

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

Regular Monthly Meeting
February 11, 2008
7:30 p.m. – Green Room
Agenda

1. Chairman's Comments: Michael Rossi
2. ZEO Report: Thomas W. Lane
3. a) SE 08-013: Long Hill Estates, 2 Long Hill Road, Harry Pope/Richard Laudano: 1 rear lot in a two-lot subdivision. Map 67, Block 58, Lot 3-1. Zone R-20.
b) Sub. 285: Long Hill Estates, 2 Long Hill Road, Harry Pope/Richard Laudano: Two-lot subdivision. Map 67, Block 58, Lot 3-1. Zone R-20.
c) CAM 08-013: Long Hill Estates, 2 Long Hill Road, Harry Pope/Richard Laudano: Two-lot subdivision. Map 67, Block 58, Lot 3-1. Zone R-20.
4. SP 08-014: Gator Creek, 154 West Main Street, Carmine Patrizio: Increase farm stand by 240 sq. ft., addition of 1,040 sq. ft. greenhouse, and add outside area of 2,940 sq. ft. for display. Map 33, Block 13, Lot 5. Zone B-4.
5. CAM 08-015: 4 Hunters Ridge, John A. Romano, Jr.: Addition of two-car garage, family room, sun room and deck. Map 76, Block 56, Lot 59-3. Zone R-60.
6. SE 08-016: Mel's Drive-in, 350 East Main Street, Walter Bartkiewicz: Change of use from retail to fast-food restaurant with take-out counter and outside dining tables. Map 88, Block 71, Lot 51A. Zone B-4.
7. AR 08-017: Petition to Amend the Zoning Regulations, Tom Patel: Proposed changes to Section 9.11: Motels, Section 3.14.4 Definition of Motel and delete Sections 24.1.17 (a), 24.2.17(a), and 3.9.2: Hotels.
8. SP/CAM 08-005: 104 East Main Street, Elizabeth Chapman: 272 sq. ft. addition to the rear of the building for retail/storage. Map 68, Block 65, Lot 3. Zone VZ.
9. AR 08-006: Petition to Amend the Zoning Regulations, Clinton Retail, LLC: Petition to amend Sections 24.1.30 and 24.2.30; add Sections 24.1.33, 24.2.33 and 9.20.

10. CAM 08-007: 15 Liberty Ridge, Cort & Hillary Sierpinski: Addition of 24' x 28' attached garage with studio space above and an 80 sq. ft. addition to existing sunroom. Map 55, Block 54, Lot 21. Zone R-60.

11. BR 08-019: Sub. 279: The Hammocks: Request for \$72,967.00 reduction of the \$207,358.00 Performance Bond.

12. Sub. 255: Houpert's Landing, Phase I: Request for modification of Condition of Approval #4.

13. Minutes:

- January 14, 2008 Regular Monthly Meeting
- January 16, 2008 Review Meeting
- January 28, 2008 Regulations Meeting

14. Committee Reports:

- Planning: A. Kravitz
- Review: T. Vicino
- Regulations: M. Rapuano

15. Bills & Correspondence

16. Old Business

17. New Business