



PLANNING AND ZONING COMMISSION

Agenda
REGULAR MEETING
Monday, July 10, 2023
7:00 p.m.
Town Hall – Rose Room

1. CALL TO ORDER/SEATING OF MEMBERS**2. MINUTES**

Review and Approval of the June 12, 2023 meeting minutes

3. CHAIR COMMENTS**4. RECEIPT OF APPLICATIONS**

- a) **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 [Link to PZC-23-13](#)
(Site Plan application)
- a) **PZC-23-18** Zoning Regulation Amendment to add Multifamily Adaptive Reuse Zone (MARZ) [Link to PZC-23-18](#)
- b) **PZC-23-19** Zoning Map Amendment to rezone subject property to MARZ [Link to PZC-23-19](#)

5. PUBLIC HEARINGS

- a) **PZC-23-14** Proposed Text Amendments of Section 14, Vendors. Applicant: PZC [Link to PZC-23-14](#)
- b) **PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses. Applicant: PZC [Link to PZC-23-15](#)
- c) **PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC [Link to PZC-23-16](#)

6. APPLICATION REVIEWS

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- b) **PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses. Applicant: PZC
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- c) **PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC
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7. ADMINISTRATIVE REVIEW

- a) **11 Lindera Lane** – discussion of conservation/wetlands boundary

8. CORRESPONDENCE

- a) Letter concerning 89 Commerce St.
- b) Staff Memo regarding 89 Commerce St.

9. ADJOURNMENT

All meeting materials may be accessed via this link:

<https://clintonct.org/DocumentCenter/Index/1518>

If you have concerns about your ability to participate via videoconference or telephone, or wish to submit testimony in advance of the meeting, contact Cristi Alvarado at 860-669-6133 prior to 2:30 p.m. on the night of the meeting.