



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

Zoning Enforcement Officer Report
Eric Knapp, ZEO
December 14, 2015

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)

8 Grove Way: Illegal Accessory Apartment

- Sent a letter of inquiry 11/24/2015

104 Old Nod Road: Illegal Accessory Apartment

- Sent a letter of inquiry 12/14/2015

Blight Violations

| | |
|--------------------------|-----------|
| Existing violations | 12 |
| Corrected violations | 0 |
| New violations | 1 |
| Total current violations | <u>13</u> |

Permits

| | |
|---------------------------|----|
| Certificates of Occupancy | 12 |
| Building Permits | 4 |
| Demolition | 0 |
| Zoning Compliance | 2 |
| FEMA Compliance | 0 |
| Sign Permits | 15 |
| Home Occupation Permits | 0 |
| Zoning Permits | 0 |
| Vendor Permits | 1 |

Inspections

| | |
|---------------------------|---|
| ZBA Sign Inspections | 1 |
| Certificates of Occupancy | 5 |
| Blight | 4 |
| Zoning | 3 |
| Dumpster | 0 |
| Aquifer Protection | 0 |

**Town of Clinton
Zoning Violation Log**

| Location | Type of Violation | 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 | | 9/17/2014 | 10/14/2014 | 10/31/2014 | | | | |
| 224 East Main Street | Prohibited Use, Contractor's Businesses, Motor Vehicle Uses, Storage Trailer | | 10/7/2014 | | | | | | |
| 1 Nod Road | Illegal Accessory Apartment | | 11/6/2014 | | | | | | |
| 20 North High Street | Illegal Accessory Apartment | | 11/17/2014 | | | | | | |
| 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 yard | 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 | | | | | |
| 49 Carter Hill Road | Drainage/Soil Erosion | 10/14/2015 | 11/9/2015 | | | | | | |
| 108 West Main Street | Illegal Signs | 10/14/2015 | 11/9/2015 | | | | | | |
| 16 Hammock Parkway | Work without permits | 11/9/2015 | | | | | | | |
| 42 Sunnybrook Lane | Illegal Multifamily | 11/9/2015 | | | | | | 12/10/2015 | |
| 28 Morgan Park | Illegal Commercial Operation | 11/9/2015 | | | | | | | |
| 13 Happy Acres | Work without permits | 12/14/2015 | | | | | | | |
| 8 Grove Way | Illegal Accessory Apartment | | | | | | | | ** |
| 104 Old Nod Road | Illegal Accessory Apartment | | | | | | | | ** |