

Planning and Zoning Commission
54 East Main Street
Clinton, Connecticut 06413

Continued Public Hearing
May 14, 2007
Minutes

Present: M. Rossi, Chairman; J. Main, Vice Chairman (arrived at 7:24 p.m.); E. Ambler, T. Guerra, A. Kravitz, T. Vicino and M. Rapuano (Arrived at 7:24 p.m.)

Absent: C. Watts, Secretary; G. Colegrove and M. Graveline

Also Present: Thomas W. Lane, Zoning Enforcement Officer

Chairman Michael Rossi called the continued public hearing to order at 7:03 p.m. There were no alternates present to be seated.

1. SP/CAM 07-011: 67 West Main Street, Michael B. Montanaro: Application revised for the construction of two 6,000 sq. ft. buildings for retail/restaurants. Map 44, Block 11, Lot 8. Zone B-2.

Chairman Rossi read the following correspondence into the record:

- May 14, 2007 letter from the Design Review Board
- May 14, 2007 letter from David Taylor of the Connecticut River Area Health District
- May 14, 2007 letter from Wade Thomas of Nathan L. Jacobson & Associates, Inc.

Larry Kuranko, attorney, agreed with the May 14, 2007 letter from Wade Thomas and noted that CRAHD will get a revised plan.

Rossi inquired if the unimproved portion of Lumberyard Road would be upgraded. Montanaro stated that he had not planned on it. The road is currently occupied by trucks belonging to his neighbor. He stated that this access point would be for emergency access and a secondary egress from the site. Rossi inquired which phase this access would be part of. Kuranko stated that it would be done as part of Phase II.

Testimony

John Neri, 35 Lumberyard Road, stated that his trucks could be moved. He inquired if the State DOT has approved the access to Route 1. He is very concerned about the traffic that uses Lumberyard Road.

Kravitz asked if the applicant has gotten permission from DOT. It was noted that the applicant has to have site plan approval prior to applying to DOT.

John Main and Mark Rapuano arrived at 7:24 p.m.

Chairman Rossi recommended that the applicant withdraw the application. He was concerned that the plans had changed so much since the last public hearing, and feels that the Commission has not had enough time to review them, that it might result in a negative outcome.

Montanaro stated that he would not withdraw the application.

Main **moved** to close the public hearing for SP/CAM 07-011: 67 West Main Street, Michael B. Montanaro. Ambler **seconded** the motion.

In Favor: Main, Ambler, Guerra, Kravitz and Vicino
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman); Rapuano (Not Seated)
The motion **carried**: 5-0-0-2.

Kravitz **moved** to adjourn the meeting. Main **seconded** the motion.

In Favor: Main, Ambler, Guerra, Kravitz and Vicino
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman); Rapuano (Not Seated)
The motion **carried**: 5-0-0-2.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Julia N. Pudem
Clerk