark **moved** to approve the site plan application, as presented. A. Moore **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

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.

E. Dahlgren read the Document List into record.

Chuck Mandel, Partner at Thomas A. Stevens and Associates, and agent for the application, summarized the project:

- The previous house was dilapidated and demolished.
- The existing foundation is salvageable and 1.34 feet above Base Flood Elevation (BFE).
- The property is located in the AE 10 Flood Zone.
- DEEP CAM comments addressed: Proposed new garage flood vents; mechanicals above BFE.
- Public Water.
- Stormwater will be mitigated by using the abandoned septic system.

A. Moore **moved** to approve the CAM application, as presented and found it to be consistent with the coastal policies in CGS Section 22a-92, and that the potential adverse impacts of the proposed activity on both coastal resources and future water dependent development opportunities are acceptable. A. Singh **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

A. Moore **moved** to approve the site plan application, as presented. B. Clark **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

### **New Business**

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.

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.

B. Clark **moved** to receive applications 21-006 & 21-007, schedule the public hearing for the March 8, 2021 meeting, and send applications out for engineering staff review. A. Kravitz **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

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.

E. Dahlgren read the Document List into record.

Chuck Mandel, Partner at Thomas A. Stevens and Associates, and agent for the application, summarized the project:

- Site is currently permitted for the processing of stone, topsoil, sand and fill.
- Requesting approval under Section 27.2.62(a) – Warehousing and Wholesale Businesses.

- Proposed steel building for the storage of construction equipment to protect it from the weather and trespassers.
- There will be no water or septic connections. There is a possibility of water being provided by an onsite well in the future.

John Guskowski, Town Planner and Commission Members have concerns with the following:

- Height of building not on plan.
- No onsite access to building.
- Propane tank storage.
- No drainage provisions for stormwater.

C. Mandel explained that the applicant owns abutting lots. Access to the building will be from any direction on either lot. The height of the building will be approximately 25 feet. The maximum height for the I-2 zone is 50 feet. The stormwater was not addressed because the property is a gravel pit.

A. Moore suggested that the applicant look at the regulations to be sure all site plan requirements are met so that the plan does not have to be revised again.

B. Clark **moved** to table the application to the March 8, 2021 meeting, for revised plans and engineering and staff review. A. Kravitz **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

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.

E. Dahlgren **moved** to receive the application and table to the March 8, 2021 meeting to wait for a ZBA decision and flood review comments.

Joe Wren, P.E. and agent for the application asked if he could give a brief overview of the project to receive feedback from the Commission in order to revise plans if necessary for the next meeting.

E. Dahlgren **withdrew** the motion.

J. Wren summarized the project:

- Proposed new one story, single family house.
- Property in the AE10 and Coastal AE12 flood zones.
- Proposed to be FEMA compliant.
- No basement – crawlspace with flood vents.
- 10 x14 foot shed in northeast corner of lot for storage.
- New code complying septic.
- DEEP comments addressed.
- Propane tank anchoring noted on plan.

A. Kravitz **moved** to table the application to the March 8, 2021 meeting, for ZBA decision and flood review comments. E. Alberino **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

Adam Moore left the meeting at 8:35 p.m.

Zone Change 21-010: Change Zone from Existing I-2 to Proposed B-4: 221 East Main Street: Map 78 Block 68 Lot 7-2, Zone I-2. Applicant: The Singh Family Revocable Trust. Agent: Robert Grabarek, P.E., Osprey Environmental Engineering.

A. Singh recused himself from the meeting at 8:31 p.m.

Will Benoit was seated for A. Singh.

E. Dahlgren **moved** to add the application to the agenda. B. Clark **seconded** the motion.

Roll call vote taken by L. DeMaria.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, W. Benoit, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

B. Clark **moved** to receive the application and schedule a public hearing for the April 12, 2021 meeting.

B. Doyle **seconded** the motion and it carried unanimously.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz,, W. Benoit, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

A. Singh joined the meeting at 8:41 p.m.

### **RiverCOG Interactive Map**

A. Kravitz explained that the interactive map is the last step before the creation of a new regional map. The mapping exercise is open to the public and all comments are welcome. It allows the public to provide RiverCOG with direct input regarding their vision for the Lower CT River Valley region's future Land Use Map.

A. Moore joined the meeting at 8:38 p.m.

### **Staff Reports**

John Guskowski, Consulting Town Planner submitted his report to the Commission. There was no discussion.

Kathy King, Zoning and Wetlands Enforcement Officer submitted her report to the Commission. There was no discussion.

**Committee Reports**

Regulations Committee – J. Guskowski has been working with the Committee to amend the Flood regulations, including an increase in BFE requirements and Home Occupation Regulations through a phased level approach.

**Correspondence**

Cingular Wireless – 46 Meadow Road Facility – The Siting Council approved construction. There was no discussion.

**Adjournment**

E. Dahlgren **moved** to adjourn the meeting at 8:45 p.m. M. Jaffe **seconded** the motion and it carried unanimously.

In Favor: E. Dahlgren, E. Alberino, B. Clark, M. Jaffe, A. Kravitz, A. Moore, A. Singh, B. Doyle  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 8-0-0

Respectfully submitted,

*Lisa DeMaria*

Lisa DeMaria  
Land Use Technician