



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

Zoning Enforcement Officer Report

Eric Knapp, ZEO

June 10, 2016, 2016

Legal Actions:

66 River Road: The court issued an injunction again 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. Mr. Cashman filed bankruptcy in November, staying the appellate case, as well as the pending foreclosure sale. Counsel is seeking to move the Appellate case forward. Mr. Cashman's civil rights case has been dismissed.

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 attached log

Blight Violations

| | |
|--------------------------|-----------|
| Existing violations | 12 |
| Corrected violations | 1 |
| New violations | 3 |
| Total current violations | <u>14</u> |

Permits

| | |
|---------------------------|----|
| Certificates of Occupancy | 8 |
| Building Permits | 9 |
| Demolition | 1 |
| Zoning Compliance | 2 |
| FEMA Compliance | 0 |
| Sign Permits | 12 |
| Home Occupation Permits | 2 |
| Zoning Permits | 3 |
| Vendor Permits | 2 |

Inspections

| | |
|---------------------------|----|
| ZBA Sign Inspections | 0 |
| Certificates of Occupancy | 7 |
| Blight | 6 |
| Zoning | 13 |
| 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 | | | 9/17/2014 | 10/14/2014 | 10/31/2014 | | | | |
| 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 | | | |
| 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 | | 12/22/2015 | | 5/9/2016 | |
| 28 Morgan Park | Illegal Commercial Operation | | 12/21/2015 | | | | | | | |
| 8 Grove Way | Illegal Accessory Apartment | 11/24/2015 | | | | | | | | |
| 42 Sunnybrook Lane | Illegal Apartment | | 12/23/2015 | | | | | | | |
| 10 Hill View Lane | Illegal Apartment | | 12/23/2015 | | | | | | | |
| 153 Glenwood Road | Illegal Sign | | 12/23/2015 | | | | | | | |
| 121 Old Nod Road | Illegal Accessory Apartment | 12/23/2015 | | | | | | | | |
| 46 Meadow Road | Illegal stockpiling | | 3/10/2016 | 5/2/2016 | | | | | | |
| 5-9 Fairy Dell Road | Illegal excavation and stockpiling | | 3/10/2016 | | | | | | | |
| 125 West Main Street | Vehicle sales | | 3/10/2016 | 5/2/2016 | 5/19/2016 | | | | | |
| 224 East Main Street | Contractor's Business & Storage Yard; Processing of Materials | | | 4/21/2016 | | | | | | |
| 224 East Main Street | Motor Vehicle Repair & SE Approval violation | | | | 4/21/2016 | | | | 5/19/2016 | |
| 1 Joshua Lane | Commercial Vehicles parked in Residential Zone | | 5/2/2016 | | | | | | 5/19/2016 | |
| 314 East Main Street | Constractor's Storage Yard/Accessory Use | | 5/19/2016 | 6/7/2016 | | | | | | |

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|----------------------|--|---------|----------|--------|----------------------|-----------------|------------------|----------|-----------|-------------------------|
| 34 Brush Hill Road | Drainage | | 6/2/2016 | | | | | | | |
| 33 Ironworks Road | Drainage | | | | | | | | | |
| 2 Cedar Road | Home Occupation/Contractor's Business & Storage Yard | | 6/2/2016 | | | | | | | |
| 221 East Main Street | Outside Storage | | 6/2/2016 | | | | | | | |
| 10 Long Hill Road | Signs on Trees | | 6/2/2016 | | | | | | | |
| 32 Nod Road | Signs on Fence | | 6/2/2016 | | | | | | | |
| 224 East Main Street | Retail Sale of Mulch | | | | 6/7/2016 | | | | | |