

October 2, 2017



Chairman Mike Knudsen
Clinton Planning & Zoning Commission
54 East Main Street
Clinton, CT 06413

**RE: Planning Comment on Zoning Amendment Application #AR 17-054,
Section 12.59: Commercial Oil, Propane, or Gasoline Storage Tanks**

Architecture
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Chairman Knudsen and PZC Members,

I have been asked to review Application #AR 17-054, proposing to modify Section 12.59 of the Clinton Zoning Regulations, as presented by the Commission itself. I have reviewed the proposed amendment and their applicability to the Plan of Conservation & Development (PoCD). Please consider the following notes:

- It appears that the only change proposed as part of this application is to reduce the required height of the screening fence around the oil/propane/fuel storage tanks and materials from fourteen feet (14') to six feet (6');
- The only current zones that allow this use are B-4; I-1, and I-2, and all of these regulate this use as a Special Exception;
- The setback of these facilities from residential districts and abutting residential uses and structures is proposed to remain in place;
- The Special Exception performance standards otherwise allow protections to shield abutting properties from visual, noise, dust, odor, lighting, and other nuisances. As a result, the lowering of the minimum height to 6' for fencing as a baseline is reasonable, with the understanding that the Commission, should it feel that additional screening is needed, has the authority on a case-by-case basis, to increase this requirement.
- The 14' minimum fencing height is an artificial and arbitrary requirement, particularly given the nature of the zoning districts this use is currently allowed within. The Commission can lower the baseline height to a more realistic 6' without sacrificing their ability to increase the screening requirement for a specific application should the situation present itself. From a regulatory standpoint, this is much easier than going the other way (reducing the regulatory baseline).

It is my recommendation that the Commission approve this application. Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "John P. Guskowski".

John P. Guskowski, AICP
Consulting Town Planner