

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

December 11, 2017

## Minutes

Present: M. Rossi, Chairman; T. Guerra, Vice Chairman; C. Aniskovich, Secretary; G. Bousquet, M.E. Dahlgren, A. Kravitz, A. Richards, A. Singh, J. Cashman, B. Knight and A. Moore

Absent: M. Hughes

Also Present: Eric Knapp, Zoning Enforcement Officer

Chairman Michael Rossi called the Regular Monthly Meeting to order at 8:00 p.m. Alternate Jeffrey Cashman was seated for Michael Hughes.

### 1. Vice Chairman's Comments: Timothy Guerra

Vice Chairman Guerra welcomed the new members to the Commission and thanked them for their service.

### 2. Staff Reports:

- Eric Knapp, Zoning Enforcement Officer  
There was a lengthy discussion regarding the data management system, the permitting of chickens, electronic payments and the hiring of the Zoning Enforcement Officer.
- John Guskowski, CME Associates, Inc.  
Rossi requested that any questions or comments from the Commission for Guskowski would be sent through the staff to be forwarded to CME Associates, Inc.

Moore discussed the double billing noted in Guskowski's report. It was suggested to bring this up under New or Old Business.

### 3. CAM 17-085: Beach Park Point, Beach Park Association: Reconstruction of existing retaining wall. Map 70, Block 67, Lot F. Zone R-10.

Bob Russo, agent for the applicant, gave a brief presentation. Submitted prints of pictures of the wall and area. It was noted that comments from the Fire Marshall, the Health District and DEEP have not been received.

Dahlgren **moved** to receive CAM 17-085: Beach Park Point, Beach Park Point Association and table to the January 8, 2018 Regular Monthly Meeting. Bousquet **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Dahlgren, Kravitz, Richards, Singh and Cashman  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman), Knight (Not seated) and Moore (Not seated)  
The motion **carried**: 8-0-0-3.

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.

It was noted that Rossi, Cashman and Knight were ineligible to vote on this application. Cashman was unseated and Alternate Adam Moore was seated for Michael Hughs.

Bousquet **moved** to approve CAM 17-076: 4 Shore Grove Road, Seth & Catherine Weiss 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, Bousquet, Dahlgren, Kravitz, Singh and Moore  
In Opposition: None  
Abstentions: Richards  
Not Voting: Rossi (Chairman), Cashman (Not seated) and Knight (Not seated)  
The motion **carried**: 7-0-1-3.

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.

Dahlgren **moved** to table AR 17-078: Proposed Amendment to the Zoning Regulations pending the January 3, 2018 Public Hearing. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Dahlgren, Kravitz, Richards, Singh and Moore  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman), Cashman (Not seated) and Knight (Not seated)  
The motion **carried**: 8-0-0-3.

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 approve CAM 17-069: 35 East Main Street, Peter Neff as it is consistent with all applicable coastal policies and includes reasonable measures to mitigate adverse impacts. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Dahlgren, Singh and Moore  
In Opposition: None  
Abstentions: Kravitz and Richards  
Not Voting: Rossi (Chairman), Cashman (Not seated) and Knight (Not seated)  
The motion **carried**: 6-0-2-3.

Alternate Moore was unseated and Alternate Cashman was reseated for Michael Hughes.

7. Committee Reports:

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

There were no updates from any of the Committees. There will be a discussion at the January 2018 meeting regarding the structure of the Committees.

8. Minutes:

- Regular Monthly Meeting: November 13, 2017
- Special Meeting: November 27, 2017

Aniskovich **moved** to approve the minutes as submitted. Dahlgren **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Dahlgren, Kravitz, Singh and Cashman  
In Opposition: None  
Abstentions: Richards  
Not Voting: Rossi (Chairman), Knight (Not seated) and Moore (Not seated)  
The motion **carried**: 7-0-1-3.

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9. Bills & Correspondence:

- CME Associates, Inc. \$4,000.00
- Halloran & Sage, LLP
  - Shoreline Gardens LLC – Appeal to ZBA (Invoice #11249210-21) \$536.50
  - MJM Self Stor of Clinton v. Clinton P&Z (Invoice #11249210-26) \$649.80

Bousquet **moved** to approve the bills as submitted. Aniskovich **seconded** the motion.

In Favor: Guerra, Aniskovich, Bousquet, Dahlgren, Kravitz, Richards, Singh and Cashman  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman), Knight (Not seated) and Moore (Not seated)  
The motion **carried**: 8-0-0-3.

10. Old Business

Knight inquired about the sidewalk grant. Bousquet outlined the work that was covered by the grant.

11. New Business

Moore noted that the monthly memo doubled the amount for prepping for P&Z meeting and should be accurate. Bousquet recommended to the Chairman discussing with this issue with the First Selectman.

Cashman discussed the need and benefits of local farming and neighborhood farms.

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

In Favor: Guerra, Aniskovich, Bousquet, Dahlgren, Kravitz, Richards, Singh and Cashman  
In Opposition: None  
Abstentions: None  
Not Voting: Rossi (Chairman), Knight (Not seated) and Moore (Not seated)  
The motion **carried**: 8-0-0-3.

The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Julia N. Pudem  
Clerk