



## TOWN OF CLINTON, CONNECTICUT

June 16<sup>th</sup>, 2016

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

Dear Chairman Bousquet and Commissioners:

On behalf of the Clinton Historic District Commission (HDC), I am writing to express our concerns over the demolition of the three historic buildings at the corner of Hull Street and West Main Street (US Route 1) on the property adjacent to the Shoreline East railroad station.

It is the firm belief of HDC that the demolition of such properties should always be done with a thorough consideration for their relevance to the cultural history of our town and their potential use as valuable elements in the town's development plans.

Two of the West Main Street buildings date from the 1740s and have architectural features and characteristics that are irreplaceable, as does the barn on Hull Street. Once our historic structures are gone, we can never regain the character of a small New England village that these buildings convey.

Not only are these buildings historic, they are located at the gateway to the area defined in the Plan of Conservation and Development as the Clinton Center Planning Focus Area. As such, the properties so situated should reflect the statements in the plan that "...the main gateways to the Center, including High Street and East Main Street, are important historic areas, and protection of this character and the transition into the Center are critical considerations" (see pg. 47 of plan Vision: Focus & Outlook) and that "Design standards (within the Subarea "C", Clinton's typical downtown) are also important to protect the historic and civic buildings and to create an integral and coherent streetscape." (see pg. 52 of Plan Subarea C)

In general, HDC recommends that P&Z take steps to implement the recommendations of the "Plan of Conservation and Development" in defining and designating Village Districts to help protect and preserve the historical character of the town. In addition we recommend that P&Z adopt policies for considering new development proposals stipulating that historic structures should only be razed for new development in the most compelling of circumstances, when the benefits to the town outweigh the loss of the historic structures themselves; and that under those circumstances, whenever a historic structure is to be razed for new development, all efforts be

made to: 1) require that the new structure reflect the vision of “downtown” Clinton as a historic village and 2) incorporate the current historical structure(s) into the new development or 3) move the historic structure(s) to another location for preservation or reuse.

I request that this letter be read into the minutes of the Town of Clinton Planning & Zoning Commission meeting for July 5<sup>th</sup>, 2016.

Kind regards,

*Larry Ouellette*

Larry Ouellette  
Chairman  
Clinton Historic District Commission

Cc: First Selectman Bruce Farmer  
Board of Selectmen  
Clinton Historical Society  
Design Review Board  
High/John Street Neighborhood Association  
Bike & Pedestrian Alliance of Clinton