

November 27, 2019



Chairman Ellen Dahlgren
Clinton Planning & Zoning Commission
54 East Main Street
Clinton, CT 06413

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

Architecture
Engineering
Planning
Land Surveying
Environmental Services

Chairman Dahlgren and PZC Members,

As you know, the Planning & Zoning Commission had been very involved with the development of previous proposed amendments to the Zoning Regulations converting the original Village Zone (VZ) to become the East Main Street Village District (EMVD) per the guidelines in Section 8-2j of the Connecticut General Statutes. Following the approval of that first Village District a few months ago, the Clinton Historic District Commission has proceeded to bring forward this, second proposed Village District, to be applied in the High Street/John Street neighborhood.

Despite the Clinton Historic District Commission being the applicant of record for AR 19-006, I have been closely involved with much of the work in drafting the proposed new Section 15A, and find it harmonious with the explicit goals of the Clinton Plan of Conservation & Development. In particular, the establishment of this Village District was first recommended as part of the Historic Unilever Property Redevelopment Study (“Cecil Group” report), which then in turn was included in the PoCD recommendations. As such, I encourage the Commission to act favorably on this application with the following notes:

- The properties proposed for re-zoning to the HJS-VD are currently zoned R-10 (residential) and R-20 (residential) with relatively few non-residential uses allowed, even by Special Exception;
- The change to HJS-VD table of uses (Section 27.1) makes two basic adjustments: a) It converts most of the primary allowable uses currently listed as “P” (permitted as of right) to “SP” (site plan review process) to accommodate for the design review process; and b) It does allow a few more categories of multifamily residential and nonresidential uses by “SE” (special exception) because of the heightened scrutiny of the design review process;
- The current application does not include a proposal for the Section 26 table of Lot Requirements by District. I would propose that any approval motion for

this application include an amendment of clarification that provides guidance on this matter. In specific, I recommend that the current standards for the R-10 zoning district be applied to HJS-VD, so that the table of standards for Section 26.10 be amended to have a joint header for the R-10 column to include the new HJS-VD zone, if created.

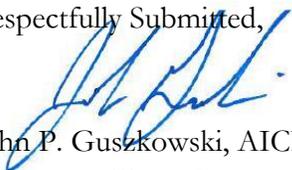
To that end, if the Commission is inclined to approve this application for amendment to the Zoning Regulations (AR 19-006), I would propose considering the following motion:

Motion to approve application AR 19-006, as being found consistent with the Clinton Plan of Conservation & Development and with an effective date of January 1, 2020 with the following amendment:

(1) The column header within Section 26.10, Lot Requirement Standards by District currently listing “R-10” be amended to add “HJS-VD”

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

Respectfully Submitted,



John P. Guskowski, AICP
Consulting Town Planner