



Zoning Application (PZC1)

- Site Plan Modification
- Special Exception Modification

• Please use Application PZC3 for Subdivision and Re-subdivisions.

Applicant: This information and attachments are to be submitted as 15 individual packets collated and stapled.

- | | | |
|-----------|--|---|
| 1. | Applicant: <u>Doug Benoit - Arista Development LLC</u> | Telephone #: <u>(781) 769-5900</u> |
| | Mailing Address: <u>520 Providence HWY, Suite 9, Norwood Ma</u> | FAX #: <u>(781) 769-5959</u> |
| | E-Mail Address: <u>Doug@aristadevllc.com</u> | Cell #: <u>(508) 641-7940</u> |
| 2. | Agent: <u>Doug Benoit - Arista Development LLC</u> | Telephone #: <u>(781) 769-5900</u> |
| | Mailing Address: <u>520 Providence HWY, Suite 9, Norwood Ma</u> | FAX #: <u>(781) 769-5959</u> |
| | E-Mail Address: <u>Doug@aristadevllc.com</u> | Cell #: <u>(508) 641-7940</u> |
| 3. | Property Owner: <u>See Attached</u> | Telephone #: <u>See Attached</u> |
| | Mailing Address: _____ | FAX #: _____ |
| | E-Mail Address: _____ | Cell #: _____ |
| 4. | Person to contact: <u>Doug Benoit - Arista Development LLC</u> | Daytime Telephone #: <u>(781) 769-5900</u> |

Description of Property	Date Stamp
5. Zone: <u>B-3 & I-1</u> Acreage: <u>1.57</u> Number of Lots: <u>5</u> Assessor's Map #: <u>44</u> Block #: <u>30</u> Lot #: _____ Street Address/Location: <u>15, 19, 21 & 23 West Main Street A+B+C, and 6 John St Extensio</u>	

Property Information

- 6.** Is the property located in any of the following:
- Water Company Watershed CAM Zone Flood Zone, note zone designation _____
 - Within 500' of Madison Within 500' of Killingworth Within 500' of Westbrook
- 7.** Is the property located within 100' of any wetlands or watercourses? Yes No
- 8.** Does this project require a variance? Yes No
- 9.** What subsection of the Schedule of Uses is this permitted under? 24.2.23.C
- 10.** Project Description: Construction of a 13,225 SF CVS Pharmacy with associated parking, utilities and landscaping.
- 11.** List names and addresses of all abutting property owners, from the Assessor's records, on an attached sheet including the Map, Block, Lot and mailing addresses of the owners.



12. If there are any professionals working on this project (e.g. Professional Engineers, Surveyors, Architects, etc.) please provide their information on the sheets provided by this office.
13. **Site Plan/Special Exception Application:** Submit **15** individual packets collated and stapled consisting of at least the following items:
- Statement of Use
 - Site Plan
 - Architectural Plan
 - Soil Erosion and Sediment Control Plan
 - Any deed, easements, etc. necessary for this project.

Applicant recognizes that the items listed above are required to constitute a complete application **only for the purpose of submission to and receipt by the Commission**. Nothing herein shall prevent the Applicant from submitting at the time of filing the Application or at a later date, additional data, maps, and documents nor prevent the Commission from requesting, subsequent to receipt of the application, additional data, maps and documents as may be required by the Zoning Regulations.


14. The Clinton Planning and Zoning Commission is hereby required to call a public hearing on all Special Exception applications pursuant to the Zoning Regulations. The Commission may hold a public hearing on any Site Plan application pursuant to the Zoning Regulations. In accordance with the Clinton Zoning Regulations, at least 15 days prior to the public hearing and continuously thereafter until the public hearing, the applicant shall post a notice in accordance with the Clinton Zoning Regulations.

The Owner and applicant hereby grant the Clinton Planning and Zoning Commission, or authorized agents, Zoning Enforcement Officer and the Town Engineer, permission to enter upon the property proposed for Special Exception, Site Plan or Signage for the purpose of inspection and enforcement of the Zoning Regulations of the Town Of Clinton.

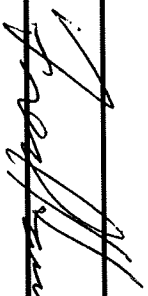

15. Signatures (All three are required):

Applicant:		Print Name:	Doug Benoit	Date:	11/7/16
Agent:		Print Name:	Doug Benoit	Date:	11/7/16
Owner:	_____	Print Name:	See Attached	Date:	_____

By signing this document, the property Owners of the 5 lots listed below in Clinton, CT acknowledge that they each have an executed Purchase & Sales agreement with Arista Development, LLC and that each seller authorizes Arista Development LLC to sign various permit applications on their behalf for the proposed redevelopment of their combined properties.

Tax Map	Block	Lot (s)	Address	Owner's Name	Owner's Cell #	Owner's Signature	Date
44	30	5	15 West Main St.	John Giannotti	(860) 662-0041		6/15/15
44	30	4	19 West Main St.	Fred Hassan	(203) 458-6303		
44	30	1, 2, 3	21 & 23 W. Main; 6 John Street Extension	Richard Mazzella	(203) 253-0694		

By signing this document, the property Owners of the 5 lots listed below in Clinton, CT acknowledge that they each have an executed Purchase & Sales agreement with Arista Development, LLC and that each seller authorizes Arista Development LLC to sign various permit applications on their behalf for the proposed redevelopment of their combined properties.

Tax Map	Block	Lot (s)	Address	Owner's Name	Owner's Cell #	Owner's Signature	Date
44	30	5	15 West Main St.	John Giannotti	(860) 662-0041		
44	30	4	19 West Main St.	Fred Hassan	(203) 458-6303		6/11/15
44	30	1, 2, 3	21 & 23 W. Main; 6 John Street Extension	Richard Mazzella	(203) 253-0694		

By signing this document, the property Owners of the 5 lots listed below in Clinton, CT acknowledge that they each have an executed Purchase & Sales agreement with Arista Development, LLC and that each seller authorizes Arista Development LLC to sign various permit applications on their behalf for the proposed redevelopment of their combined properties.

Tax Map	Block	Lot (s)	Address	Owner's Name	Owner's Cell #	Owner's Signature	Date
44	30	5	15 West Main St.	John Glennotti	(860) 662-0041		
44	30	4	19 West Main St.	Fred Hassan	(203) 458-6303		
44	30	1, 2, 3	21 & 23 W. Main; 5 John Street Extension	Richard Mazzella	(203) 253-0694	<i>Richard Mazzella</i>	<i>6/19/15</i>

Properties within the 500 ft. buffer of Parcel's: 44/30/1/C010300 , 44/30/2-3, 44/30/4 and 44/30/5

MAP/BLOCK/L OT	ADDRESS	OWNER	CO-OWNER	OWNER ADDRESS	CITY	ZONE	USE	ACRES	WITHIN 500 FT BUFFER (SF)	REMAINDER OF LOT OUTSIDE OF 500 FT BUFFER (SF)
44/26/19	JOHN STREET	CHESEBROUGH PONDS INC		800 SYLVAN AVE MSB1-029	ENGLEWOOD CLIFFS, NJ 07632	I-1	FACTORY	25.78	144,359	978,618
44/26/19A	HULL STREET	STATE OF CONNECTICUT	DOT; UNIT 403	P.O.BOX 317546	NEWINGTON, CT 06131	I-1	INDUSTRIAL	0.31	13,504	-
44/27/09	30 HIGH STREET	IVAN ACEVEDO		30 HIGH STREET	CLINTON, CT 06413	R-10	RESIDENTIAL	0.59	355	25,345
44/27/10	26 HIGH STREET	KARLA P MUNGER		22 HIGH STREET	CLINTON, CT 06413	R-10	RESIDENTIAL	0.68	25,516	4,105
44/27/11	22 HIGH STREET	KARLA PENFIELD MUNGER		22 HIGH STREET	CLINTON, CT 06413	R-10	RESIDENTIAL	0.77	33,541	-
44/27/12	7 CENTRAL AVE	HERTARA LLC		3 FERNWOOD LN	CLINTON, CT 06413	I-1	APTS	0.15	6,534	-
44/27/13	13 CENTRAL AVE	CHESEBROUGH PONDS INC		800 SYLVAN AVE MSB1-029	ENGLEWOOD CLIFFS, NJ 07632	I-1	INDUSTRIAL	0.21	9,148	-
44/27/15	9-15 JOHN STREET	CTO ASSOCIATES LIMITED PARTNERSHIP		9- 15 JOHN STREET	CLINTON, CT 06413		OFFICE	1.24	47,317	6,698
44/27/15/C0126 90	9-15 JOHN STREET	CTO ASSOCIATES LIMITED PARTNERSHIP	C/O ERICA J CASSESSO FIRST WINTHROP CORP	7 BULFINCH PLACE, SUITE 500, PO BOX 9507	BOSTON, MA 02114	I-1	OFFICE			
44/27/16	25 JOHN STREET	CHESEBROUGH PONDS INC		800 SYLVAN AVE MSB1-029	ENGLEWOOD CLIFFS, NJ 07632	I-1	INDUSTRIAL	0.15	1,461	5,073
44/27/18	31 JOHN STREET	MARK & PAULETTE REYNOLDS		31 JOHN STREET	CLINTON, CT 06413	I-1	RESIDENTIAL	0.4	9,293	8,131
44/28/01	20 HIGH STREET	CHARLES H PITT		20 HIGH STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.45	19,602	-
44/29/05A	10 JOHN STREET EXTENSION	NATIONAL RR PASSENGER CORP	TAX DEPT	400 CAPITAL ST NW	WASHINGTON, DC 20001	I-1	PUBLIC	0.19	70	8,206
44/29/05B	41 WEST MAIN STREET	NATIONAL RR PASSENGER CORP	TAX DEPT	400 CAPITAL ST NW	WASHINGTON, DC 20001	B-2	PUBLIC	0.27	70	11,691
44/29/06	31 WEST MAIN STREET	STANDARD REALTY LLC		299 BISHOP AVENEU	BRIDGEPORT, CT 06610	B-4	GAS	0.26	10,972	353.60
44/29/07	27 WEST MAIN STREET	27 WEST MAIN STREET LLC		175 RIVER ROAD	ESSEX, CT 06426	B-5	STORE	0.37	16,117	-
44/29/08	25 WEST MAIN STREET	25 WEST MAIN ST ASSOCIATES LLC		175 RIVER ROAD	ESSEX, CT 06426	B-2	OFFICE	0.39	16,988	-
44/29/09	23 WEST MAIN STREET	GARY & FELICIA GRIPPO		189 DURHAM ROAD	GUILFORD, CT 06437	V-2	STORE	0.09	3,920	-
44/31/01	7-13 WEST MAIN STREET	7 AM&V ASSOCIATES LLC		7 WEST MAIN STREET #B	CLINTON, CT 06413	V-2	COMMERCIAL	0.79	34,412	-
44/31/03	1 WEST MAIN STREET	PREMIER REAL ESTATE SERVICES LLC		PO BOX 302	GUILFORD, CT 06437	B-3	OFFICE	0.2	8,712	-
44/31/06	POST OFFICE SQUARE	PREMIER REAL ESTATE SERVICES LLC		PO BOX 302	GUILFORD, CT 06437	B-3	COMMERCIAL	0.2	8,712	-
45/32/03	42 WEST MAIN STREET	MATT-KATE CLINTON LLC	C/O WILLIAM T ESPOSITO	134 LAWRENCE STREET	NEW HAVEN, CT 06512	B-2	APTS	0.84	2,300	34,290
45/32/04	38 WEST MAIN STREET	CHARLES & CAROL JOHNSON		38 WEST MAIN STREET	CLINTON, CT 06413	B-2	RESIDENTIAL	0.43	16,855	1,876
45/32/5/H02471 0	36 WEST MAIN STREET	TIMOTHY HANNIFORD		36 WEST MAIN STREET	CLINTON, CT 06413	B-2	RESIDENTIAL	0.31	13,504	-
45/32/06	34 WEST MAIN STREET	FOUR WINDS HOLDINGS LLC		88 FAIRY DELL ROAD	CLINTON, CT 06413	B-2	OFFICE	0.65	28,314	-
45/32/07	28 WEST MAIN STREET	ERIC DAQUILA		282 BOSTON POST ROAD	WESTBROOK, CT 06498	B-2	MULTI	0.2	8,712	-
45/32/08	26 WEST MAIN STREET	CLINTON WEST DEVELOPMENT LLC		282 BOSTON POST ROAD	WESTBROOK, CT 06498	B-2	COMMERCIAL	0.11	4,792	-
45/32/09	WEST MAIN STREET	TOWN OF CLINTON		54 EAST MAIN STREET	CLINTON, CT 06413	B-2	MUNICIPAL	0.04	1,742	-
45/32/10	7 STEVENS ROAD	BRUCE & LEE BERMAN		21 HUNTERS PATH	CLINTON, CT 06413	R10	RESIDENTIAL	0.26	11,326	-
45/32/11	9 STEVENS ROAD	RICHARD CASEY HART & LISA NUMMELIN		9 STEVENS ROAD	CLINTON, CT 06413	R10	RESIDENTIAL	0.39	8,351	8,637
45/33/10	10 PALMER TERRACE	RONALD & JEFFREY JOHNSON		10 PALMER TERRACE	CLINTON, CT 06413	R10	RESIDENTIAL	0.19	43	8,233
45/33/11	6 PALMER TERRACE	BRADLEY & JENNIFER SMITH		6 PALMER TERRACE	CLINTON, CT 06413	R10	RESIDENTIAL	0.39	4,512	12,476
45/33/12	6 STEVENS ROAD	ROBERT MIRKIN		6 STEVENS ROAD	CLINTON, CT 06413	R10	RESIDENTIAL	0.17	3,822	3,583
45/33/13	4 STEVENS ROAD	JEFFREY RILEY & CATHYE LOUISE BECHIR		4 STEVENS ROAD	CLINTON, CT 06413	R10	RESIDENTIAL	0.25	10,890	-

45/33/15	1 PEARL STREET	ONE PEARL ST LLC		1 PEARL STREET	CLINTON, CT 06413	B-3	COMMERCIAL	0.08	3,485	-
45/33/16	5 PEARL STREET	WALTER JOHNSON		5 PEARL STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.96	41,818	-
45/33/17	9 PEARL STREET	JOHN & DEGRASSE VASSALLO		9 PEARL STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.26	11,326	-
45/33/18	11 PEARL STREET	MATTHEW & MELISSA SCIALABBA		11 PEARL STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.26	11,326	-
45/33/19	15 PEARL STREET	MICA REALTY LLC		PO BOX 352	CLINTON, CT 06413	R10	RESIDENTIAL	0.45	15,774	3,828
45/33/20	17 PEARL STREET	BETTE LOU RUSH		17 PEARL STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.26	417	10,909
45/34/01	16 WEST MAIN STREET	STEPHEN HUITT EST OF	C/O EARL TEMCHIN	18 PECK STREET	NORTH HAVEN, CT 06473	B-3	COMMERCIAL	1.71	74,488	-
45/34/02	14 WEST MAIN STREET	ROUTE ONE CLINTON LLC		PO BOX 365	CLINTON, CT 06413	B-2	COMMERCIAL	0.63	27,443	-
45/34/03	10 WEST MAIN STREET	THE LEARNING COURTYARD LLC		1414 ESSEX ROAD	WESTBROOK, CT 06498		COMMERCIAL	1	43,560	-
45/34/04	WEST MAIN STREET	UNITED STATES OF AMERICA	C/O CLINTON,CT US POST OFFICE	2 WEST MAIN STREET	CLINTON, CT 06413	B-3	GOVT	0.52	22,651	-
45/34/05	11 COMMERCE STREET	ELEVEN COMMERCE STREET LLC		141 BROAD STREET	MIDDLETOWN, CT 06457	B-2	OFFICE	0.21	9,148	-
45/34/05A/5A	COMMERCE STREET	TOWN OF CLINTON		54 EAST MAIN STREET	CLINTON, CT 06413	B-2	MUNICIPAL	0.19	8,276	-
45/34/06	15 COMMERCE STREET	ARUTHUR & JOHANNA JENNINGS		2 WHIP-POOR-WILL LA	CLINTON, CT 06413	B-2	OFFICE	0.14	3,374	2,724
45/34/07	17 COMMERCE STREET	ARTHUR JENNINGS		2 WHIP-POOR-WILL LA	CLINTON, CT 06413	B-2	RESIDENTIAL	0.33	9,343	5,032
45/34/39	6 CAPTAINS WALK	WILLIAM JONES		6 CAPTAINS WALK	CLINTON, CT 06413	R10	RESIDENTIAL	0.72	17,444	13,919
45/34/40	4 CAPTAINS WALK	GEORGE & SUSAN SCHAEGLER		4 CAPTAINS WALK	CLINTON, CT 06413	R10	RESIDENTIAL	0.34	5,703	9,107
45/34/41	10 PEARL STREET	STEVEN & AMANDA CAPRIO		10 PEARL STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.34	14,810	-
55/54/46	17 HIGH STREET	JAMES SCOFIELD JR		61 CEDER LAKE ROAD	DEEP RIVER, CT 06417	R10	COMMERCIAL	0.5	12,995	8,785
55/54/47	19 HIGH STREET	CARL & MARY JANE FRITZ		21 HIGH STREET	CLINTON, CT 06413	R10	RESIDENTIAL	1.18	12,840	38,561
55/54/48	21 HIGH STREET	PAULA IGLESE		26 PALMER ROAD	BRANFORD, CT 06405	R10	RESIDENTIAL	0.32	8,500	5,439
55/54/49	23 HIGH STREET	GERALD COTTER		23 HIGH STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.78	4,867	29,110
55/54/50	27 HIGH STREET	MORRIS & WINIFRED AUSTIN		27 HIGH STREET	CLINTON, CT 06413	R10	RESIDENTIAL	0.76	195	32,911
56/60/01	15 POST OFFICE SQUARE	JEFFREY & LAURA MORSE		4 IROQUOIS DRIVE	CLINTON, CT 06413	R10	RESIDENTIAL	0.08	3,485	-
56/60/02	13 POST OFFICE SQUARE	RUSSEL BECKER		13 POST OFFICE SQUARE	CLINTON, CT 06413	B-3	RESIDENTIAL	0.02	871	-
56/60/03	11 POST OFFICE SQUARE	JEFFREY & LAURA MORSE		4 IROQUOIS DRIVE	CLINTON, CT 06413	B-3	OFFICE	0.04	1,742	-
56/60/04	1-3 EAST MAIN STREET	WILLIAM CHITTENDEN JR TRUSTEE		21 LEFFINGWELL ROAD	CLINTON, CT 06413	V-2	STORE	0.21	9,148	-
56/60/05	7 EAST MAIN STREET	RAYMOND & PATRICIA MASTRANGELO		7 EAST MAIN STREET	CLINTON, CT 06413	B-3	CONDO		-	-
56/60/05/01	5 EAST MAIN STREET #1	GRMR LLC		14977 W. CATALINA DRIVE	GOODYEAR, AZ 85395	B-3	CONDO		-	-
56/60/05/03	5 EAST MAIN STREET #3	GRMR LLC		14977 W. CATALINA DRIVE	GOODYEAR, AZ 85395	B-3	CONDO		-	-
56/60/06/04	9 EAST MAIN STREET #4	CIOCCA LEO I FAMILY LLC	C/O LEO CIOCCA	70 TOWNSEND AVENUE	NEW HAVEN, CT 06512	B-3	CONDO		-	-
56/60/06/05	11 EAST MAIN STREET #5	GERALD VECE JR		92 GROVE STREET	CLINTON, CT 06413	B-3	CONDO		-	-
56/60/06/06	13 EAST MAIN STREET #6	GERALD VECE JR		11 EAST MAIN STREET	CLINTON, CT 06413	B-3	CONDO		-	-
56/60/07	15 EAST MAIN STREET	15-19 EAST MAIN STREET	C/O JOHN LAZARIDES	4 KEITH STREET	NORWALK, CT 06854	B-3	STORE	0.53	8,161	14,926
56/63/07	8 EAST MAIN STREET	8 EAST MAIN STREET LLC		330 WHITNEY AVENUE # 422	HOLYOKE, MA 01040	B-3	OFFICE	0.81	16,023	19,261
56/63/09	4 EAST MAIN STREET	KENNETH LARSEN TRUSTEE		874 COUNTY STREET	TAUNTON, MA 02780	B-3	COMMERCIAL	0.36	15,682	-
56/63/09A	2 EAST MAIN STREET	TOWN OF CLINTON		54 EAST MAIN STREET	CLINTON, CT 06413	B-3	MUNICIPAL	0.11	4,792	-
56/63/10	10 COMMERCE STREET	METHODIST PARSONAGE	METHODIST CHURCH	12 COMMERCE STREET	CLINTON, CT 06413	B-2	CHURCH	0.68	8,070	21,551
56/63/11	18 COMMERCE STREET	BARBARA ONEILL		1905 DOVE RIDGE TRAIL	LEANDER, TX 78641	B-2	RESIDENTIAL	0.48	40	20,869

Statement of Use
Proposed CVS
Clinton, CT
November 23, 2016

Arista Development LLC (the Applicant) is proposing to redevelop the property located at the northwest corner of the intersection of West Main Street and Hull Street by razing all of the existing structures and constructing a new 13,225 sf CVS Pharmacy and associated parking lot (the Project).

The specific lots (the Project Site) that make up the +/-1.6 acre (68,561 sf) project site are Lots 1, 2, 3, 4 and 5 on Map 44 Block 30.

The Project Site is currently located in two zoning districts. The southern half of the site is in the Business B-3 Zone and the northern half of the site is in the Industrial I-1 zone. In accordance with 24.2.23 (c) of the Use Table in the Clinton Zoning Regulations, a retail establishment that is less than 15,000 square feet is an allowed use in both the I-1 zone and the B-3 zone, subject to obtaining Site Plan Approval from the Planning & Zoning Commission.

The proposed CVS is estimated to employ 25 to 30 employees, and the store hours will be 8 am through 10 pm, Monday through Sunday.

The proposed site plan will provide 52 parking spaces, which is an amount that is acceptable to CVS (who operate about 9600 stores nationwide). The Clinton Zoning requires this project to provide between 13 and 53, and therefore the proposed 52 spaces complies with the number of spaces required by the Zoning Regulations.

Our title research determined that there was one past zoning variance approved for the current lots that make up the Project Site. On 4/16/1997 the variance application ZBA 97-44 for Map 44, Block 30, Lot 5 was approved by the Clinton Zoning Board of Appeals to allow a proposed addition to the storage barn to be built within the required front yard setback.