

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

Minutes

Special Meeting

Via Videoconference

Wednesday, March 10, 2021

7:00 P.M.

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

Members Absent: Jeffrey Cashman (Alt), Brandie Doyle (Alt)

Staff Present: Kathy King, ZEO; Lisa DeMaria, Land Use Technician

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

M. Rossi called the Special Meeting to order at 7:09 p.m.

Chairman's Comments None

Old Business

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.

M.E. Dahlgren read the Document list into record.

Michael J. Ott, P.E., L.S., agent for the application summarized the revisions to the site plans, per comments from DTC Engineering, Inland Wetlands Commission and CRAHD. The Inland Wetlands Commission approved the application on March 9, 2021.

There was no discussion from the Commission Members.

M. Knudsen **moved** to approve 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., subject to DEEP comments. E. Alberino **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: M.E. Dahlgren, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, M. Knudsen, A. Moore, A. Singh

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 8-0-0

M.E. Dahlgren **moved** to approve Site Plan 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. E. Alberino **seconded** the motion and it carried unanimously.

Roll call vote taken by L. DeMaria.

In Favor: M.E. Dahlgren, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, M. Knudsen, A. Moore, A. Singh

In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

Staff Reports

John Guskowski, Consulting Town Planner - Clough, Harbour & Associates, LLP

- J. Guskowski was not in attendance. His report was submitted to the Commission prior to the meeting.

Kathy King, Zoning and Wetlands Enforcement Officer

- K. King stated that the Land Use staff has had several meetings with potential new business owners interested in revitalizing and developing the West Main Street area. The Land Use Department continues to receive applications. The office is busy. K. King is working with FEMA to develop flood review processes required by FEMA. K. King forwarded an email to the Commission Members from Senator Needleman. The Senator is conducting a listening session on Wednesday, March 10 from 6-7 p.m. with planning and zoning commission members from towns in his district. He looks forward to the discussion and hearing perspectives on successes/challenges related to zoning that the towns are encountering, insights on ways to contribute to smart growth in the area, and areas that may need greater discussion going forward.

Committee Reports

Regulations Committee

- The Committee has not met. A large amount of P&Z applications have been submitted to the department. Tying up loose ends for the amendments that will be effective on April 1, 2021.

Correspondence

- A. Kravitz is working with the EDC regarding a study to renovate downtown area storefront facades. The draft copy of the Regional PoCD is available for review on the RiverCOG website.

Adjournment

M.E. Dahlgren **moved** to adjourn the meeting at 7:31 p.m. E. Alberino **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, M. Knudsen, A. Moore, A. Singh
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