

---

# Planning & Zoning Commission

---

54 East Main Street  
Clinton, Connecticut 06413

Regular Monthly Meeting

February 10, 2020

7:00 p.m.

Andrews Memorial Town Hall, Green Room

## Minutes

Members Present: Michael Rossi, Chairman; Mary Ellen Dahlgren, Vice Chairman; Eddie Alberino, Walter Beau Clark, Martin Jaffe, Alan Kravitz and Adam Moore; Alternates: Will Benoit and Patrick Sheehan

Members Absent: Michael Knudsen, Amandeep Singh and Alternate Member Jeffrey Cashman

Will Benoit was seated for Amandeep Singh.

Patrick Sheehan was seated for Michael Knudsen.

M. Rossi, Chairman, called the meeting to order at 7:00 p.m.

1. Chairman's Comments: M. Rossi noted that K. King, Recording Clerk, was not able to attend tonight's meeting.

2. Minutes:

M.E. Dahlgren **moved** to approve the 1/13/2020 and the 2/3/2020 Planning & Zoning Commission Regular Meeting Minutes with the following corrections: Will Benoit was present and seated for the meeting in the 1/13/2020 meeting minutes. There was a typographical error of "own" which should have been "town" in the 2/3/2020 meeting minutes. E. Alberino **seconded** the motion.

In Favor: A. Kravitz, E. Alberino, W. Benoit, W. Beau Clark, M. Ellen Dahlgren, A. Moore and P. Sheehan

In Opposition: None

Abstentions: None

Not Voting: M. Rossi (Chairman)

The motion **carried**: 7-0-0.

3. Staff Reports:

Consulting Town Planner John Guskowski submitted his report to Commissioners via email as did Attorney Ken Slater from Halloran and Sage. Attorney K. Slater summarized the status of the ongoing litigation in the Cashman case.

4. CAM- 20-005: Existing garage to be removed, and a new 2-story, 2-bedroom dwelling will be constructed. 56 Shore Road: Map 79, Block 70, Lot 63, Zone R-15. Applicant: Vincent A. Porzio; Agent: Joe Wren, P.E.

The CAM report has not been received from CT DEEP, so the PZC cannot vote on this application this evening.

Joe Wren, P.E., agent from Indigo Land Design, and Vin Porzio, owner, were both present.

J. Wren said the CAM was approved by the ZBA last year even though the variance was denied.

This is a brand new application, and the application has been improved since what was previously submitted. There is currently a garage on the southwest side of the property. The proposal is to remove the existing garage, build a new FEMA compliant structure with one floor of living space and 2 bedrooms. The house has been shaped to allow for a 5-foot buffer for the Coastal Jurisdiction Line. J. Wren explained the project in detail. The living space is 900 s.f. This application will be going before the Zoning Board of Appeals for variances. There was discussion about what counts as gross floor area in a flood zone.

This application will be continued to the 3/9/2020 PZC Regular Monthly Meeting at 7:00 p.m., Andrews Memorial Town Hall, 54 East Main Street.

5. AR & CAM 19-006: Establish High Street/John Street Village District (HJS-VD). Applicant: Clinton Historic District Commission; Agent: Lawrence Ouellette, Jr.

The public hearing closed on 2/3/2020. This application is eligible for decision.

W. Beau Clark referenced the letter from John Guskowski, Consulting Town Planner. He said John Street is not specifically listed in the Plan of Conservation and Development and should not have been included in this Village District application.

M. E. Dahlgren said the omission of John Street was an editing oversight in the POCD and that everyone participating in the writing of the POCD understood that this proposed Village District was as mapped in the Cecil Group Report which was incorporated into the POCD by reference. John Street should have been included. This was overlooked when the final POCD text was edited. W. Beau Clark said this should be amended in the POCD, and John Street

should be eliminated from the application because it is clearly not mentioned in the Plan of Conservation and Development.

Many Commission members mentioned that the applicant should have done more to inform, educate and communicate with property owners about this application.

W. Beau Clark **moved** to deny AR & CAM 19-006: Establish High Street/John Street Village District (HJS-VD). Applicant: Clinton Historic District Commission; Agent: Lawrence Ouellette, Jr. E. Alberino **seconded** the motion. **Discussion:** M. E. Dahlgren said that as a matter of parliamentary hygiene, a motion to approve, which could be voted down, should be considered rather than a motion to deny. This avoids an automatic approval, without conditions, should a motion to deny fail. The motion to deny was not withdrawn.

In Favor:	E. Alberino, W. Benoit, W. Beau Clark, M. Ellen Dahlgren, A. Kravitz, A. Moore
In Opposition:	None
Abstentions:	P. Sheehan
Not Voting:	M. Rossi (Chairman)
The motion <b>carried:</b>	6-0-1.

6. 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. ***The public hearing will be continued on 3/2/2020.***
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. ***The public hearing is scheduled to open on 3/2/2020 per the applicant's request.***
8. Sub-20-006: Subdivision 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. ***The public hearing is scheduled to open on 3/2/2020 per the applicant's request.***
9. 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. ***The public hearing will be continued on 3/2/2020.***
10. 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. ***The public hearing will be continued on 3/2/2020.***

11. Committee Reports:

Administrative Committee:

There was nothing new to report. The Administrative Committee has not met.

A. Kravitz wanted to discuss the status of the Planning and Zoning budget as a component of the Town Budget now being prepared. M. Rossi stated that K. King participated in the budget process on behalf of the Planning and Zoning Commission.

Regulations Committee: Draft Vendor Amendment

J. Guskowski has prepared a draft of stationary vendor regulations which was supposed to have been sent to Commission members, but not everyone received it.

A. Kravitz stated that some issues remain unaddressed in the proposed regulation, including the maximum number of such vendors permitted in the areas where they can operate. He said he is concerned that food truck vendors compete with fixed location restaurants but have not made the same level of investment in the town and are not paying property taxes. He would like to see the regulations re-framed to address these concerns.

12. Bills & Correspondence:

DTC Engineering Invoice #36702	\$ 619.00
CME Assoc. #25314 Town Planner Services	\$ 4,000.00
CME Assoc. #25316 Interim ZEO Services	\$ 4,000.00
CME Assoc. #25357 Town Planner Services	\$ 4,000.00
CME Assoc. #25359 Interim ZEO Services	<u>\$ 4,000.00</u>
Total	\$16,619.00

M. E. Dahlgren **moved** to pay all invoices as presented. M. Jaffe **seconded** the motion, and it carried unanimously.

In Favor: E. Alberino, W. Benoit, W. Beau Clark, M. Ellen Dahlgren, A. Kravitz, A. Moore and P. Sheehan  
In Opposition: None  
Abstentions: None  
Not Voting: M. Rossi (Chairman)  
The motion **carried**: 7-0-0.

13. Old Business:

M. Rossi stated that he had drafted a proposed amendment to the Planning and Zoning By-Laws specifying a protocol for rotating the seating of Alternates. He said he will circulate it to all Commission members.

14. New Business:

E. Alberino and W. Beau Clark worked together to come up with a protocol for Planning and Zoning Commission site walks which reads as follows:

“Add to Section 4 – 4.6.4(q) In order for the Commission to have sufficient information to make a decision on Commercial applications proposing 15,000 s.f. of floor space or greater, the applicant shall provide two weekend opportunities where Commission members and the public may conduct a site walk. The applicant or the applicant’s representative must have sufficient knowledge of the application to identify and explain the size and location of the requirements of Section 4.6.4 (a-p). In order to assure compliance with Connecticut General Statute 1-225, Commission members must notify the Zoning Enforcement Officer which time/day they plan to conduct their site walk 72 hours in advance so that there is adequate time to post notice of the meeting should a quorum be present.”

E. Alberino asked that this be added to the Regulations. This will be put on the next PZC regular meeting agenda, 3/9/2020, and it will be referred to both Consulting Town Planner J. Guskowski and Town Attorney Ken Slater for review.

15. Adjournment:

M. Jaffe **moved** to adjourn the meeting at 7:45 p.m. E. Alberino **seconded** the motion, and it carried unanimously.

In Favor:	A. Kravitz, W. Benoit, W. Beau Clark, M.E. Dahlgren, M. Jaffe, A. Moore and P. Sheehan.
In Opposition:	None
Abstentions:	None
Not Voting:	M. Rossi (Chairman)
The motion <b>carried</b> :	7-0-0.

Respectfully submitted,  
Kathleen King  
Recording Clerk, Wetlands Enforcement Officer, Assistant Zoning Enforcement Officer for  
M. Ellen Dahlgren

