



PLANNING AND ZONING COMMISSION

MOTIONS
Regular Monthly Meeting
Monday, June 12, 2023
7:00 p.m. via Zoom

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; Eddie Alberino, Michael Florio, Martin Jaffe, Alan Kravitz, Cinzia Lettieri, Adam Moore and Alternate Members: Jay Mandell and Zach Plourde
Members Absent: Mike Knudsen, Vice Chairman; Mary Ellen Dahlgren, Secretary; and Walter "Beau" Clark
Also present: Abby Y. Piersall, AICP, Town Planner; and Kathy King, CZEO

M. Rossi seated J. Mandell for M. Knudsen and Z. Plourde for M.E. Dahlgren

MINUTES
PZC – May 15, 2023

J. Mandell moved to accept the minutes of May 15, 2023 as submitted. C. Lettieri seconded the motion. Members voted on the motion, and it carried unanimously.

- In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde
In Opposition: None
Abstentions: None
The motion carried: 8-0-0

RECEIPT OF APPLICATIONS

- a. M. Jaffe moved to receive application PZC-23-13 for 23 West Main St. New business. Turning former medical office into tea lounge and retail (1st floor) Plus adding salt therapy room(s) in basement. Interior renovations only, no exterior renovations needed. (Map 44 Block 29 Lot 9). Owners: Gary and Felicia Grippo. Agent: Peter Lucchese. E. Alberino seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde

In Opposition: None

Abstentions: None

The motion carried: 8-0-0

- b. A. Kravitz moved to receive application **PZC-23-14** Proposed Text Amendments of Section 14, Vendors. Applicant: PZC and to schedule the application for a Public Hearing on Monday, July 10, 2023. J. Mandell seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde

In Opposition: None

Abstentions: None

The motion carried: 8-0-0

- c. C. Lettieri moved to receive application **PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses. Applicant: PZC and to schedule the application for a Public Hearing on Monday, July 10, 2023. M. Florio seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde

In Opposition: None

Abstentions: None

The motion carried: 8-0-0

- d. M. Florio moved to receive **PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC and to schedule the application for a Public Hearing on Monday, July 10, 2023. E. Alberino seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde

In Opposition: None

Abstentions: None

The motion carried: 8-0-0

PUBLIC HEARINGS

- a. M. Florio moved to accept **PZC-23-8** Proposed Text Amendments of Section 5, "Zoning Enforcement Officer". Applicant: PZC, with the proposed changes, with an effective date of 8/1/2023. A. Kravitz seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde
In Opposition: None
Abstentions: None
The motion carried: 8-0-0

- b. M. Florio moved to accept **PZC-23-9** Proposed Text Amendments of Section 4, “Application Requirements, Procedures, and Design Process.”. Applicant: PZC, with the proposed changes, with an effective date of 8/1/2023. E. Alberino seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde
In Opposition: None
Abstentions: None
The motion carried: 8-0-0

- c. M. Florio moved to accept **PZC-23-10** Proposed Text Amendments of Section 3, “Definitions.”. Applicant: PZC, with the proposed changes, with an effective date of 8/1/2023. M. Jaffe seconded the motion. Members voted on the motion, and it carried unanimously.

In Favor: E. Alberino, M. Florio, M. Jaffe, A. Kravitz, C. Lettieri, J. Mandell, A. Moore and Z. Plourde
In Opposition: None
Abstentions: None
The motion carried: 8-0-0

APPLICATION REVIEWS

- a. E. Alberino moved to continue **PZC-23-13** for 23 West Main St. New business. Turning former medical office into tea lounge and retail (1st floor) Plus adding salt therapy room(s) in basement. Interior renovations only, no exterior renovations needed. (Map 44 Block 29 Lot 9). Owners: Gary and Felicia Grippo. Agent: Peter Lucchese. to the next regularly scheduled meeting of the Planning and Zoning Commission, Monday, July 10, 2023 at 7:00 p.m., when the owners or agent can be in attendance to present the application and answer Commission Members’ questions. J. Mandell seconded the motion. Members voted on the motion, and it carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Respectfully Submitted,

Kathleen S. King, CZEO

Zoning and Inland Wetlands Enforcement Officer