



## Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

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

### Zoning Enforcement Officer Report

Eric Knapp, ZEO

December 14, 2015

#### Legal Actions:

22 High Street: Unsafe property and structure. Blight Order issued. Legal Counsel or Town is attempting to remedy the issue. Court granted motion for default for failure to plead on October 23, 2012. Court Order dated December 17, 2012 – compliance by January 31, 2013. Town to begin cleaning up property as of February 4, 2013. Town is scheduled to begin demolition on September 12, 2013. Notice to owner sent 9/5/2013. Town cleaned up exterior of the property and removed decayed fencing, debris and dangerous trees. Working with bank for further cleanup. Town is working owner's family members for a solution. Work has begun on the structures located on the property, including reroofing, new windows and yard work.

66 River Road: Conducting a recycling facility for composting, mulch manufacturing, importing raw materials for reduction to a marketable item (top soil, fire wood, compost); the keeping of livestock without a permit and operating a far without a permit; failure to keep livestock in an enclosure that meets the required setbacks for the front and side yards. The decision came out July 30, 2015. The court issued an injunction again Mr. Cashman ordering him to completely remove all non-permitted structures and uses. It also ordered monetary penalties of \$20,860, with additional penalty of \$150/day for each day beyond September 15, 2015 if the injunction is violated. Mr. Cashman has filed his appeal with the Appellate Court. **A judgment of foreclosure by sale has now entered against this property. The sales date had been scheduled for February 20, 2016. With Mr. Cashman now having filed bankruptcy, the bank will need to seek a relief from bankruptcy stay and then file for a new sale date. Once the house is sold, the Cashmans will lose standing to proceed with their appellate case and it would be dismissed upon motion by my counsel. The Appellate case is also stayed at the moment, due to bankruptcy. Attorney Rutkowska is working to get it moving forward again.**

14 Old Road: Accessory Apartment without permits.

- **See Counsel update for information**

121 Old Nod Road: Work without Permits

- **See Counsel update for information**

Bluff Avenue, Lot 100, Bluff Properties: Establishment of a contractor's storage yard in a residential district and utilizing Town property for storage of equipment and materials.

- See Counsel update for information

**Violations** (See Violation Log for complete list)

8 Grove Way: Illegal Accessory Apartment

- Sent a letter of inquiry 11/24/2015

104 Old Nod Road: Illegal Accessory Apartment

- Sent a letter of inquiry 12/14/2015

**Blight Violations**

Existing violations	12
Corrected violations	0
New violations	1
Total current violations	<u>13</u>

**Permits**

Certificates of Occupancy	12
Building Permits	4
Demolition	0
Zoning Compliance	2
FEMA Compliance	0
Sign Permits	15
Home Occupation Permits	0
Zoning Permits	0
Vendor Permits	1

**Inspections**

ZBA Sign Inspections	1
Certificates of Occupancy	5
Blight	4
Zoning	3
Dumpster	0
Aquifer Protection	0

**Town of Clinton  
Zoning Violation Log**

Location	Type of Violation	Warning	Notice	Order to Discontinue	Appealed to ZBA	Sent to Attorney	Citation	Corrected	See Notes on ZEO Report
66 River Road	Farming Operation without approvals								**
Lot 100 Bluff Avenue	Establishment of a contractor's storage yard in a residential district and utilizing Town property for storage equipment and materials	6/12/2012	7/24/2012	10/17/2012		7/9/2015			**
14 Old Road	Accessory Apartment without permits	4/1/2013	11/25/2013	3/20/2014		9/23/2014			**
121 Old Nod Road	Work without permits	8/20/2014	10/3/2014	11/6/2014		12/5/2014			**
11 Nod Place	Outside Storage	9/16/2014	10/3/2014	9/24/2015	10/2/2015				
12 Nod Place	Violation of Special Exception & Special Permit approvals		9/17/2014	10/14/2014	10/31/2014				
224 East Main Street	Prohibited Use, Contractor's Businesses, Motor Vehicle Uses, Storage Trailer		10/7/2014						
1 Nod Road	Illegal Accessory Apartment		11/6/2014						
20 North High Street	Illegal Accessory Apartment		11/17/2014						
Knollwood Drive	Illegal Signs (Corner of Knollwood Drive & Route 1)		12/15/2014						
11 Tamarack Drive	Nuisance	1/28/2015							
49 Stanton Road	Camper Trailer in front/side yard	8/6/2015	10/1/2015						
57 Liberty Street	Two Family Dwelling w/o permits & work w/o permits	8/9/2015	9/2/2015	9/30/2015					
49 Carter Hill Road	Drainage/Soil Erosion	10/14/2015	11/9/2015						
108 West Main Street	Illegal Signs	10/14/2015	11/9/2015						
16 Hammock Parkway	Work without permits	11/9/2015							
42 Sunnybrook Lane	Illegal Multifamily	11/9/2015						12/10/2015	
28 Morgan Park	Illegal Commercial Operation	11/9/2015							
13 Happy Acres	Work without permits	12/14/2015							
8 Grove Way	Illegal Accessory Apartment								**
104 Old Nod Road	Illegal Accessory Apartment								**