

DESIGN REVIEW BOARD

**TOWN OF CLINTON
WILLIAM STANTON ANDREWS MEMORIAL TOWN HALL
54 EAST MAIN STREET
CLINTON, CONNECTICUT 06413
Agenda Minutes**

**Regular Meeting
January 13, 2021
6:00 P.M. – Via Zoom**

1. **Attendees:** Sandy Allen, Chair; John Allen, DRB Member; Paula Tunney, DRB Member; Dara Onofrio, DRB Member; Alan Kravitz, DRB Member; Chris Burke, DRB Member; Gloria McQueeney, Clerk
2. **Absent:** Dara Onofrio, DRB Member
3. **Visitors:** 151-153 East Main Street; Tony Bolduc and Chuck Manell, Thomas A. Stevens Associates; Jay Kurup, Owner; Ben Weylan, Builder; Charlene Best
4. **Applications:**
A motion was raised by John Allen and seconded by Paula Tunney to flip the order of the applications to be reviewed. ~~These~~ There was no discussion and the motion passed.

DRB 21-02: 93 Old Clinton Road; Applicant/Agent: Clinton Veterinary Hospital/Lauren Price; Project: New sign to replace broken sign out front.

After a brief discussion and review, a motion to approve was raised by J. Allen and seconded by Chris Burke. There was no further discussion and the motion was passed.

DRB 21-01: 151 153 East Main Street; Applicant/Agent: RESYNC Property Solutions, LLC/Thomas A. Stevens & Associates, Inc., Tony Bolduc; Project: Construct 32 condo units on 2 parcels with supporting roadway, driveways & septic. Property is to be served by public water and gas.

Tony Bolduc from Thomas A. Stevens Associates began the presentation of plans to develop the property at 151-153 East Main Street for condominiums.

J. Allen stated that the Design Review Board is primarily interested in what can be seen from Route 1. The applicant said there would be a stone wall visible from route 1. The ends of the two front buildings would also be facing route 1.

Alan Kravitz asked the applicant what the plan was for use of the home currently on the property facing route 1 which is on the National Register for Historic Places. The applicant responded that the home is scheduled for demolition and that he had explored reuse of the historic property and that it had been declared unsalvageable. The applicant is in the process of applying for a demolition permit with the Clinton Building Inspector.

The Board also agreed that the units should be front facing along route 1 and that they should have more charm to align with Clinton's East Main Street Village District. The applicant will look into turning the buildings to face route 1.

A motion was raised to Table the discussion until the next DRB meeting in 2 weeks with changes as requested, by J. Allen, seconded by C. Burke. There was no further discussion and the motion passed.

5. New Business: None

6. Old Business:

Formal vote to approve DRB 20-22 subject to the cosmetic improvement of the bracing on the east elevation.

DRB 20-22: 58 West Main Street; Applicant/Agent: Van Wilgen's Garden Center/Criscuolo Engineering, Jim Pretti; Project: Remodeling of the existing closed hardware store for Van Wilgen's Garden Center. A greenhouse addition will also be constructed.

At the December 9, 2020, meeting, a motion to approve subject to the cosmetic improvement of the bracing on the east elevation, was raised by Dara Onofrio, seconded by, John Allen. There was no further discussion and this motion was approved. Vote was provisional.

Charlene Best, a resident whose property abuts the 58 West Main Street property, asked the Board how the new development by Van Wilgen's would affect her property. The Board showed her a drawing of the project.

A motion was raised by C. Burke and seconded by J. Allen that DRB 20-22 be approved, in addition the items at last meeting that could not formally be approved: 2021 Calendar and Election of Officers. There was no further discussion and these items were approved.

7. Compliance Concerns:

- 203 East Main Street, Clinton Bootery: Added prior to 2-14-18: There is still a canvas sign attached to signboard at 203 East Main Street.

Minutes:

- Approval of minutes from the December 9, 2020, meeting. Motion to approve raised by C. Burke, seconded by J. Allen and with no further discussion were approved.

8. Adjourn – Motion to adjourn by J. Allen, seconded by A. Kravitz.

S. Allen adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Gloria McQueeney
Clerk, Design Review Board