



December 12, 2019

Chairman Michael Rossi
Clinton Planning & Zoning Commission
54 East Main Street
Clinton, CT 06413

RE: Follow-up Comment on AR 19-006, Zoning Amendments creating the High Street/John Street Village District (HJS-VD)

Architecture
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Chairman Rossi and PZC Members,

At last week's Public Hearing on the proposed new "High Street-John Street Village District," there was a question raised by Commissioner Clark about the statutory appropriateness of including the John Street properties within the proposed district. This memo is intended to address that question.

The Village District is being proposed under the auspices of Section 8-2j of the Connecticut General Statutes (CGS). The first part of that Statute empowers the Commission thusly:

- (a) The zoning commission of each municipality may establish village districts as part of the zoning regulations adopted under section 8-2 or under any special act. Such districts shall be located in areas of distinctive character, landscape or historic value that are specifically identified in the plan of conservation and development of the municipality.

The phrase "specifically identified in the plan of conservation and development" was what raised concern. In the "Cultural Resources" chapter of the 2015 Clinton PoCD, several areas are identified as potential new Village Districts – pages 148-156 contain this discussion. Among them is an area identified as "High Street" (page 154) that does not specifically mention John Street within its text, but refers to an "area characterized by residential single family homes of a historic character."

This section goes on to specifically references that "The 2014 Vibrant Communities study recommended designating the area as a Village District" as a way of supporting the contention that the High Street "area" should be rezoned. The study, officially known as the "Action Plan for the Historic Unilever Property and Area," therefore becomes a formal point of reference for the PoCD.

This report, on Page 12, includes a map that delineates the “High Street Area” that is recommended for a Village District in such a way that clearly includes John Street. See below:

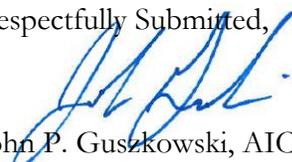


FIGURE 3: Study Area showing proposed Village District boundaries. Source: The Cecil Group

“Proposed Village District 1” was therefore translated by the PoCD as “High Street,” essentially as shorthand for the larger area that includes John Street. In other words, while the specific reference to John Street itself within the text of the PoCD is not included, the clear (and specific) reference to the recommendations of the Vibrant Communities report should give the Commission confidence that the proposed High Street-John Street Village District is a clear and direct implementation priority of the PoCD as required by CGS Section 8-2j.

Please contact me if you have any questions about these comments. Thank you.

Respectfully Submitted,



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Consulting Town Planner