

# Planning & Zoning Commission

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54 East Main Street  
Clinton, Connecticut 06413

## **DRAFT Minutes**

Ad-Hoc Regulations Committee

Special Meeting

Via Videoconference

Thursday, October 7, 2021

5:15 p.m.

Members Present: Adam Moore, Ellen Dahlgren, Martin Jaffe, Jay Mandell

Staff Present: Kathy King (ZEO), John Guskowski (Consulting Planner), Lisa DeMaria (P&Z Clerk)

The meeting was convened at 5:17 p.m.

- 1) **Recreational Cannabis:** Town Council has drafted an ordinance prohibiting cannabis establishments and use of cannabis on Town property. The Committee has directed J. Guskowski to draft an application to the P&Z Commission, prohibiting cannabis. The application will be received at the October 18, 2021 meeting.
- 2) **Commercial Vehicles in Residential Zones:** The Committee removed Semi Tractor (cab only) from proposed regulation. The Committee feels that the proposed regulation is written in a way to give the ZEO latitude in enforcement. Regulations that are too specific can create more issues in enforcing them. The Committee directed J. Guskowski to draft an application to the P&Z Commission, for receipt on October 18, 2021.
- 3) **Base Flood + 2 feet:** Currently the Flood regulations require Base Flood plus 1 foot for new construction and substantial improvement. The Committee feels that base flood is going to rise and the increase in height will better protect properties from storm damage. The Committee directed J. Guskowski to draft an application to the P&Z Commission, for receipt on October 18, 2021.

- 4) **Septic systems as related to Substantial Improvement:** According to Diane Ifkovic, Land & Water Resource Division at DEEP, the definition of "Cost" is not a required federal definition. It is an optional definition a community can adopt. FEMA has told the State that septic systems should be included in the substantial improvement cost as it is a utility that services the building. According to D. Ifkovic, at some point she will "catch" us and make us change it. We can change it now, however, there is no penalty if we exclude the septic systems in our regulations at this point. The Committee will hold off changing that regulation for now.
  
- 5) **Conservation Subdivisions:** Section 12.9.3 (1): Remove "For Conservation Subdivisions, wholly or partially within the CAM Review Zone:". The Committee feels this was an over-sight and all Conservation Subdivisions should be following the same regulations. The Committee directed J. Guskowski to draft an application to the P&Z Commission, for receipt on October 18, 2021.
  
- 6) **Definition of Structure, Underground Tanks:** The Land Use office is receiving a large number of applications for underground propane tanks. The current regulation states that anything beneath the ground is considered a structure and must meet setbacks. Contractors are having difficulty meeting zoning setbacks. The building code dictates at least ten feet from the property line. The Health Department has codes for septic tanks. The Committee directed J. Guskowski to draft an application to the P&Z Commission, for receipt on October 18, 2021, to remove "beneath the ground" in section 3.20.10, definition of Structure.

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,  
John Guskowski  
Consulting Town Planner