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Town of Clinton
54 East Main Street
Clinton, CT 06413
Phone: (860) 669-6133 Fax: (860) 664-4469
Land Use Office

January 13, 2016

Ms. Kimberly Simoncini
The Neri Corp.
11 Nod Place
Clinton, Connecticut 06413

RE: ZBA 16-001: 11 Nod Place, The Neri Corp.

Dear Kim:

On January 11, 2016, Zoning Enforcement Officer Eric Knapp reviewed the above-referenced application for completeness. He has the following comments:

On the Application for Certificate of Variance:

1. As to No. 5 – the Chart. There is no approval for the “existing” Jersey barriers to be 6 feet from the property line; therefore, this figure should be 50 Feet.
2. As to No. 15 – Hardship. The applicant should be prepared to demonstrate how the hardship claimed applies to the front setback.

On the Plot Plan

3. The distance from the barriers to the side setback must be shown. Without this information staff cannot determine if a variance is also needed for the side setback.

On compliance with Clinton Zoning Regulation Section 4 (Procedures)

4. On Section 4.30 – Plot Plan

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- a. As to Section 4.30.1 Distance from Lot Lines. The distance from the barriers to the side property line must be shown.

General Comments:

5. The applicant should be prepared to demonstrate why the Jersey barriers have to be in the front setback.
6. If the Jersey barriers are also in the side setback, another variance request will have to be made.
7. If the Jersey barriers are in the side setback, the applicant should be prepared to explain why they have to be in the side setback.
8. If the Jersey barriers are within 100' of the wetlands, a wetlands permit will be needed for same.

You need only submit one copy of any additional amended or new documents as long as they are submitted prior to the public hearing on January 20, 2016. If you choose to bring new or amended documents to the meeting, you should bring the original and eight copies.

Do not hesitate to contact me (shynes@clintonct.org) if you have any procedural questions. Technical questions should be addressed to Zoning Enforcement Officer Eric Knapp (eknapp@clintonct.org).

Sincerely,



Sherry Lee Hynes
Land Use Technician

/slh

E-mailed: Zoning Board of Appeals
Eric Knapp, ZEO
Kimberly Simoncini
Carl Neri