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**PLANNING AND ZONING COMMISSION**

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**Agenda****REGULAR MEETING****Monday, September 11, 2023****7:00 p.m.****Hybrid Meeting****Town Hall,****the Green Room,****54 E. Main St., Clinton, CT 06413****1. CALL TO ORDER/SEATING OF MEMBERS****2. MINUTES**

Review and Approval of the July 10, 2023 and August 14, 2023 meeting minutes

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

- a. **PZC-23-22 (CAM application)** for 44A Morgan Park, demolition and expansion of a deck within 100' of tidal wetlands. (Map 56 Block 64 Lot 15A). Owner/Applicant: Karen Warhit [Link to PZC-23-22](#)
- b. **PZC-23-23 (CAM application)** for 59 Shore Rd, proposing to add a partial 2nd story and 2 additional bedrooms onto the existing 3 bedroom year-round dwelling (5 bedrooms total). Replace the existing septic system and other associated improvements. (Map 79 Block 72 Lot 64). Owner: John Welna. Agent: Joe Wren, P.E. [Link to PZC-23-23](#)

**5. PUBLIC HEARINGS**

- a. **PZC-23-19 Zoning Map Amendment** to rezone subject property to MARZ for 345 E. Main St., (Map 88 Block 69 Lot 126). Owner: Victorian Village, LLC. Agent: Atty. Andrea Gomes [Link to PZC-23-18](#)
- b. **PZC-23-20 (Special Exception to permit an accessory apartment)** for 88 W. Main St. 1<sup>st</sup> floor, a restaurant and on 2<sup>nd</sup> floor, a 2 (two) bedroom apartment. (Map 45 Block 13 Lot 26). Owner: West Main LLC. Agent: Atty. Jeffrey Beatty [Link to PZC-23-20](#)

**6. APPLICATION REVIEWS**

- a. **PZC-23-19 Zoning Map Amendment** to rezone subject property to MARZ for 345 E. Main St., (Map 88 Block 69 Lot 126). Owner: Victorian Village, LLC. Agent: Atty. Andrea Gomes [Link to PZC-23-18](#)

- c. **PZC-23-20 (Special Exception to permit an accessory apartment)** for 88 W. Main St. 1<sup>st</sup> floor, a restaurant and on 2<sup>nd</sup> floor, a 2 (two) bedroom apartment. (Map 45 Block 13 Lot 26). Owner: West Main LLC. Agent: Atty. Jeffrey Beatty [Link to PZC-23-20](#)
- d. **PZC-23-23 (CAM application)** for 59 Shore Rd, proposing to add a partial 2nd story and 2 additional bedrooms onto the existing 3 bedroom year-round dwelling (5 bedrooms total). Replace the existing septic system and other associated improvements. (Map 79 Block 72 Lot 64). Owner: John Welna. Agent: Joe Wren, P.E. [Link to PZC-23-23](#)

## 7. ADMINISTRATIVE DISUCSSION

- a. Staff update on status of development within the Transit Oriented Development Overlay District (TODO).

## 8. ADJOURNMENT

**Town of Clinton- PZC is inviting you to a scheduled Zoom meeting.  
Topic: PZC 9/11/2023 Regular Meeting & Public Hearing  
Time: Sep 11, 2023 07:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/83155585169?pwd=TGowWFdxMFRyTEsxZkYxMmdZMG53QT09>

Meeting ID: 831 5558 5169

Passcode: 641260

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Dial by your location

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• +1 646 931 3860 US

• +1 929 205 6099 US (New York)

• +1 301 715 8592 US (Washington DC)

• +1 669 900 6833 US (San Jose)

Meeting ID: 831 5558 5169

Passcode: 641260

Find your local number: <https://us02web.zoom.us/j/83155585169>

All meeting materials may be accessed via this link:

<https://clintonct.org/DocumentCenter/Index/1525>

**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 12:00 p.m. on the day of the meeting.**