



Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

ZoningWetlands@clintonct.org

To: Clinton Planning and Zoning Commission

From: Eric Knapp, Zoning Enforcement Officer

Re: Marina Landing condos, Madison

Date: September 7, 2017

This project is before the Madison Planning and Zoning Commission. It is a large condominium project on a very tight piece of land. There 37 townhouse style units going in nine separate buildings. Each residential unit will contain two bedrooms. There is a new large commercial building going up next to the existing large building at the eastern edge of the site. 198 parking spaces are proposed. The internal road will be private. All of this is right over the bridge. Traffic will all come in and out from Cottage Road, which does not have great sight lines looking towards the bridge.

Our Commission will have to leave it to Madison to discuss the wisdom or merits of placing so many residential units at this location with one way in and out. That said, this Commission does have a role to play in discussing what impacts, if any, this will have on Clinton, just over the Hammonasset River. Given the poor sight lines coming out of Cottage Road, I do have some concerns that traffic coming from Clinton will face difficulties with the new traffic coming in from the left. To the extent that the Commission has concerns about how this will affect property values and possible future uses of the land across the river, those are appropriate subjects for the Commission to consider.

Because there is a CAM application, the Commission should feel free to comment on what visual impacts there will be from Route 1, particularly whether it will be visible from the bridge. We did not receive a landscaping plan, and there seems little space left in the plans for much in the way of screening. How this project would look from the river is a concern.

As joint custodians of the Hammonasset River at this location, Clinton and Madison share a responsibility to make sure that the runoff and stormwater is being dealt with responsibly. More water into the Hammonasset River at this location would certainly have an impact on Clinton.