

June 22, 2016

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

RE: Zoning text amendment to allow affordable housing as a floating zone and zoning map amendment to allow affordable housing floating zone at 8 Liberty Place; Planning and Zoning Commission, applicant

Dear Commissioners:

Thank you for referring this zoning text amendment and zoning map amendment to us for review and comment.

Zoning text amendment

The proposed zoning text amendment would establish an affordable housing floating zone which could be requested as an overlay zone anywhere within the town of Clinton.

We support affordable housing as a laudable community goal and responsibility and we applaud the Commission's efforts to create more opportunities for affordable housing. However, we believe this floating zone for affordable housing should only be located on inland sites and not on waterfront sites since residential uses are not water-dependent uses which require access to the waterfront. There is no conflict with the Connecticut Coastal Management Act in locating the proposed affordable housing floating zone on inland sites outside of the town's M zone which should be reserved for marine uses which require direct water access.

Zoning map amendment

There is no conflict with the Connecticut Coastal Management Act in locating affordable housing at 8 Liberty Place, a non-waterfront site, outside of the M zone.

Conclusion

We hope these comments are helpful to the Commission. Pursuant to CGS Section 22a-104 (e), we request that these comments be read into the record at a Public Hearing for this application. If we can be of further assistance to you in this or any other coastal management or Long Island Sound related matter, please feel free to contact me at 860-424-3138.

Sincerely,

Carol Szymanski, Environmental Analyst II
Office of Long Island Sound Programs
Bureau of Water Protection and Land Reuse