

May 31, 2016



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

**RE: Proposed Amendments by Caitlan Nadolny to Zoning Regulations
regarding Grooming Facilities (AR 16-055)**

Architecture
Engineering
Planning
Land Surveying
Environmental
Services

Chairman Bousquet and PZC Members,

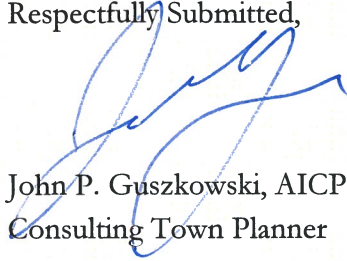
Please accept this letter as part of your consideration of potential amendments to Sections 24.2.41 and 3.8.3 as proposed by Caitlan Nadolny, defining “Grooming Facilities” as distinct from commercial kennels and allowing them, via Site Plan review, in most non-residential districts in Clinton. I have reviewed these proposed amendments for internal consistency and also for consistency with the recently-adopted 2015-2025 Plan of Conservation & Development (PoCD), and have the following comments:

- 1) This appears to be a necessary correction to a gap in the current Regulations that does not consider stand-alone pet grooming facilities as distinct from commercial kennels, veterinary hospitals, or human-focused personal service establishments;
- 2) The proposed addition to the Regulations would allow a broader range of commercial and service establishments to be placed within current Business and Industrial Districts, including the Village Zone and the Interchange Development Zone by Site Plan Review, thus supporting the PoCD’s recommendation to increase the number of “as of right” uses vs. “Special Exception” uses; and
- 3) The Site Plan review process contains requirements and standards that safeguard against the proposed uses compromising public health, safety, and welfare.

Overall, I find this Zoning Amendment proposal to be harmonious with the Plan of Conservation & Development and would encourage the Commission to strongly

consider approval of the application. Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "John P. Guskowski".

John P. Guskowski, AICP
Consulting Town Planner