

Phil Senzle RE: Amilenor

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CLINTON  
P&Z  
Zone

PH.  
SE 20-004

In the case of TOD, the granting of an Application to Land the Zone should be predicated upon evidence which provides proof that the Intention of the Regulation has been met and no damage will be done to the health, safety and welfare of the community.

Due to conflicting statements in the TOD Regulations the initial process did not delve deeply enough into many matters of concern to neighboring residents or the general public.

What was intended was a two stage process where many parameters would be established in stage one and serve as guidelines for a detailed plan or plans in stage two. Now we have been presented with a series of Special Exceptions but lack parameters against which to evaluate them: septic use vs capacity; traffic generation vs traffic capacity and level of service; pedestrian circulation and etc.

We also need detailed statements of use and plans that reflect them. We need zone wide plans for infrastructure. We need to know about public and private open space. We need to know what remediation is required and when and how it will be accomplished. We need to know how parking is to be allocated and controlled.

We need to know who is going to build and maintain roads, sidewalks and walkways; how Historic Properties will be preserved and how neighboring residential properties will be protected and enhanced.

Special Exceptions are Legislative Actions which grant a great deal of latitude to P&Z. This area is too important not to get right. Proposing development in pieces is a divide and conquer strategy that may lead to a bad outcome.

And finally, this is prime industrial and commercial real estate that should be used for compatible development that creates maximum tax revenue to our cash strapped town.

I am concerned that we will end up with too many apartments and  
condos that will do little for the economic vitality of Clinton.

AS is often said, everything in moderation.

Phil Sengle

3-2-20 PZZ

public Hearing

Uniliver comments