

**PLANNING AND ZONING COMMISSION**

MINUTES
Regular Monthly Meeting
Monday, February 13, 2023
7:00 p.m. – Via Videoconference

1. Call to Order/Seating of Members

Chairman Michael Rossi called the Regular Meeting of the Clinton Planning and Zoning Commission to order at 7:00 p.m.

Members Present: Michael Rossi, Chairman; Michael Knudsen, Vice-Chairman; Mary Ellen Dahlgren, Secretary; Eddie Alberino; Mike Florio; Martin Jaffe; Alan Kravitz; and Adam Moore

Members Absent: Will Benoit; Alternates: Jay Mandell and Brendan Saunders

Also present: Abby Y. Piersall, AICP, Town Planner; Kathy King, CZEO

2. Minutes**PZC – January 9, 2023**

E. Dahlgren moved to accept the minutes of January 9, 2023 as submitted. M. Florio seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: Michael Knudsen; Mary Ellen Dahlgren; Eddie Alberino; Mike Florio; Martin Jaffe; Alan Kravitz; and Adam Moore

In Opposition: None

Abstentions: None

The motion carried: 7-0

3. Chairman's Comments
NONE**4. Receipt of Applications**
NONE**5. Administrative Review**
a. Staff Reports**1. Town Planner-**

A. Piersall advised the Commission of important upcoming dates for the upcoming Budget Meeting, February 23, 2023, the various department's budgets will be up for consideration. On February 28, 2023, the capital budget is up for review. If anyone

would like to attend, they are more than welcome to. March 8, 2023 is the night which the vote will occur for the final approval of the budgets.

A. Piersall also advised the Commission that the Harbor Management Commission will be engaging conversation with the public about the future of Harbor resources and use of the marinas. They are currently updating the Harbor Management Plan and are working on a survey which will be published on social media and would like for everyone to participate.

Legislation under review in Hartford includes House Bill 5796, an effort to introduce public comments; Senate Bill 918, consolidating Coastal Management Review, trying to avoid multiple applications for the same property and Senate Bill 915, dealing with variances and Zoning Board of Appeals.

2. CZEO-

K. King advised the Commission that A. Piersall has been assisting streamlining the permitting system. Briefly spoke about various violations. K. King also mentioned that blight complaints are rising, as well as land use complaints regarding chickens.

b. Coastal Resiliency Task Force

M. Rossi asked if anyone from the Commission would like to volunteer for the Coastal Resiliency Task Force. Eddie Alberino volunteered to be a member of the Coastal Resiliency Task Force representing PZC. No other people volunteered. A. Piersall then further explained the goal of this task force.

c. Discussion of Potential Changes to the Clinton Zoning Regulations -

- 1. Section 3- Definitions:** definitions need to be combined to one section
- 2. Section 4- Landscaping Plan:** wording needs to be cleaned up. M. Jaffe stated that he would like bike racks to be added as part of the landscaping plan.
- 3. Section 5.3- Lot Line Revisions:** Need to add CRAHD approval to this regulation.
- 4. Section 14- Vendors:** A. Piersall stated how it would be more convenient for everyone if there is an event with multiple vendors, that the event itself would obtain one permit for all vendors.
- 5. Section 27- Schedule of Uses:** Need to eliminate all references to N/A
- 6. Section 28- Commercial Vehicles:** It was decided that more information is needed. M. Jaffe commented that the Federal Highway Administration monitors travel on roads; they have observers look at the traffic go by. They came up with a 13 car classification that they use. M. Jaffe stated he would drop off a copy of the 13 car classifications the Federal Highway Administration uses so that Land Use staff can use that as a guide when making their recommendations for the changes in this regulation.

Commission also discussed limits on livestock being kept as pets, and reviewed differences between regular and pygmy animals. K. King brought up the fact that there are several species which need to be sold as a pair (ie. Pygmy Goats); Pygmy Goats are

treated as a unit (2). E. Dahlgren requested that Land Use Department get more information on this matter before they can make a decision. M. Rossi stated that they will have to adjust the language so that it will be consistent with the State statutes. A. Piersall stated Land Use Department will do additional research on this matter and forward the findings to the Commission Members so they could make a well-informed decision.

7. Section 33- Parking: M. Rossi stated that the Commission will need to revise the language so that it meets State requirements. A. Piersall advised the Commission that currently per CT General Statutes, any new parking area with more than thirty (30) spaces, for commercial or multi-family, it is required that they install EV Charging Station infrastructure for 10% of the parking spaces.

8. Section 34- Signs: This section will be reviewed to for neutrality and to make sure standards for all zone districts are included. M. Jaffe asked if this falls under Design Review Board and A. Piersall advised him that currently DRB looks at the aesthetics of our Town. Planning and Zoning Commission is the Commission that deals with the language of the regulation.

The Commission came to a consensus that the staff will begin crafting language to correct clerical errors in the regulations and will prioritize updates to Section 3 and Section 27 for Regulations Committee review. Staff will provide more information about other sections and the Commission will review the information and set priorities for future revisions.

6. Adjournment

E. Dahlgren motioned to adjourn the meeting at 8:08 p.m. M. Florio seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: Michael Knudsen; Mary Ellen Dahlgren; Eddie Alberino; Mike Florio;
Martin Jaffe; Alan Kravitz; and Adam Moore

In Opposition: None

Abstentions: None

The motion carried: 7-0

Respectfully submitted,

Cristi Alvarado

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Planning and Zoning Clerk