

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

**Minutes**

Regular Meeting

Via Videoconference

Monday, November 8, 2021

7:00 P.M.

Members Present: Michael Rossi, Chairman; Mary Ellen Dahlgren, Secretary; Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit (Alt), Jay Mandell (Alt)

Members Absent: Mike Knudsen, Vice Chairman; Walter Beau Clark, Amandeep Singh, Jeffrey Cashman (Alt)

Staff Present: Kathy King, ZEO; John Guskowski, Consulting Town Planner; Lisa DeMaria, Land Use Clerk

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**

November 8, 2021 Regular PZC Meeting Minutes

M.E. Dahlgren **moved** to approve the minutes as circulated. E. Alberino **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 6-0-0

**Jay Mandell. (Alt) joined the meeting at 7:04 and was seated for M. Knudsen by M. Rossi.**

**Public Hearing(s)**

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

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.

**Application Withdrawn, Prior to Meeting**

The Hammocks: Special Exception SE 21-043: Vehicular Barrier: Applicant: The Hammocks Homeowners Association.

Agent, Attorney Ed Cassella, requested the public hearing be opened, with no discussion, and tabled to December 13, 2021.

M.E. Dahlgren **moved** to open the public hearing, with no discussion, for The Hammocks: Special Exception SE 21-043: Vehicular Barrier. A. Moore **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

E. Alberino **moved** to table The Hammocks: Special Exception SE 21-043: Vehicular Barrier. M. Jaffe **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

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.

M.E. Dahlgren read the document list into record.

Tony Bolduc, agent recapped the project which was approved by the Commission at the March 8, 2021 meeting, for a mixed use development of condos and commercial space. The proposed modification is to keep the existing house as part of the development. This was discussed as a possibility under the original special exception application.

- Ground coverage reduced
- No exterior changes other than removal of indoor pool addition
- Interior converted to two 2-bedroom units
- Landscaping similar to the rest of the development

Public Comments:

Peggy Adler, Liberty Street is happy the house is remaining.

E. Alberino **moved** to close the public hearing for 151-153 East Main Street: Map 67 Block 62 Lot(s) 17 & 17A, Zone EMVD. Special Exception Modification 21-045. A. Kravitz **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

Recreation Cannabis Prohibition: Regulation Amendment AR 21-046: Applicant: Town of Clinton Planning & Zoning Commission.

J. Guskowski, Town Planner, summarized the proposed amendment.

The Regulation Committee is proposing to prohibit recreational cannabis along with the existing prohibition of medical marijuana. There was little public support of recreational cannabis sales, at the public hearing on September 13, 2021. The Town Council has adopted an ordinance to ban recreational cannabis.

There were no comments from the public or the Commission Members.

E. Alberino **moved** to close the public hearing for Recreation Cannabis Prohibition: Regulation Amendment AR 21-046. A. Kravitz **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

Commercial Vehicles in Residential Districts: Section 28: Regulation Amendment AR 21-047: Applicant: Town of Clinton Planning & Zoning Commission.

The Regulation Committee, at the October 7, 2021 Special Meeting, removed semi cabs from the proposed regulation amendment and added “similar commercial vehicles”. The Committee feels that this regulation needs to be somewhat vague to give the ZEO latitude in interpretation and enforcement. Trying to enforce vehicles with a numerical size limit, is complicated.

Commission Member concerns:

- E. Alberino: Idling vehicles – diesel smoke
- A. Kravitz: Vehicles too large for small lots, property values and quality of life
- M. Jaffe stated that people need to have the ability and tools to continue working. Restricting vehicles by size, undercuts that purpose. A. Moore agreed with M. Jaffe.

There were no comments from the public.

E. Alberino **moved** to close the public hearing for Commercial Vehicles in Residential Districts: Section 28: Regulation Amendment AR 21-047. M. Jaffe **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: Alan Kravitz  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 6-1-0

Base Flood (+) 2 Ft: Section 17: Regulation Amendment AR 21-048: Applicant: Town of Clinton Planning & Zoning Commission.

J. Guskowski explained that the proposed amendment is meant to be a conservative attempt to better protect properties in flood zones.

Matt Williams, Ironworks Road – Architect who has been designing projects for over 30 years stated that in his experience, the proposed regulation is arbitrary and will have no benefit, deter property owners from upgrading due to cost increase, and aesthetics will suffer to gain height. M. Williams shared photos of a house raised with one foot of freeboard and the affects storm Irene had on that structure. He showed that there was still approximately 3 feet of freeboard before the water would have reached the first floor of the house. This was prior to FEMA revaluating the coastlines and the commission should trust FEMA’s evaluation. M. Williams feels that the existing requirement of one foot of freeboard is sufficient.

Diane Nazarko, 91 Iron works Road – Stated that she feels we should consider the character and charm of the Clinton shoreline, and is against the proposed amendment.

Commission Member Comments:

- M. Jaffe - In a high risk environment, it might be a good idea to deter people from developing.
- A. Moore - People should be able to live in a high risk area if they choose to and can afford it. If people were discouraged from developing in risky areas, Clinton would not exist. If State and Federal regulations change, we will change with them.

State FEMA representative, Diane Ifkovic has told ZEO King that eventually, FEMA will be adopting the Base Flood +2 ft rule.

M. Jaffe **moved** to close the public hearing for Base Flood (+) 2 Ft: Section 17: Regulation Amendment AR 21-048. A. Kravitz **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

Conservation Subdivision Setbacks: Section 12: Regulation Amendment AR 21-049: Applicant: Town of Clinton Planning & Zoning Commission.

The way the regulation is currently written, Conservation Subdivisions wholly or partially within the Coastal Area Management Boundary have setbacks that are different than Conservation Subdivisions, not in the CAM Boundary. The intent of the amendment is to create clarification and consistency for setbacks in all Conservation Subdivisions. This amendment would be more generous to property owners and allow them to do more on their smaller conservation subdivision lots.

A. Kravitz **moved** to close the public hearing for Conservation Subdivision Setbacks: Section 12: Regulation Amendment AR 21-049. E. Alberino **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

Definition of Structure: Section 3: Regulation Amendment AR 21-050: Applicant: Town of Clinton Planning & Zoning Commission.

Underground structures such as propane tanks and septic tanks are regulated by building and health codes. The current zoning definition of a structure, adds another layer of enforcement that creates issues for these types of projects to meet setbacks.

W. Benoit asked how underground bomb shelters would be regulated. J. Guskowski stated that would be something to look into. This regulation amendment is intended to loosen the restrictions on underground propane tanks and septic tanks that have strict codes under the building and health department.

Matt Williams, Ironworks Road, stated that he thinks removal of the words “beneath the ground” is an improvement to the regulations and that the intention of setbacks for propane tanks, in most towns, is for large above ground tanks.

E. Alberino **moved** to close the public hearing for Definition of Structure: Section 3. A. Kravitz **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

**Receipt of Application(s)**

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.

E. Alberino **moved** to receive 15 East Main Street: Map 56 Block 60 Lot 7, Zone B-3. Site Plan 21-052: Smoothie & Tea Shop and discuss under old business. A. Kravitz **seconded** the motion and it carried unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

37 West Road: Map 70 Block 66 Lot 260, Zone R-10. CAM 21-053: Additions & Renovations: Applicant/Owner: Mark & Kimberly Feudtner.

E. Alberino **moved** to table 37 West Road: Map 70 Block 66 Lot 260, Zone R-10. CAM 21-053: Additions & Renovations, and discuss under Old Business. J. Mandell **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

99 Shore Road: Map 79 Block 72 Lot 84, Zone R-10. CAM 21-054: New House: Applicant/Owner: Milton Rodriguez.

E. Alberino **moved** to receive 99 Shore Road: Map 79 Block 72 Lot 84, Zone R-10 CAM 21-054: New House, and discuss under Old Business. J. Mandell **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

148 Shore Road: Map 86 Block 70 Lot 121, Zone R-10. CAM 21-055: New Garage: Applicant/Owner: Timothy Jennings.

E. Alberino **moved** to table 148 Shore Road: Map 86 Block 70 Lot 121, Zone R-10 CAM 21-055: New Garage. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

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.

M.E. Dahlgren **moved** to receive 92 High Street: Map 44 Block 26 Lot 8A, Zone R-20: Special Exception & CAM 21-056: New Duplex on Vacant Lot, and schedule a public hearing on December 13, 2021. E. Alberino **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

### **Old Business**

40 Hammock Road: Map 70 Block 66 Lot 234, Zone R-10. CAM 21-040: New House: Applicant: Timothy and Catherine McCarroll.

M.E. Dahlgren read the document list into record.

Jim Cassidy, P.E., agent for the application, reviewed the site plan with the Commission. The plan was revised to address DEEP and flood review comments.

The proposed house will be in the AE 12 flood zone. It is also located in the LiMWA zone. It will have to be designed and built to velocity zone standards, which includes one foot of freeboard and breakaway walls below the base flood.

E. Alberino **moved** to approve 40 Hammock Road: Map 70 Block 66 Lot 234, Zone R-10. CAM 21-040: New House and found the proposed activity is consistent with the coastal policies in CGS Section 22a-92, incorporated all reasonable measures which would mitigate potential adverse impacts on both coastal resources and future water dependent development activities, and are acceptable. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

37 Kelsey Road: Map 69 Block 66 Lot 28, Zone R-10. CAM 21-044: Building Addition: Applicant/Owner: Virginia Kiraly.

M.E. Dahlgren read the document list into record.

Joe Wren, P.E., is the agent for the application. The proposal is for a one-story, 80 sf addition to the existing kitchen. The proposal received DEEP comments and a flood review. 112 sf of the driveway will be removed to reduce the ground coverage.

E. Alberino **moved** to approve 37 Kelsey Road: Map 69 Block 66 Lot 28, Zone R-10. CAM 21-044: Building Addition and found the proposed activity is consistent with the coastal policies in CGS Section 22a-92, incorporated all reasonable measures which would mitigate potential adverse impacts on both coastal resources and future water dependent development activities, and are acceptable. A. Moore **seconded** the motion and it carried, unanimously

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

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.

There was no discussion from the Commission.

E. Alberino **moved** to approve 151-153 East Main Street: Map 67 Block 62 Lot(s) 17 & 17A, Zone EMVD. Special Exception Modification 21-045: Existing House to Remain and found the proposal to be consistent with the POCD. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

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.

M.E. Dahlgren read the document list into record.

Brianna Spadacenta is the applicant for the application. The proposal is for a smoothie and tea bar. There will be no cooking. All drinks are made with water. The majority of the business is 'grab & go'. There will be no exterior changes.

There were no comments from the Commission.

E. Alberino **moved** to approve 15 East Main Street: Map 56 Block 60 Lot 7, Zone B-3. Site Plan 21-052: Smoothie & Tea Shop. J. Mandell **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None

Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

99 Shore Road: Map 79 Block 72 Lot 84, Zone R-10. CAM 21-054: New House: Applicant/Owner: Milton Rodriguez.

Gregg Fedus, P.E. is the agent for the application. The proposal is the demolition of two existing houses and rebuilding of one new single-family house, located in the VE 14 flood zone. The application received a variance from the ZBA. The house must be constructed to FEMA velocity zone standards. DEEP had concerns with the lowest horizontal structural member, independent deck, breakaway walls, door at the top of the stairs between the lowest garage floor level and the first floor, elevator, and the outdoor shower. G. Fedus assured the Commission, the house would be designed and built to meet all aspects of FEMA NFIP construction standards.

There was no discussion from the Commission.

E. Alberino **moved** to 99 Shore Road: Map 79 Block 72 Lot 84, Zone R-10. CAM 21-054: New House, with the condition there is a water truck on-site during demolition to control dust, and found the proposed activity is consistent with the coastal policies in CGS Section 22a-92, incorporated all reasonable measures which would mitigate potential adverse impacts on both coastal resources and future water dependent development activities, and are acceptable. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

Recreation Cannabis Prohibition: Regulation Amendment AR 21-046: Applicant: Town of Clinton Planning & Zoning Commission.

There was no discussion from the Commission.

E. Alberino **moved** to adopt Recreation Cannabis Prohibition: Regulation Amendment AR 21-046 effective December 6, 2021. M. Jaffe **seconded** the motion and it carried.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Jay Mandell  
In Opposition: Will Benoit  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 6-1-0

Commercial Vehicles in Residential Districts: Section 28: Regulation Amendment AR 21-047: Applicant: Town of Clinton Planning & Zoning Commission.

There was no discussion from the Commission.

E. Alberino **moved** to adopt Commercial Vehicles in Residential Districts: Section 28: Regulation Amendment AR 21-047, effective December 6, 2021. M. Jaffe **seconded** the motion and it carried.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: Alan Kravitz  
Abstentions: None



Not Voting: M. Rossi, Chair  
The motion carried: 6-1-0

Base Flood (+) 2 Ft: Section 17: Regulation Amendment AR 21-048: Applicant: Town of Clinton Planning & Zoning Commission. Open Public Hearing.

A. Moore **moved** to deny Base Flood (+) 2 Ft: Section 17: Regulation Amendment AR 21-048. E. Alberino **seconded** the motion and it carried.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Adam Moore, Jay Mandell  
In Opposition: Alan Kravitz, Martin Jaffe  
Abstentions: Will Benoit  
Not Voting: M. Rossi, Chair  
The motion carried: 4-2-1

Conservation Subdivision Setbacks: Section 12: Regulation Amendment AR 21-049: Applicant: Town of Clinton Planning & Zoning Commission.

There was no discussion from the Commission.

A. Kravitz **moved** to adopt Conservation Subdivision Setbacks: Section 12: Regulation Amendment AR 21-049, effective December 6, 2021. A. Moore **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

Definition of Structure: Section 3: Regulation Amendment AR 21-050: Applicant: Town of Clinton Planning & Zoning Commission.

There was no discussion from the Commission.

E. Alberino **moved** to adopt Definition of Structure: Section 3: Regulation Amendment AR 21-050, effective December 6, 2021. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair  
The motion carried: 7-0-0

37 West Road: Map 70 Block 66 Lot 260, Zone R-10. CAM 21-053: Additions & Renovations: Applicant/Owner: Mark & Kimberly Feudtner.

E. Alberino **moved** to receive 37 West Road: Map 70 Block 66 Lot 260, Zone R-10. CAM 21-053: Additions & Renovations. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi, Chair

The motion carried: 7-0-0

Gregg Fedus, P.E. is the agent for the application. The proposal is for renovations and additions to an existing house located in the VE 13 flood zone.

There was no discussion from the Commission.

E. Alberino **moved** to approve 37 West Road: Map 70 Block 66 Lot 260, Zone R-10. CAM 21-053: Additions & Renovations, and found the proposed activity is consistent with the coastal policies in CGS Section 22a-92, incorporated all reasonable measures which would mitigate potential adverse impacts on both coastal resources and future water dependent development activities, and are acceptable. A. Moore **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-0-0

148 Shore Road: Map 86 Block 70 Lot 121, Zone R-10. CAM 21-055: New Garage: Applicant/Owner: Timothy Jennings.

E. Alberino **moved** to receive 148 Shore Road: Map 86 Block 70 Lot 121, Zone R-10 CAM 21-055: New Garage. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-0-0

Gregg Fedus, P.E. is the agent for the application. The proposal is a new garage located in the AE 12 flood zone and in the LiMWA. The garage will be constructed in accordance with FEMA standards. The proposal was granted a variance by the ZBA. In order to address concerns from the ZBA and DEEP, the proposed 24'x24' garage has been reduced in size, moved 7' farther from the Tidal wetlands and a vegetative buffer will be planted.

E. Alberino **moved** to approve 148 Shore Road: Map 86 Block 70 Lot 121, Zone R-10 CAM 21-055: New Garage and found the proposed activity is consistent with the coastal policies in CGS Section 22a-92, incorporated all reasonable measures which would mitigate potential adverse impacts on both coastal resources and future water dependent development activities, and are acceptable. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-0-0

**New Business**

**115 Nod Rd - Discussion of ZEO Administrative sign-off for additional parking**

Mike Ott, P.E. as agent for the request, explained that they are seeking permission to have ZEO King sign-off administratively for an additional 4 parking spaces located at 115 Nod Road.

E. Alberino **moved** to allow ZEO administrative sign-off for the proposed additional 4 parking spaces located at 115 Nod Road. M.E. Dahlgren **seconded** the motion and it carried, unanimously.

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-0-0

**Staff Reports**

- John Guskowski, Consulting Town Planner – Tyche Planning & Policy Group, LLC – Distributed prior to the meeting

J. Guskowski reported that at the Indian River Landing development, the BigY grocery store is open, Starbucks is under construction and a building that fronts Killingworth Turnpike is soon to be under construction for Madison Country Barn.

- **Review of bylaws**

J. Guskowski explained that the Bylaws are to be reviewed at the December yearly meeting. He feels they are in good shape. The Commission Members should review them before the December 13, 2021 meeting.

- Kathy King, Zoning and Wetlands Enforcement Officer - Distributed prior to the meeting

**Committee Reports**

- Regulations Committee - None

**Correspondence** - None

**Adjournment**

In Favor: Mary Ellen Dahlgren, Ed Alberino, Martin Jaffe, Alan Kravitz, Adam Moore, Will Benoit, Jay Mandell

In Opposition: None

Abstentions: None

Not Voting: M. Rossi, Chair

The motion carried: 7-0-0

Respectfully submitted,

Lisa DeMaria, Land Use Technician