

SECTION 2 AMENDMENTS AND VALIDITY

2.1 These Regulations, including the Zoning Map and Schedule of District Requirements, which are a part hereof, may from time to time be amended or changed by the Commission on its own initiative or on petition. Any amendment or change may be adopted only after due notice and public hearing as required for adoption of these Regulations. Any petition for or change of these Regulations shall be accompanied by the following:

2.1.1 For petitions concerning the text of these Regulations or the Schedule of District Requirements twenty (20) copies of the existing and proposed text shall be submitted.

2.1.2 For petitions concerning the Zoning Map, twenty (20) copies of a map shall be submitted, drawn to a scale of not less than one inch equals two hundred feet (1"=200') covering the area of the proposed change, and all areas within five hundred feet (500') of the proposed change, and showing for such area the existing and proposed zoning district boundary lines and existing property lines and names of the current property owners from the records of the Clinton Tax Assessor.

2.1.3 Required Public Notice: In a petition for change of zoning district or for any Use application to the ZBA, at least fifteen days prior to the date of the public hearing and continuously thereafter until the close of the public hearing(s), the applicant shall post a notice of the hearing on the property for which a petition or use variance has been filed.

Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and be clearly produced of weather resistant material, shall be professionally lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twenty square feet (20 sq. ft.)

The sign shall contain the following text and the applicant shall fill-in the date and time of the hearing:

"Application pending on this property before the Planning and Zoning Commission for which a public hearing is being held:

Time:

Date:

Place: Town Hall
 54 East Main Street

Clinton, CT 06413

For Information, call (860) 669-6133”

- 2.2 The invalidity of any section, paragraph or provision of these Regulations shall not invalidate any other section, paragraph or provisions hereof.
- 2.3 These Regulations, and any amendment or change hereto, shall be in full force and effect from the date established by the Commission in accordance with the General Statutes of the State of Connecticut.
- 2.4 The “Zoning Regulations of the Town of Clinton, Connecticut” adopted by the Clinton Zoning Commission and made effective on June 15, 1965, and any amendments thereto, are repealed coincident with the effective date of these Regulations. The repeal of the above Regulations and any amendments thereto shall not affect or impair any act done, offense committed or right accruing, accrued or acquired, or any liability, penalty, forfeiture or punishment incurred prior to the time such appeal took effect, but the same may be enjoyed, asserted, enforced, prosecuted or inflicted as fully and to the same extent as if such repeal has not been affected.