



PLANNING AND ZONING COMMISSION

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**Agenda**

**REGULAR MEETING**

**Monday, February 9, 2026**

**7:00 p.m.**

**Town Hall**

**Green Room and Zoom**

**54 E. Main St., Clinton, CT 06413**

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

**2. CHAIR'S COMMENTS**

**3. MINUTES**

- a. Review and Approval of the January 12, 2026 meeting minutes.

**4. RECEIVE**

- a. [PZC-26-4](#): Zone change and Lot line adjustment, 117 Nod Road, Map 14, Block, 3, Lot 26, Zone I-P; 125 Nod Road, Map 14, Block, 3, Lot 27, Zone R30; 0 East Shore Drive, Map 14, Block 3, Lot 29, Zone R30. Applicant: Town of Clinton, CT. **Receive.**
- b. [PZC-26-1](#): Site Plan for Barber Shop pursuant to Section 27.2.24 of the Clinton Zoning Regulations, 327 East Main Street, Map 85, Block 69, Lot 121, Zone B-4. Applicant: James Schetzel. **Receive.**
- c. [PZC-26-2](#) & [PZC-26-3](#): Site Plan and CAM, pursuant to 8-30g for affordable housing, 5 Liberty Place, Map 53, Block 54, Lot 14, Zone R-60. Applicant: Jarod Horner, CLA Engineers. **Receive.**

**5. PUBLIC HEARING**

- a. [PZC-25-22](#): Special Exception for self-storage facility pursuant to Section 12.46 of the Clinton Zoning Regulations, 335 East Main Street (rear), Map 88, Block 69, Lot 124, Zone I-2. Applicant: Joe Barnick, Shoreline Partners, LLC.
- b. [PZC-26-4](#): Zone change and Lot line adjustment, 117 Nod Road, Map 14, Block, 3, Lot 26, Zone I-P; 125 Nod Road, Map 14, Block, 3, Lot 27, Zone R30; 0 East Shore Drive, Map 14, Block 3, Lot 29, Zone R30. Applicant: Town of Clinton, CT.

## 6. STAFF REPORT

- a. [PZC-25-22](#): Special Exception
- b. [PZC-26-4](#): Lot line adjustment and Zone change
- c. [PZC-26-1](#): Site Plan
- d. Town Planner Projects Update

## 7. OLD BUSINESS

- a. [PZC-25-22](#): Special Exception for self-storage facility pursuant to Section 12.46 of the Clinton Zoning Regulations, 335 East Main Street (rear), Map 88, Block 69, Lot 124, Zone I-2. Applicant: Joe Barnick, Osprey Environmental.
- b. [PZC-26-4](#): Zone change and Lot line adjustment, 117 Nod Road, Map 14, Block, 3, Lot 26, Zone I-P; 125 Nod Road, Map 14, Block, 3, Lot 27, Zone R30; 0 East Shore Drive, Map 14, Block 3, Lot 29, Zone R30. Applicant: Town of Clinton, CT.
- c. [PZC-26-1](#): Site Plan for Barber Shop pursuant to Section 27.2.24 of the Clinton Zoning Regulations, 327 East Main Street, Map 85, Block 69, Lot 121, Zone B-4. Applicant: James Schetzel.

## 8. COMMITTEE REPORT

- a. Regulations Committee
  - Stormwater
  - Housing Bill Discussion

## 9. CORRESPONDENCE & BILLS

## 10. ADJOURNMENT

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**\*Members of the public who wish to attend this public meeting virtually (Via Zoom) may obtain meeting access by calling the Planning and Zoning Commission Clerk at (860) 669-6133 during regular Town Hall business hours, and no later than 12:00p.m. on the day of the meeting.**