



Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

ZoningWetlands@clintonct.org

Zoning Enforcement Officer Report

Eric Knapp, ZEO

November 10, 2016

Legal Actions:

66 River Road: The court issued an injunction against Mr. Cashman ordering him to completely remove all non-permitted structures and uses. It also ordered monetary penalties of \$20,860, with an 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. On November 2, there was a court-ordered settlement conference before Judge Bishop. At that time, the outlines of a settlement were reached. The tentative terms were that Cashman would come into zoning compliance, drop his appeal to the Appellate Court, and apply for the required special exception and the town would waive all penalties. Mr. Cashman indicated at that meeting that he would be immediately ceasing acceptance of new deliveries of wood chips and reducing his number of chickens to no more than ten, as allowed. Since November 2, Mr. Cashman did come in to attempt to file a special exception permit and was given the materials to do so. He has now indicated he will ***not*** be filing for the permit and is instead giving up the farming operation entirely. As he does not appear to be cooperating with his counsel, it is unclear how this will affect the settlement. Should the settlement collapse, Mr. Cashman's appellate brief would be due in 45 days. I will keep you posted.

14 Old Road: Accessory Apartment without permits.

- [See Counsel update for information](#)

125 West Main: New violation enforcement action. Tenant has been selling used cars at this location for over a year. Every few days a new car appears, so this is not just sale of his own personal vehicles. Repeated warning letters have failed to stop the behavior. There is an outstanding cease and desist order. Counsel has sent a final warning letter and property owner claims he will attempt to correct, but I am not optimistic of resolution short of litigation.

Violations

The log will be updated and forwarded when completed.

Blight Violations

Existing violations

13

Corrected violations	2
New violations	<u>2</u>
Total current violations	<u>13</u>

Permits

Certificates of Occupancy	6
Building Permits	10
Demolition	0
Zoning Compliance	1
FEMA Compliance	0
Sign Permits	12
Home Occupation Permits	0
Zoning Permits	3
Vendor Permits	0

Inspections

ZBA Sign Inspections	0
Certificates of Occupancy	6
Blight	1
Zoning	10
Dumpster	0
Aquifer Protection	0
DEEP inspection relating to a permit to kill a beaver	0