



PLANNING AND ZONING COMMISSION

MINUTES
Regular Monthly Meeting
Monday, April 10, 2023
7:00 p.m. The Green Room at Town Hall

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; Mary Ellen Dahlgren, Secretary; Martin Jaffe; Adam Moore; and Alternate Member: Jay Mandell

Members Absent: Michael Knudsen, Vice-Chairman; Eddie Alberino; Mike Florio; and Alan Kravitz

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

2. CHAIR COMMENTS

M. Rossi shared news of Brendan Saunders’ death over the weekend. He acknowledged Mr. Saunders’ contributions as a Commission Member and to the Town. A. Moore recognized Mr. Saunders’ work in the community.

3. MINUTES

PZC – March 13, 2023

E. Dahlgren moved to accept the minutes of March 13, 2023. A. Moore seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor:	E. Dahlgren; M. Jaffe; A. Moore; and J. Mandell
In Opposition:	None
Abstentions:	None
The motion carried:	4-0

4. RECEIPT OF APPLICATION

Receipt of PZC-23-7 for 57 Shore Rd., replace existing retaining walls (Map 79 Block 72 Lot 63, Zone: R-15) Owner: Richards Ann O Trustee. Agent: Thomas A. Stevens & Associates.

[Link to PZC-23-7 Record](#) (Received on 4/4/23)

Tony Bolduc, P.E., Agent for the project, gave a brief description of the application to the Commission Members. He explained that the existing retaining wall will all be replaced. He further stated that this application needs a CAM application as well.

E. Dahlgren moved to RECEIVE **PZC-23-7** for 57 Shore Rd., replace existing retaining walls (Map 79 Block 72 Lot 63, Zone: R-15) Owner: Richards Ann O Trustee. Agent: Thomas A. Stevens & Associates. M. Jaffe seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor:	E. Dahlgren; M. Jaffe; A. Moore; and J. Mandell
In Opposition:	None
Abstentions:	None
The motion carried:	4-0-0

5. APPLICATION REVIEWS

There were no applications scheduled for review.

6. CORRESPONDENCE

- a) The Commission discussed correspondence from Peggy Adler on behalf of the HDC requesting that the Commission consider making Waterside Lane a Village District. The Commission reviewed the request and acknowledged that the HDC, in partnership with residents of Waterside Lane, could consider making an application. The Commission reached a consensus to refrain from initiating the proposed zone change and deferred to the residents of Waterside Lane to initiate any next steps.

7. ADMINISTRATIVE REVIEW

- a) Continued Housing Policy Discussion: The Commission noted the staff memo that summarized key statutes and definitions related to affordable housing. Two general categories of addressing housing policy were discussed. The first was the need to amend the regulations to be consistent with recent statutory changes. The second was the need to discuss and determine a direction for other potential actions on housing, such as amendments to the zoning regulations. Additional discussion will take place with the Regulations Committee.
- b) Update on Status of Regulations revisions
The Commission directed staff to prepare Sections 3, 4, and 5 for application and Public Hearing on May 15th.

E. Dahlgren motioned to schedule 3 separate Public Hearings for the proposed changes of Regulations Section 3, Section 4 and Section 5. It was decided that for each section there will be a new application for a total of 3 applications and 3 Public Hearings which will be at the PZC Regularly Scheduled Meeting on Monday, May 15, 2023, being held in the Green Room at Town Hall at 7:00p.m. J. Mandell seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: E. Dahlgren; M. Jaffe; A. Moore; and J. Mandell
In Opposition: None
Abstentions: None
The motion carried: 4-0

Regulations Committee Schedule: Establish meetings at 5:30p.m. on the 1st Thursday of each month as needed.

A Moore motioned to set up Regulations Subcommittee Meetings every 1st Thursday of the month starting on May 4, 2023 at 5:30pm via ZOOM. E. Dahlgren seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: E. Dahlgren; M. Jaffe; A. Moore; and J. Mandell
In Opposition: None
Abstentions: None
The motion carried: 4-0-0

c) Status Update on Coastal Resiliency Task Force and Plan

A Piersall provided an update of the project status. She informed the Commission that to the request to nominate a member from Planning & Zoning Commission to the Coastal Resiliency Task Force remains in the absence of a Commission member appointee, staff will keep the Commission informed throughout the duration of the project. It is anticipated that some outcomes of the project will result in recommendations to update zoning regulations or existing planning documents.

The Commission discussed Public Act 22-1. A. Piersall noted that provisions for Outdoor Dining made during the COVID-19 Pandemic will expire on 4/30/23. Beginning May 1, 2023, the Commission is required to permit outdoor dining as an accessory use for food and beverage service establishments. The Commission agreed that accessory uses defined in PA 22-1 may be permitted by the ZEO by Administrative Zoning Permit review.

8. ADJOURNMENT

J. Mandell motioned to adjourn the meeting at 7:32 p.m. A. Moore seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: E. Dahlgren; M. Jaffe; A. Moore; and J. Mandell
In Opposition: None
Abstentions: None
The motion carried: 4-0-0

Respectfully submitted,
Cristi Alvarado
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Planning and Zoning Clerk