

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Regular Monthly Meeting

November 13, 2017

Minutes

Present: M. Knudsen, Chairman; T. Guerra, Vice Chairman; C. Aniskovich, Secretary; E. Alberino, G. Bousquet, C. Goupil, A. Kravitz, A. Moore, A. Singh, and M.E. Dahlgren

Absent: C. Neri and A. Richards

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Knudsen called the meeting to order at 7:38 p.m.

1. Chairman's Comments: Michael Knudsen

Chairman Knudsen thanked everyone for their work and noted that a "Basic Training" meeting has been scheduled for November 27, 2017 at 7:00 p.m.

2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer
Discussed 66 River Road. Discussed intern program.
- John Guszowski, CME Associates, Inc.

3. CAM 17-075: 17 Indian Drive, Robert F. Weinstein & Claudia Bemis: Demolition and replacement of single family home. Map 56, Block 63, Lot 39. Zone R-10.

Joe Wren, agent for the applicant, gave a brief presentation. The receipt of the comments from DEEP/LWRD and CRAHD were noted for the record.

Bousquet **moved** to receive CAM 17-075: 17 Indian Drive, Robert F. Weinstein & Claudia Bemis. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 8-0-0-2.

Bousquet **moved** to approve CAM 17-075: 17 Indian Drive, Robert F. Weinstein & Claudia Bemis as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)
The motion **carried**: 8-0-0-2.

4. CAM 17-076: 4 Shore Grove Road, Seth & Catherine Weiss: Addition to single family home. Map 56, Block 70, Lot 23. Zone R-15. **New**

No applicant or agent was present. The receipt of the comments from DEEP/LWRD was noted. It was further noted that comments from the Health District and the Fire Marshal had not been received.

Kravitz **moved** to receive CAM 17-076: 4 Shore Grove Road, Seth & Catherine Weiss and table to the next Regular Monthly Meeting. Moore **seconded** the motion. DISCUSSION: Bousquet inquired how conditions of approval were enforced. The ZEO led a brief discussion regarding this.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)
The motion **carried**: 8-0-0-2.

5. AR 17-078: Proposed Amendment to the Zoning Regulations: Section 23: Transit Oriented Development Overlay; Section 27.3: Floating Zones/Overlay Zones; Appendix B. **New**

Staff requested the members of the Ad Hoc Committee to amend the title of Section 27.3 from Floating Zones to Floating Zones/Overlay Zones. The members of the Committee agreed.

Bousquet **moved** to receive AR 17-078: Proposed Amendment to the Zoning Regulations and schedule a public hearing on *Wednesday*, January 3, 2018 at 7:00 p.m. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 8-0-0-2.

6. CAM 17-069: 35 East Main Street, Peter Neff: Construction of a bulkhead for river bank stabilization. Map 56, Block 61, Lot 2. Zone VZ.

Bousquet **moved** to table CAM 17-069: 35 East Main Street, Peter Neff to the next Regular Monthly Meeting. Goupil **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh
In Opposition: None
Abstentions: None
Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)
The motion **carried**: 8-0-0-2.

7. REF 17-077: 17-29+CSP: 131 Cottage Road, Robert E. Dowler: Referral from Madison Planning and Zoning Commission for a modification to a special exception permit to allow 20 one-bedroom units and 14 two-bedroom units, including affordable units. **Public Hearing 11/16/2017**

There was a brief discussion and the Commission had no comments.

8. Committee Reports:

- Regulations Committee: C. Aniskovich
- Planning Committee: G. Bousquet
- Executive Committee: M. Knudsen
- Administrative Committee: M.E. Dahlgren
- Unilever Ad Hoc Committee: C. Goupil

There were no reports from the Committees as no meetings have been held since the last Regular Monthly Meeting.

9. Minutes:

- Public Information Meeting: October 2, 2017
- Public Hearing: October 2, 2017
- Continued Public Hearing: October 16, 2017
- Regular Monthly Meeting: October 16, 2017
- Unilever Ad Hoc Committee Meeting: October 30, 2017

Bousquet **moved** to approve the minutes as submitted. Guerra **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh
In Opposition: None
Abstentions: None

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Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 8-0-0-2.

10. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Dzialo, Pickett & Allen, PC
 - Cashman appeal (Invoice #31930) \$2,423.50
- Halloran & Sage, LLP
 - MJM Self Stor. Of Clinton v. Clinton P&Z (Invoice #11245754-26) \$1,305.50

Singh **moved** to approve the bills as presented. Bousquet **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 8-0-0-2.

11. Old Business

There was no old business at this time.

12. New Business

Alberino noted that it was a pleasure to serve on the Commission for the past four years. Bousquet thanked all those who were completing their terms and congratulated the newly elected members of the Board of Selectmen.

Bousquet **moved** to adjourn the meeting. Goupil **seconded** the motion.

In Favor: Guerra, Aniskovich, Alberino, Bousquet, Goupil, Kravitz, Moore, and Singh

In Opposition: None

Abstentions: None

Not Voting: Knudsen (Chairman) and Dahlgren (Not Seated)

The motion **carried**: 8-0-0-2.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk