



## Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

[ZoningWetlands@clintonct.org](mailto:ZoningWetlands@clintonct.org)

### Zoning Enforcement Officer Report

Eric Knapp, ZEO

May 8, 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 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, 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	<u>20</u>

#### 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	Contractor'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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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
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							