



# Clinton Historical Society

P.O. Box 86  
Clinton, Connecticut 06413

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June 15, 2016

Clinton Historical Society  
PO Box 86  
Clinton, CT 06413

Clinton Planning and Zoning Commission  
54 East Main Street  
Clinton, CT 06413

Subject: P & Z Application # AR 16-060

Dear Commission,

On behalf of The Clinton Historical Society Board of Directors, I am writing to express strong opposition to the landing of the MSD-1 floating zone on 15, 19, 21, and 23 West Main Street and 6 John Street Extension and to the ultimate demolition of the three historic buildings on those properties.

Two of the West Main Street buildings date from the 1740s and have architectural features and characteristics that are irreplaceable, as does the barn adjacent to Hull Street. Once our historic structures are gone, we can never regain the character of a small historic New England village that these buildings convey. If replaced with an imposing structure and parking lot, such as the proposed CVS, the entire Clinton Center District will lose all possibility of having the character of an historic village for as long as that structure stands.

CHS holds the position that the demolition of such historic 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. The approval of the subject application to land the floating zone with the subject properties and make way for the construction of a pharmacy with drive-thru facilities would not be consistent with the intended vision of "downtown" Clinton as the historic village articulated in the approved Plan of Conservation and Development.

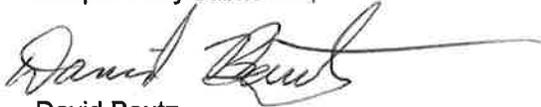
Not only are the buildings on the property historic, but they are located at the gateway to the area defined in the Plan of Conservation and Development as the Clinton Center Planning Focus Area. As such, the properties so situated should reflect the statements in the plan that: 1) "...the main gateways 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 2) "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)

**SCANNED**

For future applications, CHS believes the P & Z Commission must take steps to implement the recommendations of the "Plan of Conservation and Development" in defining more designated Village Districts to help guide future development proposals and protect the historic character of the town. In addition we recommend that the P & Z Commission adopt policies for considering new development proposals stipulating that whenever property containing an historic structure is to be used for new development, all efforts be made to: 1) incorporate the current historical structure(s) into the new development and 2) require that the new structure reflect the vision of "downtown" Clinton as a historic village.

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

Respectively submitted,

A handwritten signature in cursive script, appearing to read "David Bautz", with a long horizontal flourish extending to the right.

David Bautz  
CHS President

Cc: First Selectman Bruce Farmer;  
Selectman William W. Fritz, Jr.  
Selectman John A. Giannoti  
Selectman Lynn Pinder  
Selectman Carol D. Walter  
Lawrence A. Quellette, HDC Chairman  
Historic District Commission