

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

REVISED

Agenda

Regular Monthly Meeting
Monday, November 14, 2022
7:00 p.m. – Via Videoconference

please see link at the bottom of the agenda to join meeting

****** to view the applications, while hovering over the link, click “ctrl” and left mouse click at the same time******

1. Call to Order/Seating of Members
2. Chairman’s Comments
3. Minutes
PZC – October 17, 2022
4. Public Hearing
 - a. PZC-22-10 for 44 Waterside Lane, create a new lot with 32,870 sf at the rear of the existing parcel. (Map 68 Block 65 Lot 113A Zone R-20). Applicant- Jarett Kravitz, Agent- Robert Doane, Jr., P.E., L.S. [Record PZC-22-10 - ViewPoint Cloud](#) (*Continued from October 2022*)
 - b. PZC-22-11 for 44 Waterside Lane, create a new subdivision lot with 32,870 sf at the rear of the existing parcel. (Map 68 Block 65 Lot 113A Zone R-20). Applicant- Jarett Kravitz, Agent- Robert Doane, Jr., P.E., L.S. [Record PZC-22-11 - ViewPoint Cloud](#) (*Continued from October 2022*)
 - c. PZC-22-13 for 161 West Main St. Applying for a 2 lot resubdivision and open space parcel. (Map 23 Block 10 Lot 41 Zone: B-4). Applicant/Agent: Robert Grabarek [Record PZC-22-13 - ViewPoint Cloud](#) (*Continued from October 2022*)
 - d. PZC-22-15 for 215 East Main St., Requesting text amendments to the Zoning Regulations of the Town of Clinton to permit Electric Vehicle Charging/Display Kiosks as accessory uses by Special Exception on parcels classified in the Interchange Development Zoning, Business - 1, and Industrial - 2 Districts. (Map 78 Block 68 Lot 6 Zone: I-2). Agent/Applicant- Attorney Kristen Motel. [Record PZC-22-15 - ViewPoint Cloud](#)
 - e. PZC-22-16 for 39 Waterside Lane, Zone change of subject property from R-20 to R-10 (Map 56 Block 64 Lot 51, Zone R-20) Owner: John G. Rowland. Agent: Gregg Fedus [Record PZC-22-16 - ViewPoint Cloud](#)

5. Staff Reports

- 1) **John Guskowski** – Consulting Town Planner
- 2) **Kathy King** – ZEO/WEO

6. New Business

- a) **PZC-22-18 for 7 Central Ave (Map 47 Block 27 Lot 12 Zone I-1) and 20 North High St (Map 44 Block 26 Lot 22 Zone I-1) Application to amend the zoning map to change the zone of both properties to Transit Oriented Development Overlay District ("TODO") in order to expand the existing TODO zone and to update the Master Plan for the Station at Clinton.** Applicants- 10 North High Street LLC, R&R Clinton Ventures III LLC, 20 North High Street Associates LLC, and R&R Clinton Ventures IV LLC, Agents- Robert Berchem, Esq. and Stephen Studer, Esq. [Record PZC-22-18 - ViewPoint Cloud](#) (*Need to Receive & schedule for Public Hearing*)

7. Old Business

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- b) **PZC-22-11 for 44 Waterside Lane, create a new subdivision lot with 32,870 sf at the rear of the existing parcel. (Map 68 Block 65 Lot 113A Zone R-20).** Applicant- Jarett Kravitz, Agent- Robert Doane, Jr., P.E., L.S. [Record PZC-22-11 - ViewPoint Cloud](#) (*If Public Hearing CLOSES- eligible for decision*)
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- e) **PZC-22-16 for 39 Waterside Lane, Zone change of subject property from R-20 to R-10 (Map 56 Block 64 Lot 51, Zone R-20) Owner: John G. Rowland. Agent: Gregg Fedus** [Record PZC-22-16 - ViewPoint Cloud](#) (*If Public Hearing CLOSES- eligible for decision*)

8. Correspondence

- a) **Town of Madison-** Notice to Adjoining Municipality for Special Exception & Coastal Site Plan Application 22-25+CSP. 1362 Boston Post Rd.
- b) **Town of Madison-** Town of Madison Zoning Regulation Text Amendment to Madison Zoning Regulation Section 32 Planned Development District.
- c) **Letter dated 11-7-22** from Robert Grabarek regarding Open Space parcel for 161 W. Main St (PZC-22-13)

9. Adjournment

Clinton PZC Meeting
Clinton Planning & Zoning Commission Meeting
Monday, November 14, 2022 7:00 p.m. Via Videoconference
Join Zoom Meeting
<https://us06web.zoom.us/j/88305621113>
Meeting ID: 883 0562 1113

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 883 0562 1113

Find your local number: <https://us06web.zoom.us/j/88305621113>

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 or 860-669-6133 prior to 3:30 p.m. on the night of the meeting.****