

Planning & Zoning Commission

54 East Main Street
Clinton, Connecticut 06413

Public Hearing

March 2, 2020

7:00 p.m.

Green Room

Motions

Members Present: Mary Ellen Dahlgren, Vice Chairman; Mike Knudsen, Secretary; Ed Alberino; Will Benoit (Alt); Walter Beau Clark; Martin Jaffe; Alan Kravitz; Adam Moore; Patrick Sheehan (Alt); Aman Singh

Members Absent: Michael Rossi (Chairman); Jeffrey Cashman (Alt)

Others Present: Kathleen King, ZEO In Training/Wetlands Officer; John Guskowski, Consulting Planner; Lisa DeMaria, Land Use Technician

Also present were applicants, agents, counsel, and members of the public

PUBLIC HEARINGS

1. 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.

E. Alberino **moved** to close the public hearing for 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 with the condition that planning and legal reviews are performed by Consulting Planner, John Guskowski and Attorney Ken Slater. A. Kravitz **seconded** the motion, and it carried unanimously.

In Favor: E. Alberino, W. Clark, M. Jaffe, M. Knudsen, A. Kravitz, A. Moore, A. Singh

In Opposition: None

Abstentions: None

Not Voting: M. E. Dahlgren (Vice Chair)

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

2. 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.

E. Alberino **moved** to close the public hearing for 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 and Sub-20-006: Subdivision application for Indian River Landing (multi-tenant commercial development): 11 Killingworth Turnpike; Map 43, Block 45, Lot 73, Zone IDZ with the condition that the project receives Health Department approval. W. Clark **seconded** the motion, and it carried unanimously.

In Favor: E. Alberino, W. Clark, M. Jaffe, M. Knudsen, A. Kravitz, A. Moore, A. Singh
In Opposition: None
Abstentions: None
Not Voting: M. E. Dahlgren (Vice Chair)
The motion carried: 7-0-0

3. SE-20-003: Special Exception Application for Brewery/Restaurant: John Street: Map 44, Block 26, Lot 19, Zone TODO.

W. Clark **moved** to close the public hearing for SE-20-003: Special Exception Application for Brewery/Restaurant: John Street: Map 44, Block 26, Lot 19, Zone TODO. E. Alberino **seconded** the motion, and it carried unanimously.

The Applicant withdrew the application.

In Favor: E. Alberino, W. Clark, M. Jaffe, M. Knudsen, A. Kravitz, A. Moore, A. Singh
In Opposition: None
Abstentions: None
Not Voting: M. E. Dahlgren (Vice Chair)
The motion carried: 7-0-0

4. 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.

M. Knudsen **moved** to continue the public hearing to the April 6, 2020 meeting in the Green Room at Andrews Memorial Town Hall at 7:00 p.m. for SE-20-004: Special Exception Application for Proposed Condominiums: 9-15 John Street: Map 44, Block 27, Lot 15, Zone TODO. A 35-day extension was granted by the Applicant. A. Moore **seconded** the motion, and it carried unanimously.

In Favor: E. Alberino, W. Clark, M. Jaffe, M. Knudsen, A. Kravitz, A. Moore, A. Singh
In Opposition: None

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Abstentions: None
Not Voting: M. E. Dahlgren (Vice Chair)
The motion carried: 7-0-0

A. Moore **moved** to adjourn the meeting at 11:05 p.m. M. Knudsen **seconded** the motion, and it carried unanimously.

In Favor: E. Alberino, W. Clark, M. Jaffe, A. Kravitz, M. Knudsen, A. Moore, A. Singh

In Opposition: None
Abstentions: None
Not Voting: M. E. Dahlgren (Vice Chair)
The motion carried: 7-0-0

Respectfully submitted,

Lisa DeMaria

Lisa DeMaria
Land Use Technician