

Planning and Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

**Regular Monthly Meeting
Monday, January 13, 2020
Andrews Memorial Town Hall
54 East Main Street
7:00 p.m. – Green Room**

Agenda

1. Chairman's Comments: M. Rossi
2. Minutes:
 - Regular Monthly Meeting December 9, 2019
 - Public Hearing January 6, 2020
3. Staff Reports:
 - John Guskowski, CME Associates, Inc.
4. AR & CAM 19-006: Establish High Street/John Street Village District (HJS-VD). Applicant: Clinton Historic District Commission; Agent: Lawrence Ouellette, Jr. **Public Hearing continued from 12/2/2019 to 1/6/2020 to 2/3/2020.**
5. SE & CAM 19-0024: Construct new ice cream café building, mini golf with 10' x 10' mini golf hut, stormwater systems, code complying septic system and parking areas. West Main Street; Map 23, Block 10, Lot 41A, 42 & 43, Zone B-4. Applicant: 3 West Main, LLC; Agent: Thomas A. Stevens & Associates, Inc. **Public Hearing continued to 2/3/2020.**
6. AR 19-0025: Application for Amendment to the Zoning Regulations for Section 23, to apply the Transit Oriented Development Overlay Zone (TODO). 1 John Street; Map 44, Block 26, Lot 19, Zone I-1. Applicant: 1 John Street Clinton, LLC; Agent: Chris Gagnon-BL Companies, LLC. **Eligible for deliberation.**
7. SE-20-002: Special Exception Application for Indian River Landing (multi-tenant commercial development). 11 Killingworth Turnpike; Map 43, Block 45, Lot 73, Zone IDZ. Applicant: Greylock Property Group, LLC; Agent: William R. Sweeney, Esquire **Officially accept application and schedule for Public Hearing.**
8. SE-20-003: Special Exception Application for Brewery/Restaurant: John Street: Map 44, Block 26, Lot 19, Zone TODO. Applicant: 1 John Street Clinton, LLC; Agent: Christopher Gagnon- BL Companies, LLC. **Officially accept application, and schedule for Public Hearing.**

Amended Agenda

Regular Monthly Meeting

January 13, 2020

9. SE-20-004: Special Exception Application for Proposed Condominiums: 9-15 John Street: Map 44, Block 27, Lot 15, Zone TODO. Applicant: 9-15 John Street Clinton, LLC; Agent: Christopher Gagnon- BL Companies, LLC. **Officially accept application, and schedule for Public Hearing.**

10. Committee Reports:

- Administrative Committee:
- Regulations Committees:

11. Bills & Correspondence:

Halloran & Sage Invoice #11313792	\$ 4,014.00
CME Associates, Inc. #25252 Town Planner Services	\$ 4,000.00
CME Associates, Inc. #25257 Interim ZEO Services	<u>\$ 4,000.00</u>
Total	\$12,014.00

12. Old Business:

13. New Business:

Appoint Kathleen King, currently Zoning Enforcement Officer in Training, as Assistant Zoning Enforcement Officer

14. Adjournment: