



Town of Clinton
Zoning & Wetlands Enforcement Officer
54 East Main Street
Clinton, Connecticut 06413
ZoningWetlands@clintonct.org

Zoning Enforcement Officer Report
Eric Knapp, ZEO
May 8, 2017

Legal Actions:

66 River Road: The court issued an injunction again 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 will be filed in shortly. 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. At the present time, Ms. Fritz is appearing before the Zoning Board of Appeals to attempt to obtain the required variances to allow her to then come to you and seek a special exception. The first public hearing before the ZBA was continued to allow Ms. Fritz to obtain more information.

Violations

See Log

Blight Violations

| | |
|--------------------------|----|
| Existing violations | 18 |
| Corrected violations | 0 |
| New violations | 2 |
| Total current violations | 20 |

Permits

| | |
|---------------------------|----|
| Certificates of Occupancy | 6 |
| Building Permits | 19 |
| Demolition | 1 |
| Zoning Compliance | 1 |

| | |
|-------------------------|---|
| FEMA Compliance | 0 |
| Sign Permits | 5 |
| Home Occupation Permits | 0 |
| Zoning Permits | 4 |
| Vendor Permits | 1 |

Inspections

| | |
|---------------------------|---|
| ZBA Sign Inspections | 0 |
| Certificates of Occupancy | 7 |
| 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 |
|----------------------|---------------------------------------------------------------|------------|-----------|------------|----------------------|-----------------|------------------|----------|-----------|-------------------------|
| 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 | 12/21/2016 | | | | | |
| 314 East Main Street | Constractor'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 | | | | | | | 12/20/2016 |
| 221 East Main Street | Outside Storage | | 6/2/2016 | 7/13/2016 | 10/20/2016 | | | | | |
| 212 East Main Street | Warehousings/residential | | | 11/28/2016 | | | | | | |
| 133 West Main Street | Work without permits | | | 11/17/2016 | | | | | | 12/9/2016 |
| 128 Shore Road | Tidal Wetlands Buffer | 11/16/2016 | | | | | | | | |
| 5 Harbor Parkway | Nuisance | 11/7/2016 | | | | | | | | |
| 27 Hurd Bridge Road | Work without permits | | 1/5/2017 | | | | | | | |
| 21 South Parkway | Work without permits | | | 12/21/2016 | | | | | | |
| 44 River Road | Sale of new or used vehicles | | | 12/21/2016 | | | | | | |
| 224 East Main Street | Outside Storage | | | 12/21/2016 | | | | | | |
| 30 Brickyard Road | Home Occupation | 12/20/2016 | | | | | | | | |
| 21 Kelseytown Road | Work without permits | | | 12/20/2016 | | | | | | |
| 15 East Main Street | Sign without permits | | | 10/27/2016 | | | | | | |
| 43 Brickyard Road | Work without permits | | | 4/25/2017 | | | | | | |
| 50 Airline Road | Motor Vehicle Repairs | 5/1/2017 | | | | | | | | |
| 63 Pratt Road | Tidal Wetlands Buffer | | | 5/8/2017 | | | | | | |
| 25 Elmwood Way | Commercial Vehicles | | 5/8/2017 | | | | | | | |
| 37 Meadow Road | Tidal Wetlands Buffer | | 5/8/2017 | | | | | | | |

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|---------------------|--------------------------------------|---------|----------|--------|----------------------|-----------------|------------------|----------|-----------|-------------------------|
| 30 Meadow Road | Storage Trailer/Tidal Wetland Buffer | | 5/8/2017 | | | | | | | |
| 62 West Main Street | Commercial Parking Lot | | 5/8/2017 | | | | | | | |
| 58 West Main Street | Commercial Parking Lot | | 5/8/2017 | | | | | | | |
| 11 Uncas Road | Storage Trailer | | 5/8/2017 | | | | | | | |