

# Planning and Zoning Commission

54 East Main Street  
Clinton, Connecticut 06413

**Regular Monthly Meeting  
Monday, December 9, 2019  
Andrews Memorial Town Hall  
54 East Main Street  
7:00 p.m. – Green Room  
Agenda**

1. Chairman's Comments: M. Ellen Dahlgren
2. Minutes:
  - Regular Monthly Meeting November 18, 2019
  - Public Hearing December 2, 2019
3. Staff Reports:
  - John Guskowski, CME Associates, Inc.
4. SP & CAM 19-0023: Construction of new residential structure and appurtenances. 38A Hammock Road; Map 70, Block 66, Lot 233A, Zone R-10. Applicant: Shoreline Development Group dba HXL Incorporated; Agent: Osprey Environmental Engineering. ***Eligible for Decision when CAM report is received.***
5. AR & CAM 19-006: Establish High Street/John Street Village District (HJS-VD). Applicant: Clinton Historic District Commission; Agent: Lawrence Ouellette, Jr. ***Public Hearing continued from 12/2/2019 to 1/6/2020.***
6. SE & CAM 19-0024: Construct new ice cream café building, mini golf with 10' x 10' mini golf hut, stormwater systems, code complying septic system and parking areas. West Main Street; Map 23, Block 10, Lot 41A, 42 & 43, Zone B-4. Applicant: 3 West Main, LLC; Agent: Thomas A. Stevens & Associates, Inc. ***Public Hearing will open on 1/6/2020.***
7. AR 19-0025: Application for Amendment to the Zoning Regulations for Section 23, to apply the Transit Oriented Development Overlay Zone (TODO). 1 John Street; Map 44, Block 26, Lot 19, Zone I-1. Applicant: 1 John Street Clinton, LLC; Agent: Chris Gagnon-BL Companies, LLC. ***Public Hearing continued from 12/2/2019 to 1/6/2020.***
8. Committee Reports:
  - Administrative Committee:
  - Regulations Committees:

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9. Bills & Correspondence:

10. Old Business:

11. New Business:

John Treichel, P.E., and Andy Bevilacqua, P.E., from DTC Associates presenting information to Commission members about the flood permitting process and required PZC referrals.

12. Discussion about amending the Zoning By-Laws

13. Approval of 2020 Planning & Zoning Commission Meeting Schedule

14. Election of Officers

15. Adjournment: