

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

January 30, 2018, revised thru March 29, 2018

Project# 6327

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

Re: Statement of use 18 Nod Road, Assessor's Map 33, Block 9, Lot 18

Dear Commissioners,

- Section 4.5.1 the hours of operation are 7 a.m. to 9 p.m. (7 days/week)
- Section 4.5.2. the required parking is 18 spaces minimum and 36 spaces max.. 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. 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.
- Section 4.5.3 the proposed (if granted) per Sections,
  - 27.2.22(c) & 27.2.22(d) **Business and professional offices.** The site will conform to section 12.19 of the Clinton Zoning Regulations.
  - 27.2.28 **Massage Establishments.** If this business is to be conducted on the site the applicant shall submit a map showing all the properties and uses located within one thousand feet (1,000 ft.) of the property proposed to contain a massage establishment. Additionally the site will conform to section 12.25 of the Clinton Zoning Regulations.
  - 27.2.50(a) thru 27.2.50(d) **Uses by a duly incorporated non-profit body or governmental unit.** The site will conform to section 12.42 of the Clinton Zoning Regulations.
  - 27.2.51 **Buildings, uses and facilities of the Town of Clinton.** The site will conform to section 12.42 of the Clinton Zoning Regulations.
  - 27.2.52 **Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies.** The site will conform to section 12.42 of the Clinton Zoning Regulations.
  - 27.2.55 **Communication towers not regulated as to location by the State of Connecticut.** The site will conform to section 12.43 of the Clinton Zoning Regulations.
  - 27.2.60 (1, 2, & 3) **The manufacturing, processing or assembling of goods.** There shall be no service, sales, repairs or fabrication of motor vehicles, trailers or other similar equipment, appliances or machinery, or no retail activities to be conducted on the site if this option is constructed. Additionally the site will conform to section 12.44 of the Clinton Zoning Regulations.
  - 27.2.61(a) & 27.2.61(b) **The manufacturing, processing or assembling of goods.** There shall be no service, sales, repairs or fabrication of motor vehicles, trailers or other similar equipment, appliances or machinery, or no retail activities to be conducted on the site if this option is constructed. Additionally the site will conform to section 12.44 of the Clinton Zoning Regulations.
  - 27.2.62(a) & 27.2.62(b) **Warehousing, and wholesale businesses.** There shall be no service, sales, repairs or fabrication of motor vehicles, trailers or other similar equipment, appliances or machinery, or no retail activities to be conducted on the site if this option is constructed. Additionally the site will conform to section 12.45 of the Clinton Zoning Regulations.
  - 27.2.63 **Self-Storage Warehousing.** The site will conform to section 12.46 of the Clinton Zoning Regulations.
  - 27.2.66 **Sale of boats and marine equipment, engines, supplies and provisions for boats.** The site will conform to section 12.48 of the Clinton Zoning Regulations.
  - 27.2.67 **Manufacturing and rebuilding of boats.** The site will conform to section 12.49 of the Clinton Zoning Regulations.
  - 27.2.70 **Contractor's businesses, associated buildings and storage yards.** The site will conform to section 12.52 of the Clinton Zoning Regulations.
  - 27.2.73 **Research laboratories, associated offices and buildings.** There shall be no service, sales, repairs or fabrication of motor vehicles, trailers or other similar equipment, appliances or machinery, or no retail activities to be conducted on the site if this option is constructed. Additionally the site will conform to section 12.55 of the Clinton Zoning Regulations.
  - 27.2.75(a) thru 27.2.75(c) **Printing establishments.** The site will conform to section 12.57 of the Clinton Zoning Regulations.
  - 27.2.81 **Motor vehicle detailing and car washing facilities.** The site will conform to section 12.63 of the Clinton Zoning Regulations.

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- Section 4.21.4 the project will start with the installation of filter fabric fence as depicted on the Coastal Site Plan followed by demolition of the existing non conforming structures. The existing pavement will be removed and the existing septic system abandoned per the Connecticut Public Health Code. This will be followed by the construction of a new handicapped accessible 16,000 sq.ft. and 1,568 sq.ft. Commercial buildings. New code complying subsurface sewage leaching systems will be installed for the project. There is currently no provision for stormwater management on site. A new subsurface stormwater system is designed to receive the runoff from the project. New asphalt and crushed stone parking areas are shown on the accompanying site plan.
- Section 4.5.5 the existing structure, septic and parking will be demolished.
- Soil testing performed demonstrated suitable areas for a subsurface sewage disposal system per criteria as set forth in the Public Health Code Section b100-a. CRAHD has reviewed and approved the sanitary design. The buildings will be served by public water and overhead utilities.
- The project has been approved by the Design Review Board
- The Fire Chief has approved the project.
- The Department of Public Works has approved the project.
- The entire site is located within Flood Zone X.
- The project will start as soon as State and Local permits are received. Construction is anticipated to reach completion in 1 year.

Thank you for your consideration of this matter,



Tony Bolduc

6327 statement of use