



Town of Clinton

Zoning & Wetlands Enforcement Officer

54 East Main Street

Clinton, Connecticut 06413

ZoningWetlands@clintonct.org

Zoning Enforcement Officer Report

Eric Knapp, ZEO

July 8, 2016

Legal Actions:

66 River Road: 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. Mr. Cashman filed bankruptcy in November, staying the appellate case, as well as the pending foreclosure sale. Counsel is seeking to move the Appellate case forward. Mr. Cashman's civil rights case has been dismissed.

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 attached log

Blight Violations

Existing violations	14
Corrected violations	0
New violations	3
Total current violations	<u>17</u>

Permits

Certificates of Occupancy	12
Building Permits	14
Demolition	0
Zoning Compliance	3
FEMA Compliance	0
Sign Permits	8
Home Occupation Permits	1
Zoning Permits	1
Vendor Permits	3

Inspections

ZBA Sign Inspections	0
Certificates of Occupancy	9
Blight	6
Zoning	10
Dumpster	0
Aquifer Protection	0

**Town of Clinton
Zoning Violation Log**

Location	Type of Violation	Inquiry	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				
1 Nod Road	Illegal Accessory Apartment			11/6/2014			12/22/2015			
20 North High Street	Illegal Accessory Apartment			11/17/2014			12/22/2015			
11 Tamarack Drive	Nuisance		1/28/2015							
49 Stanton Road	Camper Trailer in front/side yard		8/6/2015	10/1/2015						
28 Morgan Park	Illegal Commercial Operation		12/21/2015							
8 Grove Way	Illegal Accessory Apartment	11/24/2015								
42 Sunnybrook Lane	Illegal Apartment		12/23/2015							
10 Hill View Lane	Illegal Apartment	12/23/2015								
153 Glenwood Road	Illegal Sign		12/23/2015							
121 Old Nod Road	Illegal Accessory Apartment	12/23/2015								
46 Meadow Road	Illegal stockpiling		3/10/2016	5/2/2016						
5-9 Fairy Dell Road	Illegal excavation and stockpiling		3/10/2016							
125 West Main Street	Vehicle sales		3/10/2016	5/2/2016	5/19/2016					
224 East Main Street	Contractor's Business & Storage Yard; Processing of Materials			4/21/2016						
314 East Main Street	Constructor's Storage Yard/Accessory Use		5/19/2016	6/7/2016	6/20/2016					
34 Brush Hill Road	Drainage		6/2/2016							
33 Ironworks Road	Drainage									
2 Cedar Road	Home Occupation/Contractor's Business & Storage Yard		6/2/2016							

**Town of Clinton
Zoning Violation Log**

Location	Type of Violation	Inquiry	Warning	Notice	Order to Discontinue	Appealed to ZBA	Sent to Attorney	Citation	Corrected	See Notes on ZEO Report
221 East Main Street	Outside Storage		6/2/2016							
10 Long Hill Road	Signs on Trees		6/2/2016							
32 Nod Road	Signs on Fence		6/2/2016							
224 East Main Street	Retail Sale of Mulch				6/7/2016					