



Regulations Committee

AMENDED MINUTES

Thursday, May 4, 2023
5:30 p.m. – Via Videoconference

1. CALL TO ORDER/SEATING OF MEMBERS

Chairman Michael Rossi called the Regular Meeting of the Regulations Committee to order at 5:30 p.m.

Members Present: Michael Rossi, Chairman; Martin Jaffe; Adam Moore; and Cinzia Lettieri

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

2. APPROVAL OF MINUTES FROM March 30, 2023 meeting

M. Jaffe moved to APPROVE the minutes from the March 30, 2023 meeting. A. Moore seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: M. Jaffe; A. Moore; and C. Lettieri

In Opposition: None

Abstentions: None

The motion carried: 3-0

3. DISCUSSION ON POTENTIAL UPDATES TO THE CLINTON ZONING REGULATIONS

a) Section 27.2

The Committee reviewed proposed changes to remove the “n/a” (not applicable) designations from various uses throughout Section 27.2: Schedule of Uses for Non-Residential Districts. The Committee discussed standardizing the way area is calculated for various uses, and agreed to use “footprint” to define permitting thresholds rather than the two methods (“ground floor area” or “occupying less than”) measurements in the existing language. M. Rossi noted that Section 27.2.24 should be removed to remain consistent with other proposed changes. The Committee recommended that the language move forward to the full Commission to review and schedule a public hearing for potential adoption.

b) Section 33-

Proposed 33.10.15 Electric Vehicle Charging Stations:

The Committee discussed proposed language to add standards to support electric vehicle charging stations for commercial and multifamily parking lots containing more than 30 vehicle spaces. The Committee discussed whether charging station installation would be required, or if requirements would be for infrastructure-only, such as conduit. The Committee decided to forward language for consideration to the Commission that would require installation, management, and maintenance of charging stations, but that would not specify the equipment to be used. The purpose of the change was to ensure the regulations do not become obsolete as technology changes in the future. A. Piersall suggested language. The Committee agreed to use the proposed amended language and present the section to the Commission.

Proposed 33.10.16 Accessible Parking Spaces: A. Piersall explained that this section is proposed because the current regulations are silent on the topic of accessible parking. The Committee discussed the changes and decided to present the language to the Commission.

The Committee discussed the proposed modification to minimum parking requirements for residential uses. The changes are intended to be consistent with State requirements. The Committee determined that this change should be brought to the Commission for consideration.

- c) **Section 14- Vendors** The Committee discussed the proposed changes and determined that transient vendors should be removed from the Zoning Regulations, since the activity is not tied to specific property and is otherwise regulated by the Police Department. The Committee reviewed minor changes to remove all references to Transient Vendors from the regulations. The Committee decided that the proposed language should be sent to the Commission for consideration.
- d) **Section 28-** This section will be discussed at the next meeting being held on June 1, 2023 at 5:30 p.m.
- e) **Section 34-** This section will be discussed at the next meeting being held on June 1, 2023 at 5:30 p.m.

4. ADJOURNMENT

M. Jaffe moved to adjourn. A. Moore seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: M. Jaffe; A. Moore; and C. Lettieri
In Opposition: None
Abstentions: None
The motion carried: 3-0

Meeting was adjourned at 6:12 p.m.

Respectfully submitted,

Cristi Alvarado

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Planning and Zoning Clerk