

Thomas A. Stevens & Associates, Inc.
Civil Engineers • Land Surveyors

March 30, 2018

Project# 6327

Planning & Zoning Commission
Town of Clinton
54 East Main Street
Clinton, Connecticut 06413

Re: Parking 18 Nod Road, Assessor's Map 33, Block 9, Lot 18

Dear Commissioners,

We are providing 29 spaces and an additional 14 overflow spaces. For all of the requested uses the smallest minimum is 3 spaces and the largest maximum is 90 spaces. At a total of 43 spaces we are within this margin.

- **Business and professional offices.** The required minimum is 36 and the maximum is 90 spaces unless medical or dental than the required minimum is 36 and the maximum is 158 spaces.
- **Massage Establishments.** Per section 33.11.49 the number of spaces for uses not specifically enumerated in this Section shall be provided as determined by the Commission in order to maintain the purpose and intent of this section.
- **Uses by a duly incorporated non-profit body or governmental unit.** Library: the required minimum is 18 and the maximum is 36 spaces. Nursery school: the available parking would support at its required minimum 344 clients or maximum 172 clients. A college, elementary, high or vocational school: the required minimum is 36 and the maximum is 90 spaces.
- **Buildings, uses and facilities of the Town of Clinton.** Police or Fire: the required minimum is 36 and the maximum is 90 spaces plus 1 space per department vehicle and 5 spaces for visitors.
- **Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies.** Post office: the required minimum is 18 and the maximum is 72 spaces.
- **Communication towers not regulated as to location by the State of Connecticut.** The required minimum is 2 and there is no maximum.
- **The manufacturing, processing or assembling of goods.** The required minimum is 18 and the maximum is 36 spaces.
- **Warehousing, and wholesale businesses.** The required minimum is 18 and the maximum is 36 spaces.
- **Self-Storage Warehousing.** 56 units: the required minimum is 3 and the maximum is 6 spaces.
- **Sale of boats and marine equipment, engines, supplies and provisions for boats.** Per section 33.11.49 the number of spaces for uses not specifically enumerated in this Section shall be provided as determined by the Commission in order to maintain the purpose and intent of this section.
- **Manufacturing and rebuilding of boats.** Per section 33.11.49 the number of spaces for uses not specifically enumerated in this Section shall be provided as determined by the Commission in order to maintain the purpose and intent of this section.
- **Contractor's businesses, associated buildings and storage yards.** Per section 33.11.49 the number of spaces for uses not specifically enumerated in this Section shall be provided as determined by the Commission in order to maintain the purpose and intent of this section.
- **Research laboratories, associated offices and buildings.** Per section 33.11.49 the number of spaces for uses not specifically enumerated in this Section shall be provided as determined by the Commission in order to maintain the purpose and intent of this section.
- **Printing establishments.** The required minimum is 18 and the maximum is 54 spaces.
- **Motor vehicle detailing and car washing facilities.** The required minimum is 5 and the maximum is 8 spaces.

Thank you for your consideration of this matter,



Tony Bolduc

6327 statement of use

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