

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

**Minutes**

Regular Meeting

Via Videoconference

Monday, April 12, 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

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

Staff Present: Kathy King, ZEO; John Guzskowski, Consulting Town 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.

**Chairman's Comments** None

**Minutes**

March 8, 2021 Regular Meeting Minutes & March 10, 2021 Special Meeting Minutes

M. E. Dahlgren **moved** to approve the minutes as submitted. 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

**Public Hearing(s)**

Chairman Rossi read the public hearing rules.

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.

The agent requested that the application be tabled to May 10, 2021 to wait for reports.

A. Kravitz **moved** to table Special Exception 21-006: Create Rear Lot: Davis Farm Road: Map 30 Block 22 Lot 156B, Zone R-40, to May 10, 2021 to wait for reports. A. Moore **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

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.

The agent requested that the application be tabled to May 10, 2021 to wait for reports.

E. Alberino **moved** to table Re-Subdivision 21-007: Create Two Lots from One Existing Lot: Davis Farm Road: Map 30 Block 22 Lot 156B, Zone R-40, to May 10, 2021 to wait for reports. A. Moore **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

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.

M. E. Dahlgren read the Legal Notice of public hearing and Document List into record.

A. Singh recused himself from this application.

Robert Grabarek, P.E., agent for the application summarized the proposed zone change.

- The current uses conform to the proposed B-4 zone.
- Better use as a commercial parcel with regards to setbacks, ground coverage.
- Surrounding properties are currently commercial uses.
- Properties across the street are zoned B-4.
- R. Grabarek is very certain the buildings currently meet setbacks. Waiting for a survey to be completed.
- Any use changes would have to come before the Commission as a Site Plan application.

E. Alberino **moved** to close the public hearing for 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. A. Moore **seconded** the motion and it carried.

Roll call vote taken by L. DeMaria.

In Favor: E. Alberino, W.B. Clark, M. Knudsen, A. Moore

In Opposition: M.E. Dahlgren, M. Jaffe, A. Kravitz

Abstentions: None

Not Voting: M. Rossi, Chair, A. Singh

The motion carried: 4-3-0

### **Old Business**

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.

M.E. Dahlgren read the Document List and Letter of Opposition into record.

Joe Wren, P.E. agent for the application summarized the proposed project.

The house is approximately 1,200 s.f., 2-bedroom, single story.

- ZBA approved after shed was removed from proposal, two porches were scaled down in size, house was moved farther from wetlands.
- DEEP comments were addressed with a 5-foot vegetative buffer to the wetlands, stormwater system to handle the first inch of runoff, house moved farther from the wetlands.
- There is no ROW on the lot.
- The house will be built to FEMA requirements but not any higher.

A. Moore **moved** to approve CAM 21-009: New Single Family House on Vacant Lot: East Road: Map 69 Block 66 Lot 194, Zone R-10, and found the proposal 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. W.B. Clark **seconded** the motion and it carried.

Roll call vote taken by L. DeMaria.

In Favor: M.E. Dahlgren, E. Alberino, W.B. Clark, M. Knudsen, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: A. Kravitz  
Not Voting: M. Rossi, Chair, A. Singh  
The motion carried: 6-0-1

A. Moore **moved** to approve Site Plan 21-009: New Single Family House on Vacant Lot: East Road: Map 69 Block 66 Lot 194, Zone R-10. M. Knudsen **seconded** the motion and it carried.

Roll call vote taken by L. DeMaria.

In Favor: M.E. Dahlgren, E. Alberino, W.B. Clark, M. Knudsen, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: A. Kravitz  
Not Voting: M. Rossi, Chair, A. Singh  
The motion carried: 6-0-1

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.

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

Gregg Fedus, P.E. agent for the application, summarized the proposed project.

- Code compliant septic system approved by CRAHD.
- Silt fence down gradient of addition.
- Stormwater system to catch first inch of runoff.
- Addition, as proposed meets FEMA requirements and is not a substantial improvement.

E. Alberino **moved** to approve CAM 21-011: Additions & Renovations to Existing Single Family House: 59 Hammock Road: Map 70 Block 67 Lot 26, Zone R-10, and found the proposal 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. W.B. Clark **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  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair, A. Singh  
The motion carried: 7-0-0

E. Alberino **moved** to approve Site Plan 21-011: Additions & Renovations to Existing Single Family House: 59 Hammock Road: Map 70 Block 67 Lot 26, Zone R-10. W.B. Clark **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  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair, A. Singh  
The motion carried: 7-0-0

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.

Property is one lot with 4 buildings.

Concerns from the Commission regarding traffic congestion at the light and ability for vehicles to enter, turn around and exit property in a forward motion.

W.B. Clark **moved** to approve 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. A. Moore **seconded** the motion and it carried.

Roll call vote taken by L. DeMaria.

In Favor: E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, M. Knudsen, A. Moore  
In Opposition: M.E. Dahlgren  
Abstentions: None  
Not Voting: M. Rossi, Chair, A. Singh  
The motion carried: 6-1-0

### **New Business**

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.

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

M. Knudsen recused himself from this application.

Jeff Mastroianni, applicant for the application, explained the proposal is for a 10-foot by 40-foot deck to be constructed where there is an existing garden, to accommodate 5 tables, and seat 20-24 people.

M. E. Dahlgren **moved** to approve Site Plan 21-013: 10' x 40' Deck for Outdoor Dining: 36 Killingworth Turnpike: Map 42 Block 23 Lot 16, Zone R-20, with the condition that CRAHD approves the application. E. Alberino **seconded** the motion and it carried.

Roll call vote taken by L. DeMaria.

In Favor: M.E. Dahlgren, E. Alberino, W.B. Clark, M. Jaffe, A. Moore  
In Opposition: None  
Abstentions: A. Kravitz  
Not Voting: M. Rossi, Chair, M. Knudsen, A. Singh  
The motion carried: 5-0-1

A. Singh and M. Knudsen resumed their seats.

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.

W.B. Clark **moved** to receive AR 21-014: Proposed Amendment to the Zoning Regulations: Non-Conforming Buildings or Structures, Section 29.2.1, and schedule a public hearing for May 10, 2021. 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

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.

AR 21-016: Proposed Amendment to the Zoning Regulations: Flood, Section 17. Applicant: Town of Clinton Planning and Zoning Commission.

AR 21-017: Proposed Amendment to the Zoning Regulations: Appendix A, Fees. Applicant: Town of Clinton Planning and Zoning Commission.

E. Alberino **moved** to receive AR 21-015: Proposed Amendment to the Zoning Regulations: Home Occupations, Section 28.2; Signs - Residential Districts, Section 34.5.2, AR 21-016: Proposed Amendment to the Zoning Regulations: Flood, Section 17, AR 21-017: Proposed Amendment to the Zoning Regulations: Appendix A, Fees and schedule a public hearing for May 10, 2021. M.E. Dahlgren **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

Site Plan & CAM 21-018: Repair/Replace Deck, Dock, Bulkhead and House Piers: 62 Hammonasset Avenue: Map 57 Block 73 Lot 62, Zone R-10. Applicant: Alan Neri, Jr. Owner: Gwendolyn & Tina Neri.

The applicant requested that the Commission receive the application and table to May 10, 2021 to wait for DEEP permits and DTC report. M. Jaffe requested the application be referred to the Harbor Management Commission.

M. Jaffe **moved** to receive Site Plan & CAM 21-018: Repair/Replace Deck, Dock, Bulkhead and House Piers: 62 Hammonasset Avenue: Map 57 Block 73 Lot 62, Zone R-10, and table to the May 10, 2021 meeting to wait for DEEP permits and DTC report. M. Knudsen **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 – Tyche Planning & Policy Group, LLC  
Report was distributed to Members prior to meeting. Commission Members can register, review and comment on the draft Regional POCD. There will be a virtual meeting to introduce the Regional Plan of Conservation & Development and begin the 65-day public comment period on April 26, 2021 at 7:00 p.m.
- Kathy King, Zoning and Wetlands Enforcement Officer - Report was distributed to Members prior to meeting.

### **Committee Reports**

- Regulations Committee – next meeting will focus on restaurant seating for outdoor dining.

**Correspondence** None

### **Adjournment**

M.E. Dahlgren **moved** to adjourn the meeting at 8:49 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