

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

Regular Monthly Meeting
October 15, 2007
7:30 p.m. – Green Room
Agenda

1. Chairman's Comments: Michael Rossi
2. ZEO Report: Thomas W. Lane
3. AR 07-115: Proposed Amendment to the Zoning Regulations, George Harris: Proposed Amendment to Section 4.10.47 to add Section 4.10.47(a) to permit the sale of lobsters from primarily local catches; the indoor storage of self-contained lobster tanks. There shall be no visible signs of commercial activities or supporting equipment; to be permitted in the R-60 and R-80 zones.
4. a) Re-Sub. 283: 10-12 Joshua Lane, Gregg Fedus: Proposed 2-lot subdivision. Map 55, Block 54, Lot 6-6. Zone R-20.

b) CAM 07-122: 10-12 Joshua Lane, Gregg Fedus: Proposed 2-lot subdivision. Map 55, Block 54, Lot 6-6. Zone R-20.
5. AR 07-052: Proposed Amendment to the Zone Map, Oceanside Developers, LLC: Change of Zone Boundary Line at 133 & 141 West Main Street.
6. CAM 07-106: 151 Shore Road, Eric Glance: Demolition of existing house and construction of a 25' x 65' house. Map 86, Block 72, Lot 111. Zone R-10.
7. SE 07-107: 89-91 East Main Street, Family Lodge of Clinton, LLC: Modification of Special Exception approval to allow nursing services. Map 56, Block 61, Lot 16. Zone VZ.
8. SE/CAM 07-108: 369 East Main Street, David Malazzi: Family restaurant and lounge with 165 seats. Map 88, Block 69, Lot 130. Zone I-2.
9. BR 07-116: SP 04-579: Oak Ridge Business Park, Lot #3, 68 Nod Road: Request for release of \$4,650.00 Performance Bond and \$10,100.00 Soil Erosion Bond.
10. AR 07-117: Proposed Amendment to the Zoning Regulations: Reorganization and renumbering of existing regulations.

11. AR 07-057: Aquifer Protection Regulations: Adoption of Municipal Aquifer Protection Regulations as required by CGS Section 22a-354o.

12. Preliminary Discussion: 18 Stoney Point Road – Donald Gesick

13. SE 07-126: Steward's Hardware Company, 114 East Main Street. Cheryl Steward/Steward's Hardware Company (Applicants) River Street Storage Corp. (Owner): Hardware store. Map 68 Block 65 Lot 5. Zone VZ.

14. Minutes:

- September 10, 2007 Public Hearing
- September 10, 2007 Regular Meeting
- September 17, 2007 Public Hearing
- September 17, 2007 Special Meeting
- September 19, 2007 Review Meeting
- September 24, 2007 Regulations Meeting

15. Committee Reports:

- Planning: E. Ambler
- Review: G. Colegrove & A. Kravitz
- Regulations: A. Kravitz

16. Bills & Correspondence

- Dzialo, Pickett & Allen, PC (Aquifer Protection Area) \$750.00

17. Old Business

18. New Business