

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

**Revised Agenda**

Regular Monthly Meeting

Monday, July 11, 2022

7:00 p.m. – Via Videoconference

**(please see link at the bottom of the agenda to join meeting)**

**1. Call to Order/Seating of Members**

**2. Chairman’s Comments**

**3. Minutes**

**PZC – June 13, 2022**

**4. Public Hearing**

- a. **AR 2022-02 Special Exception: Regulation Amendment Financial Institutions with Drive up Window §27.2.23 (a) and (b).** Applicant: Drucas Builders, LLC proposing to add subsection (c) Ancillary Drive-up kiosk in EMVD Zone. *Legal Notice of Public Hearing published in Harbor News on 6/30/22 and 7/7/22*
- b. **14 & 16 Nod Road, SE & CAM 22-005:** Combine two (2) separate parcels. Construct two (2) self-storage buildings on site with associated parking, septic and stormwater drainage. Footprint of the second building will be used as outside storage as an associated use until the first building is full. (Map 33 Block 9 Lot 19 & 20 Zone I-2). Applicant: MJM Self Storage of Clinton; Agent: Thomas A. Stevens & Associates, Inc. Per *Commission Members requested this Public Hearing be continued from last month’s Public Hearing held on 6/13/22 as they needed more time to look over proposed landscaping site plan*

**5. Staff Reports**

- 1) **John Guskowski** – Consulting Town Planner  
J. Guskowski’s staff report was circulated prior to tonight’s meeting.
- 2) **Kathy King** – ZEO/WEO  
K. King’s staff report was circulated prior to tonight’s meeting.

**6. New Business**

- a. **Proposed Text Amendments from Regulations Committee Meeting held on Thursday June 2, 2022- Applicant: PZC**
  - 1) Section 14 - Vendors
  - 2) Section 4.8 and Section 31.1.8 – Lighting Plans
- b. **18 Knollwood Dr., SE 22-06:** Change of Use Section 27.2.62 (b) occupying more than 15,000 sq. ft. of floor area in an I-2 Zone to allow warehouse and office space. (Map 33 Block 10 Lot 14 Zone I-2) Applicant: Jason Walker; Agent Bill Kane. *Receive and Schedule for Public Hearing*

## 7. Old Business

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- b. **AR 2022-02 Special Exception: Regulation Amendment Financial Institutions with Drive up Window §27.2.23 (a) and (b).** Applicant: Drucas Builders, LLC proposing to add subsection (c) Ancillary Drive-up kiosk in EMVD Zone. ***Legal Notice of Public Hearing published in Harbor News on 6/30/22 and 7/7/22***
- c. **Continued Preliminary Discussion**—Waterside Lane—proposed 2 lot subdivision

## 8. Committee Reports

## 9. Correspondence

- a. On 6/27/22 Town Clerk Received for Record letter from Town of Madison regarding Moratorium Extension on Recreational Cannabis Establishments until 12/31/22.

## 10. Adjournment

Clinton APA & PZC Meeting  
Monday, July 11, 2022 6:45 p.m.

Join Zoom Meeting  
<https://us06web.zoom.us/j/88230494969>  
Meeting ID: 882 3049 4969

Dial by your location  
+1 301 715 8592 US (Washington DC)  
+1 646 558 8656 US (New York)  
Meeting ID: 882 3049 4969

Find your local number: <https://us06web.zoom.us/u/kF7xSdIyF>

All meeting materials may be accessed via this link:

<https://clintonct.org/DocumentCenter/Index/912>

**\*\* If you have concerns about your ability to participate via videoconference or telephone, or wish to submit testimony in advance of the meeting, contact Kathy King at [KKing@clintonct.org](mailto:KKing@clintonct.org) or 860-669-6133 prior to 3:30 p.m. on the night of the meeting.\*\***