



PLANNING AND ZONING COMMISSION

MOTIONS

Regular Meeting  
Monday, July 10, 2023  
7:00 p.m.

Members Present: Michael Rossi, Chairman; Ellen Dahlgren, Secretary; Eddie Alberino; Michael Florio; Martin Jaffe; Cinzia Lettieri; W. Clark; Adam Moore and Alternate Members: Jay Mandell and Zach Plourde

Members Absent: M. Knudsen; and Alan Kravitz  
Chairman Rossi seated Jay Mandell for Alan Kravitz.

C. Lettieri moved to accept the minutes of June 12, 2023 as submitted. E. Alberino seconded the motion. Members voted on the motion and it carried, unanimously.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; and J. Mandell  
In Opposition: None  
Abstentions: W. Clark  
The motion carried: 7-0-1

E. Alberino moved to **RECEIVE PZC-23-13** for 23 West Main St. New business. Turning former medical office into tea lounge and retail (1st floor) (Map 44 Block 29 Lot 9). Owners: Gary and Felicia Grippo. Agent: Peter Lucchese. W. Clark seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

E. Dahlgren moved to **RECEIVE and SCHEDULE FOR A PUBLIC HEARING PZC-23-18** Zoning Regulation Amendment to add Multifamily Adaptive Reuse Zone (MARZ) for 8/14/23 at 7:00 p.m. at Town Hall in the Green Room. E Alberino seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

E. Alberino moved to **RECEIVE** and **SCHEDULE FOR A PUBLIC HEARING PZC-23-19** Zoning Map Amendment to rezone subject property to MARZ for 8/14/23 at 7:00 p.m. at Town Hall in the Green Room. E Dahlgren seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

E. Dahlgren motioned to have Item 7, the 11 Lindera Lane matter, which was listed at the end of the Agenda, be heard before the commencement of the Public Hearings. E Alberino seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

A Moore motioned, to **APPROVE** the Amended Declaration of Conservation Restriction submitted by Town Planner, Abby Piersall, on 11 Lindera Lane as set forth below to eliminate the existing “50’ Conservation Easement from Delineated Wetlands” to establish the “Proposed Adjusted Conservation Areas for Lot 11 (11 Lindera Lane)” as shown on the map entitled “Existing Conditions Plan of Lot 11 – Houpert’s Landing Chittenden Hill Road Clinton, Connecticut Prepared for: Andrew Randi June 7, 2012 Revised through 6/29/2023(*this date to be revised after the removal of the mention of a pool in any plans*) Maintenance Area Removed Sheet 1 of 1 Scale 1” = 20” prepared by Fedus Engineering, LLC Civil Engineers, which map is to be filed in the Clinton Town Clerk’s Office to which map reference is hereby made and may be had for a more particular description and location of said the adjusted conservation areas (hereinafter the “Restricted Premises”), subject to the removal of any reference to Tom Lane (to avoid the potential of heresay) and the mention of any reference to the pool on any plans submitted before the signing of the amended declaration. E. Alberino seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; A. Moore; W. Clark; and J. Mandell  
In Opposition: M. Jaffe; and C. Lettieri  
Abstentions: None  
The motion carried: 6-2-0

W. Clark motioned to **CLOSE PUBLIC HEARING** and **APPROVE, effective on September 1, 2023, PZC-23-14** Proposed Text Amendments of Section 14, Vendors. Applicant: PZC. E Dahlgren seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

E. Alberino motioned to **CLOSE PUBLIC HEARING** and **APPROVE, effective on September 1, 2023, PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses, Applicant: PZC. W. Clark seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

W. Clark motioned to **CLOSE PUBLIC HEARING CLOSE PUBLIC HEARING** and **APPROVE, effective on September 1, 2023, PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC. C Lettieri seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

W. Clark motioned to **APPROVE PZC-23-13** for 23 West Main St. New business. Turning former medical office into tea lounge and retail (1st floor) (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.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

W. Clark motioned to **ADJOURN**. E. Alberino seconded the motion. Members voted on the motion and it carried.

In Favor: E. Dahlgren; E. Alberino; M. Florio; M. Jaffe; A. Moore; C. Lettieri; W. Clark; and J. Mandell  
In Opposition: None  
Abstentions: None  
The motion carried: 8-0-0

Respectfully submitted,

*Cristi Alvarado*

Cristi Alvarado  
Planning and Zoning Clerk