



## Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

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

To: Clinton Planning and Zoning Commission

From: Eric Knapp, Zoning Enforcement Officer

Re: 1 West Main Street, SP/CAM 18-008.

Date: March 9, 2018

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I have reviewed the above application for completeness. Based upon my review, I have the following comments:

1. The abutters list only contains the names of those directly west and north of the site. Per our regulations, the property owners across the streets, i.e. east and south of the site, must also be listed.
2. The statement of use does not contain the Section number from the Schedule of Uses as required by Section 4.5.3. Nor does the application contain the scope of the project as required by Section 4.5.4.
3. We do not appear to have reports back from the Fire Marshal, Fire Chief or the Regional Health District regarding this application. These must be received before the application can be acted upon.
4. The applicant has not provided a list of experts, as required.
5. The applicant has not either provided the materials digitally or indicated it is unable to do so.
6. I did not see any comments from the Design Review Board regarding potential changes to the exterior of the building. The applicant is proposing to remove a portion of an exterior window and provide for a new egress door. This may not require Design Review review.
7. The boundary and survey information provided does not meet A-2 standards, as required by Regulation. The applicant must seek a waiver of this requirement.
8. The accurate location and size of all buildings and structures on the site has not been shown on the site plan as required.
9. The only abutter shown on the map is the railroad. All other abutters, even those across streets, must be shown.
10. The survey does not contain the Zoning District as required.
11. The survey does not contain the size of all off street parking and loading spaces, fire lanes, diagram of traffic flow, traffic signs, road markings, outdoor trash receptacles,

location, size and design of all signs, or location, size and design of all lighting as required.

12. The architectural plans do not show the exterior elevations with dimensions as required.

13. While a landscaping plan is not required, the Commission should consider requesting landscaping due to the central location of this facility