

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

Minutes

Regular Meeting

Via Videoconference

Monday, August 9, 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 and Will Benoit (Alt)

Members Absent: Amandeep Singh, Jeffrey Cashman (Alt), Jay Mandell (Alt)

Staff Present: Kathy King, ZEO and John Guskowski, Consulting Town Planner

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 –

M. Rossi seated W. Benoit for A. Singh.

Minutes

July 12, 2021 Regular Meeting Minutes

W.B. Clark, **moved** to approve the minutes as submitted. E. Alberino **seconded** the motion and it carried.

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

In Opposition: A. Kravitz

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-1-0

Public Hearing(s)

M.E. Dahlgren read the Legal Notice into record.

Special Exception 21-006: Create Rear Lot: Davis Farm Road: Map 30 Block 22 Lot 156B, Zone R-40.

Applicant/Owner: Gerald Lione.

The agent submitted a written request for an extension to September 13, 2021.

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.

The agent submitted a written request for an extension to September 13, 2021.

M Knudsen **moved** to grant an extension and continue the public hearing for Special Exception 21-006 & Re-Subdivision 21-007, Davis Farm Road, until the September 13, 2021 Planning and Zoning Commission's Regular Meeting. W.B. Clark **seconded** the motion and it carried unanimously.

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

In Opposition: A. Kravitz

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-1-0

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.

M.E. Dahlgren read the Document List into record and recused herself from the application at 7:16 p.m.

Gregg Fedus, P.E., entered the meeting at 7:21 p.m.

The applicant reviewed the updated site plan, updated architectural plan, including parking layout, revised statement of use, off street parking analysis, noting Stevens Road and Pearl Street as parking options.

Attorney Casella noted that our Town Attorney Kari Olson had acknowledged the updated state statute, not yet in effect, which recognizes one (1) space per unit as a “standard”.

Attorney Casella noted that this application is consistent with the Plan of Conservation and Development, and that the applicant has tried to address the Commission’s concerns.

G. Fedus discussed the new parking layout, grading, stormwater designs.

The applicant agreed to provide a maintenance schedule, clarify roof drainage, provide details of outlet structures, review depth of coverage of drainage pipe to manufacturers specifications.

M. Rossi asked if the applicant had any additional material to be included.

K. King noted an error in the procedure. This application is for a Site Plan and CAM. It is not a Public Hearing. It should have been heard under Old Business.

E. Alberino noted that winter snow/ice may affect storm drains.

W. B. Clark questioned “State parking standard” and noted insufficient parking and lack of lighting both on and off site.

E. Alberino noted the narrow width of Stevens Rd. (22.5 feet), discussion ensued.

John Guskowski noted that we were still waiting for CRAD review.

E. Cassella submitted a request in writing for an extension of the application timeline to the August 9, 2021 meeting.

W.B. Clark **moved** to grant an extension and continue Site Plan & CAM 21-022: Mixed Use 8-30g Set Aside Development: 34 West Main Street, to the September 13, 2021 meeting. M. Jaffe **seconded** the motion and it carried unanimously.

In Favor: M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore, W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 7-0-0

M.E. Dahlgren returned to the meeting at 8:04 p.m.

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.

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

Bill Russell of 119 Commerce Street spoke in opposition to the application.

There was discussion about noise, odor and the waste handling procedure as it relates to drainage and septic.

E. Alberino **moved** to close the Public Hearing for **Special Exception 21-027: Accessory Use Section 27.2.41(d) Grooming/Boarding: 14 East Main Street.** W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Moore and W. Benoit
In Opposition: A. Kravitz
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 7-1-0

Each of the following suggested amendments to the Zoning Regulations: d, e, f, g, h and i was initiated by Land Use Staff. These were discussed with the Regulations Subcommittee and Planning and Zoning Commission members were given draft language in advance of the meeting. This draft language was also available on the Town Web Site under this meeting's Application Materials.

d. **AR 21-029: Regulation Amendment: Sheds - Section 26.4.3:** Applicant: Town of Clinton PZC Commission.

E. Alberino **moved** to close the public hearing for **AR 21-029: Regulation Amendment: Sheds - Section 26.4.3:** Applicant: Town of Clinton PZC Commission.

W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

e. **AR 21-030: Regulation Amendment: Maximum Ground Coverage – Section 26.12.14:** Applicant: Town of Clinton PZC Commission.

E. Alberino **moved** to close the public hearing for **AR 21-030: Regulation Amendment: Maximum Ground Coverage – Section 26.12.14:** Applicant: Town of Clinton PZC Commission.

W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

f. AR 21-031: Regulation Amendment: Bees – Sections 27.1 & 27.2: Applicant: Town of Clinton PZC Commission.

E. Alberino **moved** to close the public hearing for **AR 21-031: Regulation Amendment: Bees – Sections 27.1 & 27.2: Applicant: Town of Clinton PZC Commission.**

W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

g. AR 21-032: Regulation Amendment: Roosters – Section 27.1.43: Applicant: Town of Clinton PZC Commission.

E. Alberino **moved** to close the public hearing for **AR 21-032: Regulation Amendment: Roosters – Section 27.1.43: Applicant: Town of Clinton PZC Commission.**

W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

h. AR 21-033: Regulation Amendment: Commercial Vehicles – Section 28.1.4: Applicant: Town of Clinton PZC Commission.

Commission members discussed how to best articulate the size of a commercial vehicle whether it be by weight, length, number of wheels, etc. It was decided that while the Commission thinks revision of this regulation is a good idea, it would be best to send it back to the Regulations Subcommittee so the definition of a commercial vehicle can be clarified.

E. Alberino **moved** to close the public hearing for **AR 21-034: Regulation Amendment: CSPR Distance for Review - Section 18.3: Applicant: Town of Clinton PZC Commission.**

W.B. Clark **seconded** the motion and it was denied.

In Favor: None
In Opposition: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
Abstentions: None
Not Voting: M. Rossi, Chair
The motion did not carry: 0-8-0

i. AR 21-034: Regulation Amendment: CSPR Distance for Review - Section 18.3: Applicant: Town of Clinton PZC Commission.

E. Alberino **moved** to close the public hearing for **AR 21-034: Regulation Amendment: CSPR Distance for Review - Section 18.3: Applicant: Town of Clinton PZC Commission.**

W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz,
A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

Receipt of Application

- 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.**

W.B. Clark **moved** to receive **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**, and to schedule the Public Hearing for the next Regularly Scheduled Meeting of the Planning and Zoning Commission on Monday, September 13, 2021 at 7:00 p.m. M.E. Dahlgren **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A.
Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

Old Business

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

This application is being tabled to the September 13, 2021 Planning and Zoning Commission Meeting.

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.

This application is being tabled to the September 13, 2021 Planning and Zoning Commission Meeting.

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. Alberino spoke of his concerns about floor drains and animal waste. Dog feces will be scooped and discarded.

E. Alberino **moved** to approve **Special Exception 21-027: Accessory Use Section 27.2.41(d) Grooming/Boarding: 14 East Main Street** with the following conditions: limit the number of dogs outside to no more than five (5) at a time. W.B. Clark **seconded** the motion and it carried unanimously.

In Favor: M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Moore and W. Benoit
In Opposition: E. Dahlgren and A. Kravitz
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 6-2-0

E. Alberino **moved** to approve regulation amendments e, f, g, h and j. in a single motion. W. B. Clark **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

- 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.

E. Alberino **moved** to approve regulation amendments e, f, g, h and j. effective September 1, 2021 as they are consistent with The Plan of Conservation and Development. W. B. C **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore and W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

E. Alberino **moved** to remand **AR 21-033: Regulation Amendment: Commercial Vehicles – Section 28.1.4:** Applicant: Town of Clinton PZC Commission, and send it back to the Regulation Subcommittee for further clarification of the definition of a commercial size vehicle. A. Moore **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, W.B. Clark, M. Jaffe, A. Kravitz and M. Knudsen
In Opposition: E. Alberino, A. Moore and W. Benoit
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 5-3-0

AR 21-035: Regulation Amendment: Recreational/Medical Marijuana: Applicant: Town of Clinton PZC Commission. The Public Hearing will open on September 13, 2021.

New Business

Remote Meetings vs. In-person Meetings

Due to the recent increase in COVID-19 cases in Clinton, the Town Manager is asking that all boards, commissions and committees go back to meeting virtually until the COVID-19 spread slows down.

Staff Reports

- John Guskowski, Consulting Town Planner – Tyche Planning & Policy Group, LLC
Report was distributed prior to the meeting.
- Kathy King, Zoning and Wetlands Enforcement Officer
Report was distributed prior to the meeting.

Committee Reports

- There was nothing new to report.

Correspondence - None

Adjournment

W.B. Clark **moved** to adjourn the meeting at 10:25 p.m. M.E. Dahlgren **seconded** the motion and it carried unanimously.

In Favor: M.E. Dahlgren, M. Knudsen, E. Alberino, W.B. Clark, M. Jaffe, A. Kravitz, A. Moore, W. Benoit
In Opposition: None
Abstentions: None
Not Voting: M. Rossi, Chair
The motion carried: 8-0-0

Respectfully submitted,

Kathleen King, Zoning and Inland Wetlands Enforcement Officer, on behalf of M. Ellen Dahlgren, Secretary, and W. B. Clark, Assistant Secretary