

Planning and Zoning Commission

54 East Main Street

Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, August 9, 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

July 12, 2021

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. *Continued from July 12, 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. *Continued from July 12, 2021.*
- c. Special Exception 21-027: Accessory Use Section 27.2.41(d) Grooming/Boarding: 14 East Main Street: Map 56 Block 63 Lot 6, Zone B-3. Applicant: Doron Berger. Owner: Kenneth Larsen.
- d. AR 21-029: Regulation Amendment: Sheds - Section 26.4.3: Applicant: Town of Clinton PZC Commission.
- e. AR 21-030: Regulation Amendment: Maximum Ground Coverage – Section 26.12.14: Applicant: Town of Clinton PZC Commission.
- f. AR 21-031: Regulation Amendment: Bees – Sections 27.1 & 27.2: Applicant: Town of Clinton PZC Commission.
- g. AR 21-032: Regulation Amendment: Roosters – Section 27.1.43: Applicant: Town of Clinton PZC Commission.
- h. AR 21-033: Regulation Amendment: Commercial Vehicles – Section 28.1.4: Applicant: Town of Clinton PZC Commission.
- i. AR 21-034: Regulation Amendment: CSPR Distance for Review - Section 18.3: Applicant: Town of Clinton PZC Commission.

5. Receipt of Application(s)

- a. Special Exception Modification & CAM 21-036: Mixed Use to All Residential: 57 West Main Street: Map 44 Block 29 Lot 2, Zone B-2. Applicant/Owner: 57-59 West Main Street LLC. *Receipt & Schedule Public Hearing.*

6. Old Business

- a. Special Exception 21-006: Create Rear Lot: Davis Farm Road: Map 30 Block 22 Lot 156B, Zone R-40. Applicant/Owner: Gerald Lione.
- 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.

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- c. Site Plan & CAM 21-022: Mixed Use 8-30g Set Aside Development: 34 West Main Street: Map 45 Block 32 Lot 6, Zone B-2. Applicant/Owner: Salvatore Properties, LLC.
 - d. Special Exception 21-027: Accessory Use Section 27.2.41(d) Grooming/Boarding: 14 East Main Street: Map 56 Block 63 Lot 6, Zone B-3. Applicant: Doron Berger.
 - e. AR 21-029: Regulation Amendment: Sheds - Section 26.4.3: Applicant: Town of Clinton PZC Commission.
 - f. AR 21-030: Regulation Amendment: Maximum Ground Coverage – Section 26.12.14: Applicant: Town of Clinton PZC Commission.
 - g. AR 21-031: Regulation Amendment: Bees – Sections 27.1 & 27.2: Applicant: Town of Clinton PZC Commission.
 - h. AR 21-032: Regulation Amendment: Roosters – Section 27.1.43: Applicant: Town of Clinton PZC Commission.
 - i. AR 21-033: Regulation Amendment: Commercial Vehicles – Section 28.1.4: Applicant: Town of Clinton PZC Commission.
 - j. AR 21-034: Regulation Amendment: CSPR Distance for Review - Section 18.3: Applicant: Town of Clinton PZC Commission.
- 7. New Business**
- a. **Discussion** – Vehicular Restrictions in Conservation Subdivisions
 - b. **Discussion** – Virtual Meeting vs. In-person Meeting
- 8. Staff Reports**
- John Guszowski, Consulting Town Planner – Tyche Planning & Policy Group, LLC
 - Kathy King, Zoning and Wetlands Enforcement Officer
- 9. Committee Reports**
- Regulations Committee
- 10. Correspondence**
- 11. Adjournment**

Links to Join Meeting, Next Page



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Clinton Planning & Zoning Commission
Monday, August 9, 2021 7:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/92448538151>

Meeting ID: 924 4853 8151

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 924 4853 8151

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

All meeting materials may be accessed via this link:

<https://clintonct.org/DocumentCenter/Index/912>

****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 Kathy King at Kking@clintonct.org or 860-669-6133 prior to 3:30 pm on the night of the meeting****