



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: 18 Nod Road, SE 18-007

Date: March 15, 2018

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

1. We have not received the Health District's review or those of the Fire Chief or Fire Marshal. We will follow up in advance of the required public hearing.
2. The applicant appears to have complied with the requirements of Section 4.6 as far as information to be included on the submitted site plan with the exception of provisions for pedestrian movement within the site.
3. The amended statement of use casts a very broad net for possible uses for the site. The Commission should review the uses requested and determine whether it wants to grant each of these uses at the present time. Note, many of these are special exception uses in their own right, with categories of requirements pursuant to Section 12 of the Regulations. Applicant must be prepared to show how each use proposed meets its own category's requirements. Given that the applicant has presented serial statements of uses, I have not attempted to review each proposed use against the special exception requirements. It will be the Applicant's burden to demonstrate consistency between each proposed use and the Special Exception requirements for that use.
4. The applicant is proposing uses which are mutually prohibited at this location. The Commission will have to ascertain which combination of uses can be allowed together. The applicant should be prepared to address which uses it would prefer in the event there are conflicts.