

April 24, 2018



Chairman Michael Rossi  
Clinton Planning & Zoning Commission  
54 East Main Street  
Clinton, CT 06413

Architecture  
Engineering  
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**RE: Planning Comment on Proposed Amendment AR #18-009 to the Zoning Map: Changes along West Main Street, Grove Street, Commerce Street, Captain's Walk, High Street and Snow Lane to align zone lines with lot lines**

Chairman Rossi and PZC Members,

I have been asked to review Application #AR 18-009, proposing to modify the Zoning Map to eliminate zone district lines from bisecting properties along West Main Street, Grove Street, Commerce Street, Captain's Walk, High Street, and Snow Lane. I have reviewed the proposed changes and their applicability to the Plan of Conservation & Development (PoCD). Please consider the following notes:

- The PoCD does not speak specifically to the historic condition of zoning district lines bisecting property boundaries, although the Planning Focus Area maps in the PoCD deal with parcels as a whole, not focusing on existing zoning (which is to say these maps do not consider currently split parcels);
- It has generally been my experience that it is much easier for property owners, staff, and Commissioners to understand development potential of a property if the property falls under a single set of Zoning standards, and as a general rule, I strongly support removing zoning district lines that bisect properties;
- In this application, all of the affected properties fall within the Clinton Center Planning Focus Area. In most cases, the unification of lots involves making the entire property some sort of Business Zone – mostly B-2. As these properties are frontage lots within the Clinton Center area, the PoCD would generally support the encouragement of more commercial activity;
- A longer-term goal of the PoCD would not simply be conversion of lots to a Business district, but to implement a Clinton Center-wide modification to the zoning districts to allow for more intense, mixed-use and transit-oriented development. As an interim step, and working within existing zoning district available “on the ground” currently, this amendment has merit;

- One minor quibble with the proposed map would be concerning the train station parcel between the railroad tracks and West Main Street. Where there is currently a B-4 district, the proposed map amendment suggests an I-1 district. Given that the properties to the left and right are B-2, my recommendation would be to re-zone the entirety of the train station access and parking area B-2 rather than I-1.

In brief, I support this proposed map amendment as a way to eliminate confusion for both property owners and Town staff/Commissioners. The inclusion of more complete properties within Business districts will hopefully encourage more commercial activity within Clinton Center. As an overall implementation step of the PoCD, this should only be considered an interim solution, and the Commission should continue to work toward a more comprehensive revision to the Zoning Regulations for this area, focusing on higher intensity of development and mixing of uses. Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,



John P. Guskowski, AICP  
Consulting Town Planner