



Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

ZoningWetlands@clintonct.org

Zoning Enforcement Officer Report

Eric Knapp, ZEO

June 9, 2017

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 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, and has now filed his appellate brief. Our appellate brief has now been filed. Oral arguments will be scheduled for Fall.

14 Old Road: This matter has now settled, with the entry of a stipulation before the court requiring Ms. Fritz to seek all required approvals for the accessory apartment. In return, I agreed to seek no penalties if the property were vacated by May 15. Should the property be reoccupied without permits having been obtained, Ms. Fritz will be subject to \$150/day penalties. Ms. Fritz has withdrawn her variance application, in the face of opposition. Because necessary approvals were not obtained, there can be no accessory apartment at this location.

Violations

See Log

Blight Violations

Existing violations	20
Corrected violations	5
New violations	7
Total current violations	<u>22</u>

Permits

Certificates of Occupancy	10
Building Permits	10
Demolition	0
Zoning Compliance	3
FEMA Compliance	0

Sign Permits	4
Home Occupation Permits	0
Zoning Permits	1
Vendor Permits	2

Inspections

ZBA Sign Inspections	1
Certificates of Occupancy	5
Blight	8
Zoning	4

**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
50 Airline Road	Motor Vehicle Repairs	6/1/2017								
30 Brickyard Road	Home Occupation	12/20/2016								
43 Brickyard Road	Work without permits		4/25/2017							
212 East Main Street	Warehousings/residential		11/28/2016							
221 East Main Street	Outside Storage		6/2/2016	7/13/2016	10/20/2016				6/1/2017	
25 Elmwood Way	Commercial Vehicles		5/8/2017						6/7/2017	
27 Hurd Bridge Road	Work without permits		1/5/2017	6/7/2017						
	Storage Trailer/Tidal Wetland Buffer									
30 Meadow Road			5/8/2017	6/2/2017						
37 Meadow Road	Tidal Wetlands Buffer		5/8/2017						5/30/2017	
11 Nod Place	Outside Storage		9/16/2014	10/3/2014	9/24/2015	10/2/2015				
	Accessory Apartment without permits									
14 Old Road			4/1/2013	11/25/2013	3/20/2014		9/23/2014			**
63 Pratt Road	Tidal Wetlands Buffer			5/8/2017					6/1/2017	
66 River Road	Farming Operation without approvals									**
128 Shore Road	Tidal Wetlands Buffer	11/16/2016								
21 South Parkway	Work without permits		12/21/2016							
	Camper Trailer in front/side yard									
49 Stanton Road			8/6/2015	10/1/2015						
11 Uncas Road	Storage Trailer		5/8/2017							
58 West Main Street	Commercial Parking Lot		5/8/2017	6/1/2017						
62 West Main Street	Commercial Parking Lot		5/8/2017							
28 Morgan Park	Home Occupation		12/21/2015	7/13/2016	5/24/2017					
40 Carriage Drive Ext	Work without permits		5/30/2017						6/7/2017	
203A #1 East Main Street	Temporary Signage		6/1/2017							
7 Glenwood Road	Illegal Signage		6/6/2017							