

Planning and Zoning Commission

54 East Main Street

Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, October 18, 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

P&Z - September 13, 2021

Regulations Committee – June 24 & October 7, 2021

4. Public Hearing(s)

- a. Special Exception Modification & CAM 21-037: Increase in Ground Coverage: 73 West Main Street: Map 44 Block 11 Lot 7, Zone B-2. Applicant/Owner: 73 West Main Street, LLC. *Open Public Hearing.*
- b. AR 21-038: Regulation Amendment Restricted Vehicular Access Conservation Subdivisions: Section 12.9.3(f)(3)(iii). *Open Public Hearing.*
- c. AR 21-041: Regulation Amendment TODO: Section 23: Applicant: 1 John Street Clinton LLC. *Open Public Hearing.*
- d. Special Exception & CAM 21-042: To Allow Combination of Permitted Uses in TODO Zone: 1 John Street: Map 44 Block 26 Lot 19, Zone TODO. Applicant: 1 John Street Clinton LLC. *Open Public Hearing.*

5. Receipt of Application(s)

- a. Special Exception SE 21-043: Vehicular Barrier: The Hammocks: Applicant: The Hammocks Homeowners Association. *Receipt and Schedule Public Hearing.*
- b. CAM 21-044: Building Addition: 37 Kelsey Road: Map 69 Block 66 Lot 28, Zone R-10. Applicant/Owner: Virginia Kiraly. *Receipt and Table to wait for DEEP, ZBA.*
- c. Special Exception Modification 21-045: Existing House to Remain: 151-153 East Main Street: Map 67 Block 62 Lot(s) 17 & 17A, Zone EMVD. Applicant/Owner: RESYNC Properties Solutions, LLC. *Receipt & Schedule Public Hearing.*
- d. AR 21-046: Recreation Cannabis Prohibition: Applicant; Town of Clinton Planning & Zoning Commission. *Receipt & Schedule Public Hearing.*
- e. AR 21-047: Commercial Vehicles in Residential Districts: Section 28: Applicant; Town of Clinton Planning & Zoning Commission. *Receipt & Schedule Public Hearing.*
- f. AR 21-048: Base Flood (+) 2 Ft: Section 17: Applicant; Town of Clinton Planning & Zoning Commission. *Receipt & Schedule Public Hearing.*
- g. AR 21-049: Conservation Subdivision Setbacks: Section 12: Applicant; Town of Clinton Planning & Zoning Commission. *Receipt & Schedule Public Hearing.*
- h. AR 21-050: Definition of Structure: Section 3: Applicant: Town of Clinton Planning & Zoning Commission. *Receipt & Schedule Public Hearing.*

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6. Old Business

- a. Special Exception Modification & CAM 21-037: Increase in Ground Coverage: 73 West Main Street: Map 44 Block 11 Lot 7, Zone B-2. Applicant/Owner: 73 West Main Street, LLC.
- b. AR 21-038: Regulation Amendment Restricted Vehicular Access Conservation Subdivisions: Section 12.9.3(f)(3)(iii).
- c. Site Plan & CAM 21-039: Addition: 64 Nod Road: Map 29 Block 9 Lot 5-1, Zone I-2. Applicant/Owner: Gerald J. Vece, Jr.
- d. CAM 21-040: New House: 40 Hammock Road: Map 70 Block 66 Lot 234, Zone R-10. Applicant: Timothy and Catherine McCarroll.
- e. AR 21-041: Regulation Amendment TODO: Section 23: Applicant: 1 John Street Clinton LLC.
- f. Special Exception & CAM 21-042: To Allow Combination of Permitted Uses in TODO Zone: 1 John Street: Map 44 Block 26 Lot 19, Zone TODO. Applicant: 1 John Street Clinton LLC.

7. New Business

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 Special Meeting Minutes – June 24, 2021

10. Correspondence

- Future of Town Owned Buildings
- CT Siting Council – 48 Cow Hill RD
- Letter: 159 East Main House for Sale
- Referral - Town of Madison Text Change

11. Adjournment

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Clinton PZC Meeting
Monday, Oct. 18, 2021 7:00 p.m.

Join Zoom Meeting
<https://us06web.zoom.us/j/86166152113>
Meeting ID: 861 6615 2113

Dial by your location
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
Meeting ID: 861 6615 2113
Find your local number: <https://us06web.zoom.us/j/86166152113>

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 Lisa DeMaria at Ldemaria@clintonct.org or 860-669-6133 prior to 3:30 pm on the night of the meeting****