

August 25, 2016



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

**RE: AR 16-107 Petition of Amend Zoning Regulations, Mill Pond LLC,
Proposed Changes to Signage Regulations (Section 28) Regarding
Pylon Signs**

Architecture
Engineering
Planning
Land Surveying
Environmental
Services

Chairman Bousquet and PZC Members,

Please accept this letter as part of your consideration of the proposal to amend the Zoning Regulations to add a definition of and regulations for “Pylon Signs.” I have reviewed the proposed language for internal consistency with the Zoning Regulations and in accordance with the goals of the Plan of Conservation and Development (PoCD). I have the following notes:

- 1) The proposed scale of the pylon sign (maximum dimension 18’ wide x 50’ high) is significantly larger than currently allowed signage within the Zoning Regulations;
- 2) The purpose and location of the sign – within visibility of an Interstate or State Highway and at the entrance of a Commercial Center- is well within keeping of the intent and scale of development intended within the Interchange Development Zone, which is the only Zone in which these signs will be allowed;
- 3) The allowed height and mass of the buildings within the Interchange Development Zone, including the approved Mill Pond development with both hotel and apartment structures to exceed 50’ in height, will prevent the larger pylon sign from seeming dramatically out of context;
- 4) Illumination, whether internal or external, should be designed and directed to avoid casting excess light on adjacent properties.

In summary, this proposal seems to be in keeping with the intent of the development within the Interchange area per the recommendations of the Plan of Conservation and Development. It would be my recommendation to approve the proposed amendment, with the potential modification concerning the above-noted restriction on lighting of the signage remaining on the subject parcel.

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