

Planning and Zoning Commission

54 East Main Street

Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, April 12, 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

March 8, 2021 Regular Meeting Minutes

March 10, 2021 Special Meeting Minutes

4. Public Hearing(s)

- 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. *Continued from March 8, 2021*
- 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. *Continued from March 8, 2021*
- c. 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. *Open Public Hearing.*

5. Old Business

- a. 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. *Deliberation & vote.*
- 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. *Deliberation & vote.*
- 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. *Deliberation & vote.*
- d. 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. *Deliberation & vote.*
- e. 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. *Deliberation & vote.*

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6. New Business

- a. Site Plan 21-013: 10' x 40' Deck for Outdoor Dining: 36 Killingworth Turnpike: Map 42 Block 23 Lot 16, Zone R-20. Applicant: Jeff Mastroianni. Owner: Killingworth Turnpike, LLC. ***For Receipt & possible decision***
- b. AR 21-014: Proposed Amendment to the Zoning Regulations: Non-Conforming Buildings or Structures, Section 29.2.1. Applicant: Town of Clinton Planning and Zoning Commission. ***For receipt & scheduling of public hearing.***
- c. AR 21-015: Proposed Amendment to the Zoning Regulations: Home Occupations, Section 28.2; Signs - Residential Districts, Section 34.5.2. Applicant: Town of Clinton Planning and Zoning Commission. ***For receipt & scheduling of public hearing.***
- d. AR 21-016: Proposed Amendment to the Zoning Regulations: Flood, Section 17. Applicant: Town of Clinton Planning and Zoning Commission. ***For receipt & scheduling of public hearing.***
- e. AR 21-017: Proposed Amendment to the Zoning Regulations: Appendix A, Fees. Applicant: Town of Clinton Planning and Zoning Commission. ***Recommendation to Town Council.***
- f. Site Plan & CAM 21-018: Repair/Replace Deck, Dock, Bulkhead and House Piers: 62 Hammonassett Avenue: Map 57 Block 73 Lot 62, Zone R-10. Applicant: Alan Neri, Jr. Owner: Gwendolyn & Tina Neri. ***For receipt and table to May 10, 2021 meeting for DEEP & DTC review.***

7. Staff Reports

- John Guskowski, Consulting Town Planner – Tyche Planning & Policy Group, LLC
- Kathy King, Zoning and Wetlands Enforcement Officer

8. Committee Reports

- Regulations Committee

9. Correspondence

10. Adjournment

Clinton PZC 041221

Mon, Apr 12, 2021 7:00 PM - 8:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/842607101>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 842-607-101

All meeting materials may be accessed via this link: [☐ Clinton PZC](#)

****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****