

Kathy S. King

From: Kathy S. King
Sent: Monday, January 6, 2020 2:16 PM
To: Adam Moore; Adam Moore (amoore@kbebuilding.com); Alan Kravitz; Alan Kravitz; Aman Singh; Amandeep Singh; Ed Alberino; Ellen Dahlgren; Jeffrey Cashman; Jeffrey Cashman; John Guskowski; Ken Slater, Esq.; Martin Jaffe; Mary Ellen Dahlgren (ellen_dahlgren@alumni.upenn.edu); Mary Ellen Dahlgren (m.ellen.dahlgren@gmail.com); Michael Rossi; Michael Rossi (mrossi@clintonct.org); Mike Knudsen; Patrick Sheehan; Richard Roberts, Esq.; Walter Clark; Will Benoit; ZEO
Subject: FW: Proposed revisions to HJS-VD
Attachments: Section 15B High Street Village District Post Public Hearing Edits 1219.doc

Hi,

John Guskowski sent these to Larry Ouellette on December 5th, and Larry approved them today. John Guskowski asked me to send them to you in advance of tonight's PZC meeting.

Thank you,

Kathy

From: John Guskowski [mailto:jguskowski@cmeengineering.com]
Sent: Thursday, December 5, 2019 1:11 PM
To: Larry Ouellette <lawrenceaouellettejr@gmail.com>; Kathy S. King <KKing@clintonct.org>
Cc: Zoning Enforcement Officer <zeo@clintonct.org>
Subject: Proposed revisions to HJS-VD

Larry and Kathy-

Following Monday night's hearing, I made a couple of proposed changes to the draft High Street-John Street Village District, to clean up some typos and to clarify that just because you're adding a dormer, the Commission won't require you to add a sidewalk and upgrade your landscaping.

Please see attached and let me know if these edits make sense and cover the areas of concern.

Thanks.



-John

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Section 15B

High/John Street Village District (HJS-VD)

15B.1 Statement of Purpose: The High Street and John Street area, from the intersection with Central Avenue in the South to the intersection with North High Street in the north, maintains the character and scale of a small New England neighborhood. It is an area of historic homes from the mid-18th century through the mid-20th century, establishing a strong residential character in between the major transportation corridors of Amtrak/Shore Line East, Route 1, and Interstate 95, and between the significant industrial legacy of the Ponds/Unilever facility and the historic commercial center of Clinton. Pursuant to Connecticut General Statutes §8-2j, the purpose of this High/John Street Village District ("the District") is to ensure that new development or redevelopment of land within the District protects the distinctive and traditional character of the streetscape and is consistent and compatible with the following objectives:

- 15B.1.1 Keep intact the strong residential character of the buildings and yards as a preserved example of a classic small New England neighborhood;
- 15B.1.2 Maintain the existing village scale by encouraging similarly sized buildings that keep with the village character of the neighborhood, thereby preventing new buildings which are noticeably larger than the current scale that predominate the streetscape;
- 15B.1.3 Preserve the historic and significant structures within the District;
- 15B.1.4 Promote and maintain the primarily residential character of the district;
- 15B.1.5 Reduce visual clutter and establish architectural, and landscaping standards which foster area identity, reflecting the history of Clinton; and

15B.2 Permitted Uses: The Commission encourages the promotion of a historically residential appearance while contemplating mixed uses within a single structure or within a complex of structures. Limited non-residential uses may be located on the ground floor with offices or apartments on the upper floors, in accordance with these Regulations. Refer to Section 27 for the uses and type of permit required. For administration and review of applications regulated by this Section, the Clinton Design Review Board shall function as the architectural review board as described in Section 8-2j of the Connecticut General Statutes.

15B.2.1 For the purposes of applying these Regulations, the scope of consideration by the Design Review Board shall be limited to the elements of the proposed improvements.

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15B.2.2 Interior changes or exterior changes not visible from the public way are not subject to review by this Regulation.

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15B.2.3 Routine maintenance, rehabilitation, or in-kind replacement of building materials or elements are not subject to review by this Regulation.

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15B.3 Design Standards: Site design, architectural design, and scale and massing of buildings shall be of such character as to harmonize and be compatible within the District. The intent of these standards is to protect the distinctive character, landscape, and historic structures, and pedestrian scale of the District.

15B.4 Site Development: Building setback from the street, side setbacks from adjacent buildings and orientation of the axis of buildings shall be consistent with and recognize the rhythm, spacing and orientation of other adjacent buildings. The primary visual focus of the site shall be the front yard area and the front building façade.

15B.4.1 Maintenance of views, historic buildings, monuments, and landscaping is required, to the greatest extent practicable.

15B.4.1 The removal or disruption of historic, traditional, or significant structures or architectural elements shall require authorization of Planning & Zoning Commission as part of an overall proposal to develop or redevelop a site, and not as a simple structural demolition.

15B.4.1 The conversion, conservation, and preservation of existing buildings and sites in a manner that maintains the historic or distinctive character of the District is encouraged.

15B.4.1 Off-street parking shall be located in side and rear yards only, and shared parking areas may be established for adjacent lots. Each site shall be designed to encourage pedestrian use along East Main Street, and non-residential uses shall be designed to facilitate pedestrian movement within each site.

15B.5 Building Form and Materials: New construction and rehabilitation of existing buildings should be harmoniously related to their surroundings, the terrain in the district, and to the use, scale, and architecture of existing buildings in the District that have a functional or visual relationship.

- 15B.5.1 The exterior of structures or sites shall be consistent with:
 - (i) The "Connecticut Historical Commission – The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," as amended; or
 - (ii) Distinctive characteristics of the District identified in the Town of Clinton Plan of Conservation and Development.
 - ~~(iii) Interior changes or exterior changes not visible from the public way are not subject to review by this Regulation. Routine maintenance, rehabilitation, or in-kind replacement of building~~

~~materials or elements are not subject to review by this Regulation.~~

- 15B.5.2 Lengthy unbroken façades parallel or visible to High Street or John Street shall not be permitted. The maximum horizontal length of an unbroken façade visible to High Street or John Street shall not exceed thirty feet (30'). Façade offsets shall be sufficient to create a strong shadow line.
- (i) On lots where street frontage limits building width and on other lots where appropriate, the buildings shall be oriented so that the narrow end (short axis) is facing the street side.
 - (ii) The building width facing the street shall not exceed forty-five feet (45').
 - (iii) For corner lots or lots fronting two roads both visible from the High Street or John Street public way, orientation and building design should appropriately reflect the shape and proportions of the parcel.
- 15B.5.3 Roof structures shall be in accordance with the existing architectural character of the area as seen from any public way. Roofs shall project enough beyond the façade to create an overhang and cast a shadow.
- 15B.5.4 Mechanical equipment shall be concealed by or placed under the roof eaves or enclosed within a structure on top of the roof. Where this is not possible, mechanical elements shall be located so that they are not visible from public streets or adjacent residential uses. Mechanical equipment located at ground level shall be screened and landscaped.
- (i) Solar energy systems, while allowed in this District, should be located in such a way to neither diminish the efficacy of the system nor detract from the District character.
- 15B.5.5 Accessory structures shall be located in the rear or side yards only. There shall be no accessory structures located in the front yard.
- 15B.5.6 Particular attention shall be given to architectural detail and landscaping of the side of the building facing High Street or John Street, so that there appears to be an entrance at the front of the structure.
- 15B.5.7 Open porches are encouraged and may be used as display areas for commercial and service uses located within the building.
- 15B.5.8 Materials used in construction or reconstruction shall be consistent and compatible with materials found in similar structures throughout the District.
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15B.6 Parking Requirements: Off-street parking and loading spaces shall be provided in accordance with Section 33 of these Regulations, and with the following additional provisions:

15B.6.1 No off-street parking for structures built after the implementation of the District regulations shall be located in the front yard facing High Street or John Street Street.

(i) If a change of use requires that the number of parking spaces be increased for a structure built before the implementation of these Regulations, the added parking spaces must be located to the rear of a line drawn parallel to the street line at a distance of not less than the closest distance to any part of the building to the street line.

15B.6.2 For all structures built after the implementation of these Regulations, all parking on the lot shall be located to the rear of a line drawn parallel to the front lot line at a distance not less than the closest part of the building to the front lot line.

(i) All off-street parking areas, whether serving a single lot or multiple lots, shall be landscaped in accordance with Section 33.

(ii) Parking in side and rear yards shall be buffered from neighboring property by a five foot (5') wide landscaped buffer area unless joint parking is approved by the Commission. Each lot shall have its own buffer, and the presence of a buffer on the adjacent lot shall not suffice.

(iii) The Commission may also approve common access driveways to joint parking areas. All proposals for joint parking and common access shall be accompanied by an easement. The easement shall include a written agreement providing for maintenance of the access and parking area and associated landscaping. The easement shall be filed on the Clinton Land Records in the Town Clerk's Office at the expiration of the appeal period.

15B.6.3 In addition, any parking spaces which are visible from High Street or John Street shall be screened by landscape elements to the greatest extent practicable.

15B.6.4 Parking areas shall be designed to provide safe pedestrian passage from parking to building.

15B.7 Sidewalks:

- 15B.7.1 All new development or substantial enlargement of existing development shall include the installation of a sidewalk meeting the requirements of this Section, unless a conforming sidewalk exists. The Commission shall determine when enlargement of existing development requires the installation of a sidewalk.
- 15B.7.2 Sidewalks shall be provided along the entire street frontage on High Street or John Street ~~and along connecting side streets within the District~~. Sidewalks shall be provided from the frontage sidewalk to the primary building entrance.
- 15B.7.3 All sidewalks parallel to High Street or John Street and connecting side streets shall be constructed of brick, slate, concrete, or suitable paving blocks, and shall have a minimum width of five feet (5').
- 15B.8 Landscaping:
- 15B.8.1 The area between the front of the building and the sidewalk shall be landscaped in a manner complementary to the scale and style of the building.
- 15B.8.2 There shall be no structure, fence, wall or planting in excess of three feet (3') located within the front yard, with the exception of any buffer areas required by these Regulations.
- 15B.8.3 Low hedges, board, picket or wrought iron fences and stone walls are appropriate for the District. Window boxes, planters and flowerbeds are encouraged.
- 15B.8.4 Commercial establishments may provide benches or other outdoor seating for customers and other pedestrians as part of the front landscape design.
- 15B.8.5 All building foundations shall be planted with native shrubs or otherwise appropriately landscaped.
- 15B.8.6 All freestanding signs shall have appropriate landscaping at their base.
- 15B.8.7 All service areas, storage areas and trash receptacles shall be screened by fencing and planting.
- 15B.8.8 Street trees shall be planted at a minimum distance of one (1) tree for every fifty feet (50') of frontage. Every lot shall have a least one street tree. Suitable existing trees may be used to meet this requirement. All street trees shall be of a type, size and location approved by the Commission.
- 15B.8.9 Any disturbed portion of lot which is not used for buildings, structures, accessory uses, parking, loading or sidewalks shall be landscaped and maintained in such a manner as to minimize sediment and erosion, dust and stormwater runoff.
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15B.8.10 Any screening, landscaping and/or paving required by these Regulations or as part of a Site Plan approval shall be maintained by the property owner or primary lessee in good condition through the period of use of the property.

15B.9 Lighting: Exterior lighting shall be of a style and character that is harmonious with the character of the District. Lighting shall be properly scaled for pedestrians.

15B.9.1 Lighting structures in parking areas shall not exceed twelve feet (12') in height.

15B.9.2 Luminaries shall have shielded light sources to prevent glare and the casting of light outside of the property limits.

15B.9.3 Pedestrian walkways may be illuminated by light bollards or other low level lighting standards with shielded light sources.

15B.9.4 Building mounted flood lighting is prohibited, with the exception of motion-activated security lighting.

15B.9.5 Indirect lighting, which is not directed at property boundaries, is encouraged.

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