



Town of Clinton
Zoning & Wetlands Enforcement Officer
54 East Main Street
Clinton, Connecticut 06413
ZoningWetlands@clintonct.org

Zoning Enforcement Officer Report

Eric Knapp, ZEO

January 11, 2016

Legal Actions:

22 High Street: Unsafe property and structure. Blight Order issued. Legal Counsel or Town is attempting to remedy the issue. Court granted motion for default for failure to plead on October 23, 2012. Court Order dated December 17, 2012 – compliance by January 31, 2013. Town to begin cleaning up property as of February 4, 2013. Town is scheduled to begin demolition on September 12, 2013. Notice to owner sent 9/5/2013. Town cleaned up exterior of the property and removed decayed fencing, debris and dangerous trees. Working with bank for further cleanup. Town is working owner's family members for a solution. Work has begun on the structures located on the property, including reroofing, new windows and yard work.

66 River Road: Conducting a recycling facility for composting, mulch manufacturing, importing raw materials for reduction to a marketable item (top soil, fire wood, compost); the keeping of livestock without a permit and operating a far without a permit; failure to keep livestock in an enclosure that meets the required setbacks for the front and side yards. The decision came out July 30, 2015. The court issued an injunction against Mr. Cashman ordering him to completely remove all non-permitted structures and uses. It also ordered monetary penalties of \$20,860, with additional penalty of \$150/day for each day beyond September 15, 2015 if the injunction is violated. Mr. Cashman has filed his appeal with the Appellate Court. **A judgment of foreclosure by sale has now entered against this property. The sales date had been scheduled for February 20, 2016. With Mr. Cashman now having filed bankruptcy, the bank will need to seek a relief from bankruptcy stay and then file for a new sale date. Once the house is sold, the Cashmans will lose standing to proceed with their appellate case and it would be dismissed upon motion by my counsel. The Appellate case is also stayed at the moment, due to bankruptcy. Attorney Rutkowska is working to get it moving forward again.**

14 Old Road: Accessory Apartment without permits.

- **See Counsel update for information**

121 Old Nod Road: Work without Permits

- **See Counsel update for information**

Bluff Avenue, Lot 100, Bluff Properties: Establishment of a contractor's storage yard in a residential district and utilizing Town property for storage of equipment and materials.

- See Counsel update for information

Violations (See Violation Log for complete list)

28 Morgan Park: Home Occupation without Permit

- Received a letter dated January 6, 2016 stating that he will remove all equipment related to his business to a commercial location no later than May 1, 2016.

Blight Violations

Existing violations	13
Corrected violations	1
New violations	2
Total current violations	<u>14</u>

Permits

Certificates of Occupancy	2
Building Permits	5
Demolition	0
Zoning Compliance	3
FEMA Compliance	0
Sign Permits	10
Home Occupation Permits	0
Zoning Permits	0
Vendor Permits	0

Inspections

ZBA Sign Inspections	3
Certificates of Occupancy	1
Blight	9
Zoning	8
Dumpster	0
Aquifer Protection	0

**Town of Clinton
Zoning Violation Log**

Location	Type of Violation	Inquiry	Warning	Notice	Order to Discontinue	Appealed to ZBA	Sent to Attorney	Citation	Corrected	See Notes on ZEO Report
66 River Road	Farming Operation without approvals									**
Lot 100 Bluff Avenue	Establishment of a contractor's storage yard in a residential district and utilizing Town property for storage equipment and materials		6/12/2012	7/24/2012	10/17/2012		7/9/2015			**
14 Old Road	Accessory Apartment without permits		4/1/2013	11/25/2013	3/20/2014		9/23/2014			**
121 Old Nod Road	Work without permits		8/20/2014	10/3/2014	11/6/2014		12/5/2014			**
11 Nod Place	Outside Storage		9/16/2014	10/3/2014	9/24/2015	10/2/2015				
12 Nod Place	Violation of Special Exception & Special Permit approvals Prohibited Use, Contractor's Businesses, Motor Vehicle			9/17/2014	10/14/2014	#####				
224 East Main Street	Uses, Storage Trailer			10/7/2014						
1 Nod Road	Illegal Accessory Apartment			11/6/2014			12/22/2015			
20 North High Street	Illegal Accessory Apartment			11/17/2014			12/22/2015			
Knollwood Drive	Illegal Signs (Corner of Knollwood Drive & Route 1)			12/15/2014						
11 Tamarack Drive	Nuisance		1/28/2015							
49 Stanton Road	Camper Trailer in front/side		8/6/2015	10/1/2015						
57 Liberty Street	Two Family Dwelling w/o permits & work w/o permits		8/9/2015	9/2/2015	9/30/2015		12/22/2015			
49 Carter Hill Road	Drainage/Soil Erosion		10/14/2015	11/9/2015	12/22/2015					
108 West Main Street	Illegal Signs		10/14/2015	11/9/2015						
16 Hammock Parkway	Work without permits		11/9/2015						No violation	
42 Sunnybrook Lane	Illegal Multifamily		11/9/2015						12/10/2015	
28 Morgan Park	Illegal Commercial Operation		12/21/2015							**
13 Happy Acres	Work without permits		12/14/2015						No violation	
8 Grove Way	Illegal Accessory Apartment	11/24/2015								
104 Old Nod Road	Illegal Accessory Apartment								No violation	
42 Sunnybrook Lane	Illegal Apartment		12/23/2015							
10 Hill View Lane	Illegal Apartment	12/23/2015								
36 Nod Road	Sign without perm		12/23/2015						12/29/2015	
153 Glenwood Road	Illegal Sign		12/23/2015							
121 Old Nod Road	Illegal Accessory Apartment	12/23/2015								