

Planning and Zoning Commission

54 East Main Street

Clinton, Connecticut 06413

AGENDA

Regular Meeting

Via Videoconference

Monday, November 8, 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 – October 18, 2021

4. Public Hearing(s)

- a. 1 John Street: Map 44 Block 26 Lot 19, Zone TODO. Special Exception & CAM 21-042: To Allow Combination of Permitted Uses in TODO Zone: Applicant: 1 John Street Clinton LLC. **WITHDRAWN**
- b. The Hammocks: Special Exception SE 21-043: Vehicular Barrier; Applicant: The Hammocks Homeowners Association. **Open Public Hearing & Table to December 13th.**
- c. 151-153 East Main Street: Map 67 Block 62 Lot(s) 17 & 17A, Zone EMVD. Special Exception Modification 21-045: Existing House to Remain: Applicant/Owner: RESYNC Properties Solutions, LLC. **Open Public Hearing.**
- d. Recreational Cannabis Prohibition: Regulation Amendment AR 21-046; Applicant: Town of Clinton Planning & Zoning Commission. **Open Public Hearing.**
- e. Commercial Vehicles in Residential Districts: Section 28; Regulation Amendment AR 21-047: Applicant: Town of Clinton Planning & Zoning Commission. **Open Public Hearing.**
- f. Base Flood (+) 2 Ft: Section 17; Regulation Amendment AR 21-048: Applicant: Town of Clinton Planning & Zoning Commission. **Open Public Hearing.**
- g. Conservation Subdivision Setbacks: Section 12; Regulation Amendment AR 21-049: Applicant: Town of Clinton Planning & Zoning Commission. **Open Public Hearing.**
- h. Definition of Structure: Section 3; Regulation Amendment AR 21-050: Applicant: Town of Clinton Planning & Zoning Commission. **Open Public Hearing.**

5. Receipt of Application(s)

- a. 15 East Main Street: Map 56 Block 60 Lot 7, Zone B-3. Site Plan 21-052: Smoothie & Tea Shop: Applicant: Brianna Spadacenta: Owner 15-19 East Main, LLC. **Receive & Discuss Under Old Business.**
- b. 37 West Road: Map 70 Block 66 Lot 260, Zone R-10. CAM 21-053: Additions & Renovations: Applicant/Owner: Mark & Kimberly Feudtner. **Receive & Table to December 13th to wait for DEEP.**
- c. 99 Shore Road: Map 79 Block 72 Lot 84, Zone R-10. CAM 21-054: New House: Applicant/Owner: Milton Rodriguez. **Receive & Discuss Under Old Business.**

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- d. 148 Shore Road: Map 86 Block 70 Lot 121, Zone R-10. CAM 21-055: New Garage: Applicant/Owner: Timothy Jennings. **Receive & Table to December 13th to wait for DEEP.**
- e. 92 High Street: Map 44 Block 26 Lot 8A, Zone R-20; Special Exception & CAM 21-056: New Duplex on Vacant Lot. Applicant: JJ Riera Construction. Owner: JRGA Investment Group LLC. **Receive & Schedule Public Hearing.**

6. Old Business

- a. 40 Hammock Road: Map 70 Block 66 Lot 234, Zone R-10. CAM 21-040: New House: Applicant: Timothy and Catherine McCarroll.
- b. The Hammocks; Special Exception SE 21-043: Vehicular Barrier: Applicant: The Hammocks Homeowners Association.
- c. 37 Kelsey Road: Map 69 Block 66 Lot 28, Zone R-10. CAM 21-044: Building Addition: Applicant/Owner: Virginia Kiraly.
- d. 151-153 East Main Street: Map 67 Block 62 Lot(s) 17 & 17A, Zone EMVD. Special Exception Modification 21-045: Existing House to Remain: Applicant/Owner: RESYNC Properties Solutions, LLC.
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- k. Definition of Structure: Section 3; Regulation Amendment AR 21-050: Applicant: Town of Clinton Planning & Zoning Commission.

7. New Business

- a. 115 Nod Road – Discussion of Additional Parking

8. Staff Reports

- John Guszowski, Consulting Town Planner – Tyche Planning & Policy Group, LLC
 - a. Review of Bylaws
- Kathy King, Zoning and Wetlands Enforcement Officer

9. Committee Reports

- Regulations Committee

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10. Correspondence

11. Adjournment

Clinton Planning & Zoning Commission
Monday, November 8, 2021 7:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/87014276928>

Meeting ID: 870 1427 6928

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 870 1427 6928

Find your local number: <https://us06web.zoom.us/u/kd83QkQZE7>

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****