

# Planning and Zoning Commission

54 East Main Street Clinton, Connecticut 06413

Regulations Committee  
Thursday, March 21, 2019  
6:30 P.M. – Lower Level Lobby

Review of Planned Neighborhood Development Regulations originally prepared by our Planner with emphasis on West end of town.

Present: Michael Rossi (chair), Alan Kravitz

1. Called to order at 6:30
2. Notes from John Guskowski

From a big-picture perspective, there are a couple of ways of structuring this regulation:

1. Fixed-boundary zone, like B-2, etc. This creates a more rigid box for a developer, but it limits some of the flexibility of a master-planned concept and requires things like defined setbacks, ratios, etc. that might lead to needing variances;
  2. Floating zone. This seems to be rather out of favor right now
  3. Special Exception within the existing zones fronting Route 1 – this is more or less how it's structured now
  4. Overlay Zone – similar to the TODO regulations where this can apply and override the underlying zoning in specific areas (i.e. West End/Route 1) with specific prerequisites.
3. Discussion of his mark up of the regulations as we read through the mark up from last month.
    - a. Overlay uses similar guidelines as SE.
    - b. Sometimes conflicts between the planned development district and underlying zoning.
    - c. Will mixed use attract enough commercial tenants? Can be tough to rent even on Route 1.
    - d. Need to add good design standards. The DRB needs to be included in the process. Question is what level of design standards do we want? Most likely not real strict standards. Maybe look at other models in the proposed area for reference.
    - e. Some good additions made to the common Green Space section to include walking paths and sidewalks.
    - f. Do we want all streets internal to be private? Should the main street be public even if it is internal?
    - g. Alan will provide some design standards so we can add them to this. Look at Madison or Old Saybrook.
    - h. Michael will add them to PND and submit the draft to the commission.

- i. We also need to look to height standards. Does John have a reason for the 3 story limit?
  - j. Not clear if this will be ready to be received by commission for Public Hearing.
4. Adjourned at 6:55

Submitted by Michael Rossi