

May 31, 2016



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

**RE: Proposed Amendments by Cedar Island Marina to Zoning Regulations
(AR 16-026)**

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Chairman Bousquet and PZC Members,

Please accept this letter as part of your consideration of potential amendments to Sections 24.2.5 and 10.5 as proposed by Cedar Island Marina, affecting potential uses in the Marine Zone (M). 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 is a revision/correction of the previous application by Cedar Island Marina adding Common Interest Community Development and Multi-family uses within the Marine Zone, which was only partially approved several months ago;
- 2) The Cedar Island Marina, and nearly all of the marina-focused properties within the M District are within the Waterfront Planning Focus Area of the PoCD;
- 3) The proposed amendments would allow, by Special Exception, Common Interest Community Development projects to be constructed within the M District with a minimum of four multifamily units within buildings;
- 4) The PoCD is supportive of the concept of expanding allowable uses within the Waterfront area, including residential and mixed-use development, though on a basis that is “strongly dependent on scale, context and proposal.” The PoCD is also supportive of strong communications with the owners of Cedar Island Marina and active engagement on potential expansion plans;

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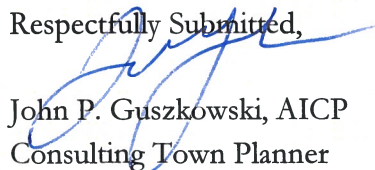
🏠 32 Crabtree Lane, P. O. Box 849, Woodstock, CT 06281

- 5) The addition of required Public Waterfront Access in new Section 10.5.4.(b) do an appropriate job of echoing PoCD goals and translating public or community green space requirements of other portions of the Regulations dealing with multifamily or common—interest development;
- 6) Development proposals should include consideration of the Town’s Natural Hazards Mitigation Plan;
- 7) Wherever multi-family developments are proposed, strong consideration of affordable and mixed-income unit opportunities is encouraged by the PoCD.
- 8) The proposal attempts to (and appears to) address one of the primary concerns expressed by Commissioners of the prior proposal by adding a minimum of four multifamily units per building, thus ensuring that the Marine Zone would not be subject to an inappropriate subdivision of single-family residences;
- 9) The proposal appropriately considers the concerns with the prior application expressed by CT-DEEP’s Office of Long Island Sound Programs (OLISP) relative to water-dependent uses by ensuring (in Section 10.5.4(c)) that Water Dependent Uses shall not be abridged or foreclosed.

Overall, I find this Zoning Amendment proposal to be largely harmonious with the Plan of Conservation & Development. As this places a new use category into the “Special Exception” review category, it will be incumbent upon each new proposal for development to separately and independently demonstrate not only compliance with the Zoning Regulations, but also with the goals of the PoCD, and the devil will be in those proposal details. As a piece of enabling regulation, and with the comments above incorporated into the Commission’s consideration however, I see no fatal flaw in this proposal.

Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,


John P. Guskowski, AICP
Consulting Town Planner