

Planning and Zoning Commission

54 East Main Street

Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, March 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

February 8, 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. *Continued from 2/8/2021.*
- b. 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. *Open public hearing.*
- c. 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. *Open public hearing.*

5. Old Business

- 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.
- b. 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.
- 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.
- 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.
- e. 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.
- f. 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.

Agenda
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6. New Business

- a. **Guest - Jeff Hesel, Fire Marshal**
- b. Site Plan & CAM 21-011: Additions & Renovations to Existing Single Family House: 59 Hammock Road: Map 70 Block 67 Lot 26, Zone R-10. Applicant/Owner: Jeffrey Nestler & Ellen R. Olarsch-Nestler. Agent: Gregg Fedus, P.E., Fedus Engineering, LLC.
- c. Site Plan & CAM 21-012: New Industrial Building for Manufacturing, Processing or Assembling of Goods: 115 Nod Road: Map 21 Block 3 Lot 23-1, Zone IP. Applicant: Bausch Advanced Technologies, Inc. Owner: SBB, Inc. Agent: Michael J. Ott, P.E., L.S.

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

10. Adjournment

Clinton Planning & Zoning Commission Meeting
Monday, March 8, 2021 7:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/93753491782>

Meeting ID: 937 5349 1782

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 937 5349 1782

Find your local number: <https://zoom.us/u/ah0pgNyzm>

All meeting materials may be accessed via this link: https://tycheplans-my.sharepoint.com/:f/g/personal/jguszowski_tycheplans_onmicrosoft_com/EsQXiVyRYq5NgdHB3tWk2DsBmdEw70Gxa-rhIUXylNoQsA?e=nmQs2r

****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****