



Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

ZoningWetlands@clintonct.org

Zoning Enforcement Officer Report

Eric Knapp, ZEO

December 12, 2016

Legal Actions:

66 River Road: The court issued an injunction against Mr. Cashman ordering him to completely remove all non-permitted structures and uses. It also ordered monetary penalties of \$20,860, with an additional penalty of \$150/day for each day beyond September 15, 2015 if the injunction is violated. Mr. Cashman has filed his appeal with the Appellate Court. Mr. Cashman has indicated he will be achieving zoning compliance and then moving out of town to resume farming at some new location. As a result, I am not anticipating a brief being filed in the appeal, which will result in the appeal being dismissed. The case will be at an end, and I will continue to monitor the property for zoning compliance, with failure now resulting in motions for contempt heard before a judge.

14 Old Road: Accessory Apartment without permits.

- **See Counsel update for information**

125 West Main: New violation enforcement action. Tenant has been selling used cars at this location for over a year. Every few days a new car appears, so this is not just sale of his own personal vehicles. As I indicated, this matter appears to have been corrected. If there are no vehicles there by next meeting, this matter should drop off the enforcement list.

Violations

The log will be updated and forwarded when completed.

Blight Violations

Existing violations	13
Corrected violations	0
New violations	2
Total current violations	<u>15</u>

Permits

Certificates of Occupancy	12
Building Permits	9
Demolition	2
Zoning Compliance	1
FEMA Compliance	0
Sign Permits	8
Home Occupation Permits	0
Zoning Permits	2
Vendor Permits	0

Inspections

ZBA Sign Inspections	1
Certificates of Occupancy	9
Blight	3
Zoning	2

**Town of Clinton
Zoning Violation Log**

Location	Type of Violation	Inquiry	Warning	Notice	Order to Discontinue	Appealed to ZBA	Sent to Attorney	Citation	Corrected	See Notes on ZEO Report
66 River Road	Farming Operation without approvals									**
14 Old Road	Accessory Apartment without permits		4/1/2013	11/25/2013	3/20/2014		9/23/2014			**
11 Nod Place	Outside Storage		9/16/2014	10/3/2014	9/24/2015	10/2/2015				
12 Nod Place	Violation of Special Exception & Special Permit approvals			9/17/2014	10/14/2014	10/31/2014				
49 Stanton Road	Camper Trailer in front/side yard		8/6/2015	10/1/2015						
125 West Main Street	Vehicle sales		3/10/2016	5/2/2016	5/19/2016					**
224 East Main Street	Contractor's Business & Storage Yard; Processing of Materials			4/21/2016						
314 East Main Street	Constructor's Storage Yard/Accessory Use		5/19/2016	6/7/2016	6/20/2016					
2 Cedar Road	Home Occupation/Contractor's Business & Storage Yard		6/2/2016						Partial	
221 East Main Street	Outside Storage		6/2/2016							
212 East Main Street	Warehousings/residential		11/28/2016							
133 West Main Street	Work without permits		11/17/2016							
128 Shore Road	Tidal Wetlands Buffer	11/16/2016								
5 Harbor Parkway	Nuisance	11/7/2016								