



PLANNING AND ZONING COMMISSION

MINUTES
Regular Monthly Meeting
Monday, July 10, 2023
7:00 p.m.
Town Hall
Rose Room

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; 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.

2. MINUTES

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

3. CHAIR COMMENTS

M. Rossi noted the Commission's return to in-person meetings.

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)

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

- b) **PZC-23-18** Zoning Regulation Amendment to add Multifamily Adaptive Reuse Zone (MARZ) [Link to PZC-23-18](#)

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. 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

- c) **PZC-23-19** Zoning Map Amendment to rezone subject property to MARZ [Link to PZC-23-19](#)

E. Alberino moved to **RECEIVE** and **SCHEDULE FOR A PUBLIC HEARING PZC-23-19** Zoning Map Amendment to rezone subject property to MARZ.. 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

After the receipt of the applications, E. Dahlgren motioned to amend the order of the agenda and discuss Item 7, 11 Lindera Lane,, before the commencement of the Public Hearings. E. Alberino seconded the motion. Members voted on the motion and it carried.

**Planning & Zoning Commission MINUTES  
7/10/23 Meeting**

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

Attorney Ed Cassella was present to represent the property owners and noted that he provided draft language for the Commission’s consideration. Town Attorney Kari Olson reviewed the status of her review reviewed modified language proposed by staff for the draft motion, plan, and conservation restriction. K. Olson reiterated that modification to a conservation restriction is unusual and recommended that should the Commission consider amending the original conservation easement, that the Commission adopts the version that has been provided to the Commission by staff.

A Piersall presented the revised language and process necessary to amend the easement. K. Olson advised that the proposed pool should be removed and that the owners could apply for approvals related to the pool in the future, should the conservation easement be amended.

M Jaffe expressed concern that if the Commission approves the modification of one conservation easement that other neighbors may request to have their conservation easements revised as well.

K Olson advised the Commission that all similarly situated property should be treated equitably, and that the Commission should review whether there are unique circumstances or conditions that apply to this property.

A Moore motioned to **APPROVE** the Amended Declaration of Conservation Restriction prepared by Attorney Cassella as revised by staff, for 11 Lindera Lane as set forth below to eliminate the existing “50’ Conservation Easement from Delineated Wetlands” and 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*)” prepared by Fedus Engineering, LLC Civil Engineers, and subject to the removal of any reference to previous Zoning staff and the removal of any reference to the pool on any plans prior to execution 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

**5. PUBLIC HEARINGS**

- a) **PZC-23-14** Proposed Text Amendments of Section 14, Vendors. Applicant: PZC  
[Link to PZC-23-14](#)

M. Rossi opened the Public Hearing for **PZC-23-14**. A. Piersall reviewed the proposed language. No members of the public came forward to speak.

W. Clark motioned to **CLOSE PUBLIC HEARING**. 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

- b) **PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses. Applicant: PZC  
[Link to PZC-23-15](#)

M. Rossi opened the Public Hearing for **PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses. A. Piersall reviewed the proposed language No members of the public came forward to speak.

E. Alberino motioned to **CLOSE PUBLIC HEARING**.. 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

- c) **PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC  
[Link to PZC-23-16](#)

M. Rossi opened the Public Hearing for **PZC-23-16** Proposed Text Amendments of Section 33, Parking. A. Piersall reviewed the proposed language No members of the public came forward to speak.

W. Clark motioned to **CLOSE PUBLIC HEARING**. 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

## 6. APPLICATION REVIEWS

- a) **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.

P. Lucchese presented the application. A. Piersall reviewed the staff report.

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

- b) **PZC-23-14** Proposed Text Amendments of Section 14, Vendors. Applicant: PZC  
[Link to PZC-23-14](#)

E. Dahlgren motioned to **APPROVE, effective on September 1, 2023, PZC-23-14** Proposed Text Amendments of Section 14, Vendors. Applicant: PZC. M. Florio 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

- c) **PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses. Applicant: PZC  
[Link to PZC-23-15](#)

E. Dahlgren motioned to **APPROVE, effective on September 1, 2023, PZC-23-15** Proposed Text Amendments of Section 27.2, Non-Residential Schedule of Uses, Applicant: PZC. M. Florio 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

- d) **PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC  
[Link to PZC-23-16](#)

E. Dahlgren motioned to **APPROVE, effective on September 1, 2023, PZC-23-16** Proposed Text Amendments of Section 33, Parking. Applicant: PZC. M. Florio 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

**7. ADMINISTRATIVE REVIEW- this matter was discussed before the commencement of the Public Hearings**

**8. CORRESPONDENCE**

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

The Commission reviewed correspondence.

**9. ADJOURNMENT**

At 8:42 p.m., 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