

December 22, 2015



Chairman-Elect Gary Bousquet  
Clinton Planning & Zoning Commission  
54 East Main Street  
Clinton, CT 06413

RE: **Proposed Amendments by Cedar Island Marina to Zoning Regulations (AR 15-217)**

Chairman-Elect Bousquet and PZC Members,

Architecture  
Engineering  
Planning  
Land Surveying  
Environmental  
Services

Please accept this letter as part of your consideration of potential amendments to Sections 24.2, 10.3 and 10.5 as proposed by Cedar Island Marina, affecting potential uses in the Marine Zone (M). I have reviewed these proposed amendments for internal consistency and also for consistency with the recently-adopted 2015-2025 Plan of Conservation & Development (PoCD), and have the following comments:

- 1) The Cedar Island Marina, and nearly all of the marina-focused properties within the M District are within the Waterfront Planning Focus Area of the PoCD;
- 2) The proposed amendments would allow, by Special Exception, Multiple Dwelling Units in Commercial Structures and Common Interest Community Development projects to be constructed within the M District;
- 3) The PoCD is supportive of the concept of expanding allowable uses within the Waterfront area, including residential and mixed-use development, though on a basis that is “strongly dependent on scale, context and proposal.” The PoCD is also supportive of strong communications with the owners of Cedar Island Marina and active engagement on potential expansion plans;
- 4) The proposed list of amenities to be added to Section 10.3.4.(c) seem quite appropriate to the concept of expanding these developments to waterfront areas, and are in keeping with PoCD goals of wetland restoration and enhancement, removal of invasive species, and preservation of public vistas;
- 5) The addition of required Public Waterfront Access in new Section 10.3.5 and 10.5.3.(h) do an appropriate job of echoing PoCD goals and translating public or community green space requirements of other portions of the Regulations dealing with multifamily or common—interest development;

- 6) More attention should be given to bicycle and pedestrian pathways beyond Section 10.5.3(k) as proposed to ensure, per the PoCD, that “Plan and develop strong pedestrian and bicycle connections between Route 1/Clinton Center and the Waterfront Planning Focus Area;”
- 7) Development proposals should include consideration of the Town’s Natural Hazards Mitigation Plan;
- 8) Wherever multi-family developments are proposed, strong consideration of affordable and mixed-income unit opportunities is encouraged by the PoCD.

Overall, I find this Zoning Amendment proposal to be largely harmonious with the Plan of Conservation & Development. As this places two new use categories into the “Special Exception” review category, it will be incumbent upon each new proposal for development to separately and independently demonstrate not only compliance with the Zoning Regulations, but also with the goals of the PoCD, and the devil will be in those proposal details. As a piece of enabling regulation, and with the comments above incorporated into the Commission’s consideration however, I see no fatal flaw in this proposal.

Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,



John P. Guskowski, AICP  
Consulting Town Planner