

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

Public Hearing
December 3, 2007
Minutes

Present: M. Rossi, Chairman; J. Main, Vice Chairman; E. Ambler, T. Guerra, T. Vicino and M. Rapuano

Absent: C. Watts, Secretary; G. Colegrove, A. Kravitz, P. Fritz, M. Graveline and J. Rowland

Also Present: Thomas W. Lane, Zoning Enforcement Officer

Chairman Michael Rossi called the public hearing to order at 7:02 p.m. Alternate Mark Rapuano was seated for Cynthia Watts. Assistant Secretary Eric Ambler read the Legal Notice of Public Hearing into the record.

1. 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.

Ambler read the following correspondence into the record:

- November 13, 2007 memo from Chief Jeffrey A. Heser, Clinton Volunteer Fire Department;
- November 16, 2007 letter from Wade Thomas of Nathan L. Jacobson & Associates, Inc.;
- November 19, 2007 letter from Thomas W. Lane, Wetlands Enforcement Officer (Wetlands Report);
- November 26, 2007 letter from Gregg Fedus to Scott Martinson, CRAHD;
- November 26, 2007 letter from Gregg Fedus to Wade M. Thomas, Nathan L. Jacobson & Associates, Inc.;
- December 3, 2007 letter from Carol Szymanski, DEP/OLISP; and
- December 3, 2007 letter from Brian C. Curtis, Nathan L. Jacobson & Associates, Inc.

Gregg Fedus, applicant, submitted revised plans. He noted that all the issues have been addressed.

There was no one who wished to give testimony on this application. Rapuano inquired where the stone retaining wall would be located. Fedus noted that it will be an interlocking stone retaining wall around the perimeter of the driveway.

Main **moved** to close the public hearing for Re-Sub. 283/CAM 07-122: 10-12 Joshua Lane, Gregg Fedus. Ambler **seconded** the motion.

In Favor: Main, Ambler, Guerra, Vicino and Rapuano
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman)
The motion **carried**: 5-0-0-1.

2. SE 07-139: Marshview Commons, 141 West Main Street, Oceanside Developers: Modification of Special Exception #04-584 for the addition of 11 parking spaces. Map 33, Block 10, Lot 31. Zone B-4.

Assistant Secretary Ambler read the following correspondence into the record:

- November 20, 2007 memo from Brian A. Manware, Assistant Chief, Clinton Volunteer Fire Department;
- November 29, 2007 memo from Scott Martinson, CRAHD;
- December 3, 2007 memo from Frank Schrempp, Fire Marshal's Office;
- December 3, 2007 letter from Brian C. Curtis of Nathan L. Jacobson & Associates, Inc.

Peter Sipples, attorney, gave a brief presentation. He submitted a draft easement for the 16 parking spaces located behind the building. He noted that the remaining easements still need to be submitted and approved by the Commission's Counsel.

Sipples distributed copies of the variance to the Commission members and noted that the 16 spaces located behind the building are to be designated for the use of the tenants in the residential units only.

Chuck Mandell, Project Engineer, submitted a letter from the Connecticut Department of Transportation regarding the driveway on Route 1. The letter requires the driveway to be entrance only, with a 15' maximum width and appropriate signage. Mandell noted that the current plans do not address these comments.

Mandell discussed the drainage at 133 West Main Street. He noted that the drainage system on their property has been renovated and corrected, and connected to the state drainage system that drains at William Street.

Mandell noted that guiderails will be added to plans as noted in the December 3, 2007 letter from Nathan L. Jacobson & Associates, Inc.

Sipples summarized the project and the presentation from this evening.

There was no testimony from the audience and no questions or concerns from the Commission.

Main **moved** to close the public hearing for SE 07-139: Marshview Commons, 141 West Main Street, Oceanside Developers. Ambler **seconded** the motion.

In Favor: Main, Ambler, Guerra, Vicino and Rapuano
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman)
The motion **carried**: 5-0-0-1.

3. AR 07-117: Proposed Amendment to the Zoning Regulations: Reorganization and renumbering of existing regulations.

Assistant Secretary Ambler read the following correspondence into the record:

- November 21, 2007 letter from Carol Szymanski, DEP/OLISP

There was no one present in the audience to give testimony.

Main **moved** to close the public hearing for AR 07-117: Proposed Amendment to the Zoning Regulations. Rapuano **seconded** the motion.

In Favor: Main, Ambler, Guerra, Vicino and Rapuano
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman)
The motion **carried**: 5-0-0-1.

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

In Favor: Main, Ambler, Guerra, Vicino and Rapuano
In Opposition: None
Abstentions: None
Not Voting: Rossi (Chairman)
The motion **carried**: 5-0-0-1.

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Julia N. Petrie
Clerk