CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY
225 N MAIN STREET, SUITE 304, BRISTOL CT 06010 • WWW.CCRPA.ORG • 860.589.7820(p) • 860.589.6950(f)

TO: Comprehensive Plan Committee
FROM: Carl Stephani, Executive Director
DATE: May 25, 2010

RECEIVED BY CCRPA ON: May 7, 2010
REFERRAL NAME: Density modifications for first divisions of land

MUNICIPALITY: Avon
INITIATOR: Private Property Owner
MUNICIPAL HEARING SCHEDULED FOR: 6/22
REFERRED TO: Burlington

DESCRIPTION:
This proposal would allow the TPZ to modify the density requirements imposed upon a first division of land by means of the Special Exception process to allow the creation of a lot, or lots, smaller that what would normally be required by the Zoning.

The Regional Plan of Conservation and Development supports "stabilization efforts to preserve viable residential neighborhoods." Allowing variations from the required density could impact the viability of viable residential neighborhoods.

No comments about this proposal have been received from any neighboring town.

STAFF RECOMMENDATION
That this proposal be found In Conflict with the Regional Plan of Conservation and Development.

Key: New text is **boldfaced**
Deleted text is ~~struck through~~

Amend SECTION IV – RESIDENTIAL AND RURAL ZONES as follows:

A. RESIDENTIAL

5. Density Regulations

In residential subdivisions of four lots or less, **or for a first division of land not meeting the definition of a subdivision,** the Planning and Zoning Commission, by Special Exception, may modify the density requirements. An applicant must demonstrate compliance with Section VIII of these Regulations. This provision shall not apply to resubdivisions.

In residential resubdivisions of four lots or less, the Planning and Zoning Commission, by Special Exception, may also modify the calculated number of allowable lots, after application of the density regulations, to be rounded up to the next integer value when said calculation is within 0.10 of this next integer value. An applicant must demonstrate compliance with Section VIII of these Regulations.

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TO: Comprehensive Plan Committee
FROM: Carl Stephani, Executive Director
DATE: May 25, 2010

RECEIVED BY CCRPA ON: May 7, 2010
REFERRAL NAME: Time Limits on Interchange Special Development District Permits

MUNICIPALITY: Cheshire
INITIATOR: Cheshire Route 10 LLC
MUNICIPAL HEARING SCHEDULED FOR: 6/14 or 6/28
REFERRED TO: Southington

DESCRIPTION:
This proposal would allow Interchange Special Development Districts which were approved between July 2006 and July 2009 to exist for six years instead of the normal five; and it would allow the Planning Commission to grant extensions to the existence of such Districts for up to a total of 11 years. It is being requested because of the impact the recession has had on such projects.

No comments about this proposal have been received from any neighboring town.

STAFF RECOMMENDATION
That this proposal be found Not In Conflict with the Regional Plan of Conservation and Development or any other Agency plan.

MAY 0 7 REC'D

TOWN OF CHESHIRE
MEMORANDUM

Phone 203-271-6670 - Fax 203-271-6688

Date: May 5, 2010

FROM: William S. Voelker, AICP – Town Planner

SUBJECT: For Review

The Cheshire Planning Office has received the following application (s) and we are forwarding such application(s) for your review and comment:

TYPE OF APPLICATION	SCHEDULED DATE OF PUBLIC HEARING IF APPLICABLE
Zone Text Change Petition Cheshire Route 10 LLC **Section 45B.7.2** of Section 45B I-C.S.D.D. To allow for orderly and flexible development Of a large scale project	Public Hearing ~ 6/14 or 6/28/10 TBA – 7:30 p.m. – Cheshire Town Hall

Existing and Proposed Attached

If further information is required, please contact me at the Planning Office at (203) 271-6670. We look forward to receiving your comments.

Distribution List:
COG Central Naugatuck Valley
Central CT Regional Planning Agency
South Central CT RPA

MAY 0 6 REC'D

RECEIVED

MAY 05 2010

PLANNING DEPARTMENT
TOWN OF CHESHIRE

ev. 2/92, 1/95, 11/95
5/01, 7/01, 10/02, 11/03, 07/04, 3/06, 1/10

PETITION FOR A ZONE MAP OR ZONE TEXT CHANGE

In accordance with the General Statutes of the State of Connecticut, the undersigned hereby petitions the Cheshire Planning & Zoning Commission for a text change (X) and/or map change ( ) to the Cheshire Zoning Regulations to permit, amend, or delete the following:

For Zone Text Changes:

Indicate pertinent section/paragraph of Zoning Regulation to be changed.

Section 45B.7.2 of Section 45B INTERCHANGE SPECIAL DEVELOPMENT DISTRICT (I-C.S.D.D.)

For Zone Map Changes:

Location of Property: _____

Assessor's Map No.(s) _____

Lot No.(s) _____ Zone _____

Change from present _____ zone to _____ zone.

Reason for Proposed Text and/or Map Change: To allow for orderly and flexible development of a large scale project

The following is attached and hereby made part of this petition:

1. For a text change, five (5) copies of the existing and proposed text.

2. For a map change, nine (9) copies of a written legal description of the proposed zone boundary and nine (9) copies of a map drawn to a scale of not less than 200 feet to the inch, covering the area of the proposed change, and all areas in the Town within 500 feet of the proposed change, and showing for such area the existing and proposed zoning district boundary lines, the existing property lines, and the names and addresses of the current property owners as indicated by the Cheshire Assessor's records.

3. For a map change, the applicant must submit an **affidavit at least ten (10) days** before the hearing stating that notification has been sent to all abutting property

owners (including those across the street). The affidavit shall confirm that the notice was mailed at least **fifteen (15) days prior to the hearing and shall list the names, property addresses and mailing addresses,** if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.

4. A base fee of $560.00* and a Public Hearing Fee of $175.00 is payable by check to "Collector, Town of Cheshire" in the amount of $735.00.

*This includes a $60.00 State of Connecticut Fee.

****

Petitioner's Name Cheshire Route 10 LLC
(Print or Type)

Petitioner's Address 1330 Boylston Street, Chestnut Hill, MA 02467

Petitioner's Signature [signature] for Cheshire Route 10 LLC

Telephone Number 1-617-646-3244 FAX # 1-617-738-1628

Owner's Name N/A
(Print or Type)

Owner's Signature N/A

Agent, if other than applicant, to be contacted with regard to this application.

Name Anthony J. Fazzone, Esquire, Fazzone & Ryan, LLC

Address One Town Center, Cheshire, CT 06410

Telephone Number 1-203-250-2222 FAX # 1-203-250-7388

****

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date.

Disclaimer: Additional information may be required, please contact the Planning office for complete application packets.

45B.7.2 Time Limitation. Any development authorized as an approved Interchange Special Development District shall be established and any construction authorized thereby shall be completed within a period of five (5) years after approval is given or, in the case of an Interchange Special Development District approved during the period of July 1, 2006 to July 1, 2009, any development authorized as an approved Interchange Special Development District shall be established and any construction authorized thereby shall be completed within a period of six (6) years after approval is given. The Commission may extend its approval for one (1) year periods after a public hearing for a good cause shown; provided no approval, including all extensions, shall be valid for more than ten (10) years from the date the Interchange Special Development District was first approved, or in the case of an Interchange Special Development District approved during the period July 1, 2006 to July 1, 2009 no approval, including all extensions, shall be valid for more than eleven (11) years from the date the Interchange Special Development District was first approved.

Original text in black

Proposed text additions in blue

PLANNING DEPARTMENT
TOWN OF CHESHIRE
84 SOUTH MAIN STREET
CHESHIRE, CT 06410

RECEIVED
MAY 05 2010
PLANNING DEPARTMENT
TOWN OF CHESHIRE

CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY
225 N MAIN STREET, SUITE 304, BRISTOL CT 06010 • WWW.CCRPA.ORG • 860.589.7820(p) • 860.589.6950(f)

TO: Comprehensive Plan Committee
FROM: Carl Stephani, Executive Director
DATE: May 25, 2010

RECEIVED BY CCRPA ON: May 12
REFERRAL NAME: Auto Related Uses

MUNICIPALITY: Newington
INITIATOR: Private Property Owner
MUNICIPAL HEARING SCHEDULED FOR: June 23
REFERRED TO Berlin, New Britain

DESCRIPTION
In August of 2007 the TPZ amended the Zoning Regulations to remove auto related uses from the business zone. This proposal to re-instate auto related uses in the B-Business, and the Planned Development Zone by Special Exception, was initiated by a private party.

The City of New Britain commented that they did not think it a good idea to allow auto related uses in the planned development areas of Newington, but would defer to local town officials' judgment, presuming this is a special permit, special exception with sufficient built in safeguards. They also question a zoning ordinance format where inserting permitted uses into one business district results in them becoming permissible in two or more other districts.

The Capitol Region Council of Governments reviewed this referral and found no apparent conflict with their regional plans and policies, or the concerns of neighboring towns. For sites located on a municipal border, they recommended that the town take into consideration the uses across municipal boundaries, and that any building setback requirements, screening, or restrictions on intensity of uses, particularly for sites bordering residential uses, be applied to mitigate impacts across municipal borders.

The B-BT Business Berlin Turnpike district abuts Wethersfield; the PD District abuts Berlin and New Britain.

The Central Connecticut Regional Plan of Conservation and Development states the Region's support for "stabilization efforts to preserve viable residential neighborhoods." Introducing auto-related uses into such zones may tend to de-stabilize such neighborhoods.

STAFF RECOMMENDATION
That this proposal is found In Conflict with the Regional Plan of Conservation and Development.

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

John Salomone
Town Manager

Edmund J. Meehan
Town Planner

Certified Mail No. 7160 3820 3530 0765 4477

Notice of Inter-Town Zone Referral

To:	Central Connecticut Regional Planning Agency
From:	Newington Town Plan and Zoning Commission – Ed Meehan, Town Planner
Date:	May 10, 2010
Re:	Zoning Referral Notice Section 8.3 (b) Petition 13-10 Hearing Date 6-23-2010

Notice is given that the Newington TPZ has been petitioned to amend the Zoning Regulations to permit by Special Exception auto related uses in the B Business Zone Districts.

The organization of the Newington Zoning Regulations is such that regulating auto uses in the "B Business" District would also permit, by Special Exception, auto related uses in the B-BT Business Berlin Turnpike District and PD Planned Development District.

The B-BT Business Berlin Turnpike district abuts Wethersfield. The PD Planned Development District abuts Berlin and New Britain.

In August 2007, the Newington TPZ amended the Zoning Regulations to delete auto related uses. Petition 13-10 is from a private property owner requesting the Commission to reinstate auto related uses.

EJM/crd

Attachments

MAY 12 REC'D

Phone: (860) 665-8575 Fax: (860) 665-8577
planning@newingtonct.gov
www.newingtonct.gov

PROPOSED AMENDMENTS TO NEWINGTON ZONING REGULATION

Purpose of the amendments is to allow auto related uses in the B Business Zone and PD Planned Development Zone by Special Exception.

Amendment to:
Section 3.11 Special Exception Permitted in B Business Zone

3.11.3 Auto Related Uses such as, sale, service, rental and repair of motor vehicles by Special Exception subject to compliance with Section 6.11 of these regulations.

Amendment to:
Section 3.19 Special Exceptions Permitted in PD Planned Development Zones

3.19.1 Those special exceptions as permitted in Section 3.15 and Section 3.11.3 may be permitted in this zone.

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TO: Comprehensive Plan Committee
FROM: Carl Stephani, Executive Director
DATE: June 2, 2010

RECEIVED BY CCRPA ON: May 27, 2010
REFERRAL NAME: New Britain re-zoning; 6.5 acres; S-2 to B-2

INITIATOR: Private Property Owner
MUNICIPAL HEARING SCHEDULED FOR: July 6
REFERRED TO: CCRPA

DESCRIPTION: This is a proposal to change the zoning on a 6.5 acre property at the corner (although a 4/5 acre property at the very corner is not included in this proposal) of Farmington Avenue and Slater Road (Alexander Road) in New Britain abutting the Town of Farmington from an S-2 (residential) zone to a B-2 (commercial) zone.

Existing Conditions
This wooded gently sloping property currently has one occupied and one boarded up residence on it. The site has excellent access from Interstate 84; and is at the intersection of three minor arterials and a collector road. The nearest retail services to the site are those on Farmington Road approximately half a mile away. The southeast quadrant of the intersection is occupied by a large apartment complex, and to the northeast - beyond the property in question - lies a mature suburban subdivision. The two western quadrants of the intersection are occupied by a large open space owned by the City of Hartford in the Town Limits of Farmington adjacent to Batterson Park. The property has convenient access to community sewer and water services, and is served by public transit.

Zoning (see attachment for details)
The current S-2 Residential Zone permits single family detached dwellings on 8,000 square foot lots, and other customarily associated uses by Special Exception. The proposed B-2 Commercial Zone requires a minimum 50,000 square foot lot, and permits a variety of moderately intensive commercial uses including banks, bowling alleys, dry cleaners, restaurants, movie theaters, and other retail uses, as well as gas stations and motels by special exception.

Regional Plan Consistency
Land Use Plan Map - The Regional Plan of Conservation and Development (RPOCD) Land Use Map designates the property as part of a "Neighborhood Conservation Area." According to the RPOCD, Neighborhood Conservation Areas are "intended to promote infill development and redevelopment." Changing the zoning as proposed could allow the redevelopment of this basically underutilized residential property to more viable commercial uses.

Plan Policies - In addition to the RPOCD Land Use Map, the Plan contains 39 policies. The proposed zone change could be found to be consistent with some of those policies, inconsistent

with others, neutral to yet others, and unrelated to others, as noted below:

Consistent Policies

- Direct development to areas already served by water, sewer and utilities, along major transportation corridors.
- Promote the livability of the region as a home for employers and employees.
- Promote infill and brownfield redevelopment efforts.
- Encourage development projects that support and enhance transit corridors.
- Preserve the existing infrastructure by supporting the redevelopment of older neighborhoods.

Contrary Policy

- Support redevelopment of city and town centers through infill development, adaptive reuse of historic properties, and brownfields reclamation.

Neutral Policies

- Encourage compact design that utilizes mixed use development with densities appropriate for transit and pedestrian orientation.
- Promote the health and well-being of the region's citizenry through physical activity by supporting pedestrian-oriented development.
- Support stabilization efforts to preserve viable residential neighborhoods.

Unrelated Policies

Discourage the development of greenfields.
Strive to retain viable industries.
Capitalize on opportunities for transit-oriented development.
Support programs that provide opportunities for job training and education.
Develop market niches that capitalize on existing assets.
Recognize the region's cultural and historic heritage as an economic asset.
Consider agricultural viability as part of economic development.
Develop a modal balance within the regional transportation network that provides adequate choices for travelers in the region.
Support projects that increase the safety and security of the transportation system.
Improve accessibility and mobility options available to elderly and disabled people of the region.
Promote projects that consider all users of a transportation facility, such as bicyclists and Pedestrians.
Advance projects that consider the context and scale of their setting.
Promote efforts to establish cleaner fuel burning vehicles.
Support business development through the provision of advanced information systems infrastructure.
Encourage intermunicipal facility sharing agreements that increase efficiency and cost savings.
Assist member municipalities in forecasting future facility needs.
Support the provision of a wide range of housing types to fill the varied needs of the region's citizenry.
Encourage cluster housing developments in appropriate areas to allow the conservation of open lands.
Encourage the preservation of the existing housing stock for renters and owners.
Encourage residential development in areas of existing infrastructure.
Discourage excessive land consumption in the development of new housing.
Promote adaptive reuse of underutilized or vacant structures for additions to the regional housing stock.
Support the development of additional housing for low and moderate income residents along transit corridors.
Support the use of the conservation strategies outlined in the Pequabuck River Watershed Management Plan.
Support municipal open space acquisitions that relate to regional greenways.
Promote transportation solutions that save energy and protect the environment, such as roundabouts, and transit system enhancements.
Encourage farmland preservation techniques as part of an open space strategy.

Promote efforts by the communities of the Region to control greenhouse gas (GHG) emissions.
Support the provision of member municipalities with the equipment needed for emergency preparedness, response and recovery.
Develop regional plans for emergency preparedness, response - including evacuations – and recovery through interdepartmental coordination.

Other Factors

This proposal was forwarded to the Town of Farmington whose Town Planner had the following comments:

> "...only concern would be one of traffic. The section of Fienemann Road from Rt. 6 to both I-84 ramp systems is very congested. On the other hand new retail and service uses in the area could be a benefit to our office users on Batterson Park Road as well as our surrounding residential neighborhoods. Unfortunately access to this site from our residential neighborhoods will be for the most part limited to the automobile."

From a neighborhood perspective, it could be expected that commercial development of this site could provide retail services to some residents who would access them by walking or bicycling, depending upon the site design of the development.

SUMMARY

Although this proposed change in zoning could be found contrary to one RPOCD Policy, it an also be found consistent with a number of others, which, on balance appear to prevail. On that basis, it is my

RECOMMENDATION

That this proposal be found Not In Conflict with the Regional Plan of Conservation and Development or any other Agency plan; however that the City be encouraged to recognize this as a desirable location for a mixed-use transit oriented development with site design carefully executed to encourage pedestrian/bicyclist access from the neighboring residential areas.

Attachments: Zoning Ordinance sections for the S-2 and B-2 zones;
Satellite photo of the area
Request from New Britain for regional review

City of New Britain

New Britain, Connecticut 06051

"New Britain: A City for All People"

RECEIVED
MAY 27 2010

CERTIFIED

June 1, 2010 (at least 35 days prior to hearing)

Carl J. Stephani, Executive Director
Central Connecticut Regional Planning Agency
225 North Main Street – Suite 304
Bristol, CT 06010-4993

Dear Mr. Stephani:

In accordance with Section 8-b of the Connecticut General Statutes this letter is to provide notice that the Zoning Committee of the Common Council will hold a public hearing on July 6, 2010 at 7:00 p.m. in Council Chambers, City Hall, 27 West Main Street, New Britain, Connecticut, for the following:

Petition #31016: An amendment to the zoning map to change the zone of certain properties known as 965 and 975 Farmington Avenue, from S-2 Single-Family to B-2 Shopping center, said property as generally described below. A copy of the petition and zone change map is attached.

Any questions regarding this petition may be directed to the City Planner at 860-826-3432.

John B. Melecsinsky
Clerk of Committees

J:\41545.32\CAD\SR\4154532PL

Map References

MAP TITLED "J & J ESTATES, PREPARED FOR J & J BUILDERS, ALEXANDER ROAD." MAP SCALE 1"=40', MAP DATED APRIL 14, 1998 AND ON FILE AT THE CITY OF NEW BRITAIN'S OFFICE OF THE CITY CLERK IN MAP BOOK 25 PAGE 30.

MAP TITLED "MAP SHOWING PROPOSED SUB-DIVISION OF PROPERTY OWNED BY JOSEPH B. BASINE ON FARMINGTON AVENUE.", MAP SCALE 1"=30', MAP DATED JUNE 20, 1952 AND ON FILE AT THE CITY OF NEW BRITAIN'S OFFICE OF THE CITY CLERK IN MAP BOOK 6 PAGE 14.

MAP TITLED "MAP AND PROFILE OF FARMINGTON AVENUE, CORBIN AVE. TO FARMINGTON TOWN LINE.", MAP SCALE 1"=40', MAP DATED MARCH 1967 AND ON FILE AT THE CITY OF NEW BRITAIN'S ENGINEERS OFFICE.

MAP TITLED "MAP AND PROFILE TO ALEXANDER ROAD, STANLEY ST. – FARMINGTON AVE.", MAP SCALE 1"=40', MAP DATED JANUARY 1969 AND ON FILE AT THE CITY OF NEW BRITAIN'S ENGINEERS OFFICE.

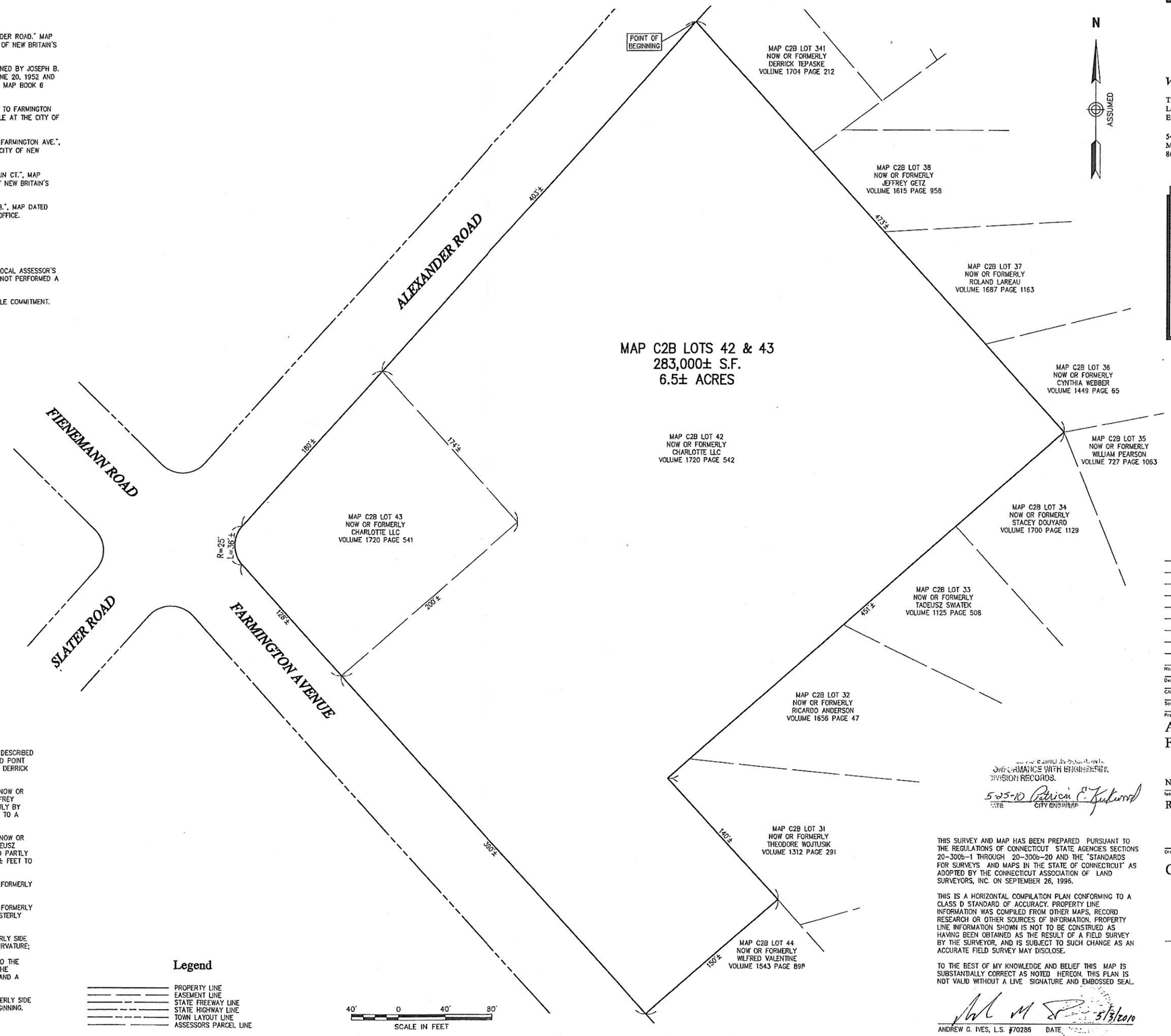
MAP TITLED "SITE ENGINEERING PLAN, FARMINGTON VILLAGE, NEW BRITAIN CT.", MAP SCALE 1"=100', MAP DATED APRIL 1956, AND ON FILE AT THE CITY OF NEW BRITAIN'S OFFICE OF THE CITY CLERK IN MAP BOOK 7 PAGE 70.

MAP TITLED "CITY OF NEW BRITAIN ENGINEERING ASSESSOR'S MAP #C2B.", MAP DATED JULY 2008, AND ON FILE AT THE CITY OF NEW BRITAIN'S ASSESSORS OFFICE.

General Notes

THE PROPERTY LINES DEPICTED ON THIS PLAN WERE COMPILED FROM LOCAL ASSESSOR'S PLATS AND FROM PREVIOUS PLANS AND DEEDS OF RECORD. VHB HAS NOT PERFORMED A FIELD SURVEY TO VERIFY THE PROPERTY LINES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ACCORDINGLY, ALL ENCUMBRANCES MAY NOT BE DEPICTED.



Parcel Description

BEGINNING AT A POINT BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND BEING ON THE SOUTHERLY SIDE OF ALEXANDER ROAD, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY DERRICK TEPASKE;

THENCE IN A GENERALLY SOUTHEASTERLY DIRECTION PARTLY BY LAND NOW OR FORMERLY DERRICK TEPASKE, PARTLY BY LAND NOW OR FORMERLY JEFFREY GETZ, PARTLY BY LAND NOW OR FORMERLY ROLAND LAREAU, AND PARTLY BY LAND NOW OR FORMERLY CYNTHIA WEBBER, A DISTANCE OF 473± FEET TO A POINT;

THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION PARTLY BY LAND NOW OR FORMERLY STACEY DOUYARD, PARTLY BY LAND NOW OR FORMERLY TADEUSZ SWIATEK, PARTLY BY LAND NOW OR FORMERLY RICARDO ANDERSON AND PARTLY BY LAND NOW OR FORMERLY THEODORE WOJTUSIK, A DISTANCE OF 451± FEET TO A POINT;

THENCE IN A GENERALLY SOUTHEASTERLY DIRECTION BY LAND NOW OR FORMERLY THEODORE WOJTUSIK, A DISTANCE OF 140± FEET TO A POINT;

THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION BY LAND NOW OR FORMERLY WILFRED VALENTINE, A DISTANCE OF 150± FEET TO A POINT IN THE EASTERLY SIDE OF FARMINGTON AVENUE;

THENCE IN A GENERALLY NORTHWESTERLY DIRECTION ALONG THE EASTERLY SIDE OF FARMINGTON AVENUE A DISTANCE OF 518± FEET TO A POINT OF CURVATURE;

THENCE IN A GENERALLY NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT CONNECTING THE EASTERLY SIDE OF FARMINGTON AVENUE WITH THE SOUTHERLY SIDE OF ALEXANDER ROAD, AN ARC LENGTH OF 36± FEET AND A RADIUS OF 25 FEET TO A POINT OF TANGENCY;

THENCE IN A GENERALLY NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF ALEXANDER ROAD A DISTANCE OF 583± FEET TO THE POINT OF BEGINNING.

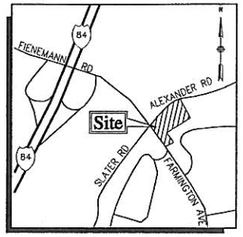
CONTAINING APPROXIMATELY 283,000 SQUARE FEET (6.5 ACRES).

Legend

- PROPERTY LINE
- EASEMENT LINE
- STATE FREEWAY LINE
- STATE HIGHWAY LINE
- TOWN LAYOUT LINE
- ASSESSORS PARCEL LINE

40' 0 40' 80'
SCALE IN FEET

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
54 Tuttle Place
Middletown, Connecticut 06457
860.632.1500 • FAX 860.632.7879



Locus Map
(NOT TO SCALE)

No.	Revision	Date	App'd.

Designed by | Drawn by | Checked by
CAD checked by BEM | Approved by AGI
Scale 1"=40' | Date May 3, 2010

Project Title
Alexander Road & Farmington Avenue

New Britain, Connecticut

Issued for
Review

Drawing Title
Compilation Plan

Drawing Number
Sv-1

Sheet 1 of

Project Number
41545.32

CONFORMANCE WITH ENGINEERING DIVISION RECORDS.
5-25-10 Patricia E. Jukowski
DATE CITY ENGINEER

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A HORIZONTAL COMPILATION PLAN CONFORMING TO A CLASS D STANDARD OF ACCURACY. PROPERTY LINE INFORMATION WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. PROPERTY LINE INFORMATION SHOWN IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY BY THE SURVEYOR, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

5/3/2010
ANDREW G. IVES, L.S. #70286 DATE

STATE OF CONNECTICUT ANDREW G. IVES No. 70286 LICENSED LAND SURVEYOR

4154532PL.DWG

ZONING ORDINANCES
CITY OF NEW BRITAIN, CONNECTICUT

Including AMENDMENTS TO THE ZONING ORDINANCES
Dated through August 29, 2006

Section 50 DISTRICTS AND BOUNDARIES.

50-10 Classes of Districts.

[Approved 2-22-85, Item #16617-1;
Approved 2-21-86, Item #17164-1; Approved 6-21-00, Item #24933-2]

For the purposes of this Ordinance, the City of New Britain is hereby divided into twenty (20) classes of Districts as follows:

50-10-10 Residence Districts.

S-1 District (single family on 13,500 sq.ft. lot area).
S-2 District (single family on 8,000 sq.ft. lot area).
S-3 District (single family on 6,000 sq.ft. lot area).
T District (two or single family on 6,000 sq.ft. lot area).
T6 District (single, two and multifamily up to 6 dwelling units) [Approved 6-21-00; Item #24933-2]
A-1 District (garden apartments).
A-2 District (multi-family houses not over 24 families).
A-3 District (multi-family houses, high density).
SRD District (Special Residential District) [Approved 2-22-85, Item #16617-1]
RO District (Residence & Office) [Approved 2-21-86, Item #17164-1]

50-10-20 Business Districts.

OP District (office and public buildings).
B-1 District (neighborhood business).
B-1R District (neighborhood business revitalization). [Approved 2-23-06, Item #28899-2]
B-2 District (shopping centers).
B-3 District (secondary business).
B-4 District (central business).

50-10-30 Industrial Districts.

TP District (technology park) [Approved 9-24-84, Item #16395-1]
I-1 District (industrial parks).
I-2 District (general industry).
I-3 District (outdoor storage and transportation industry).
UI District (urban industrial). [Approved 2/17/98, Item #23706-1]

50-20 Boundaries of Districts on Zoning Map.

50-20-10 The boundaries of each of the Districts listed in Section 50-10 are hereby established as shown upon the Zoning Map of the City of New Britain, dated December 12, 1966 which accompanies this Ordinance, and which, with all notations, references, and other matter shown thereon, is hereby declared to be part of this Ordinance.

Section 70 S-2 RESIDENTIAL DISTRICT (single family, 8,000 sq. ft. lots).

70-10 Permitted Uses.

Within any S-2 Residential District, a building, structure or lot shall only be used for one of the following permitted uses, except as provided in Section 70-20 Special Exception Uses, Section 70-30 Accessory Uses, and Section 260 Nonconforming Uses and Nonconforming Buildings or Structures. For all listed permitted uses other than a single family detached dwelling, the site plan shall be submitted and reviewed pursuant to Section 280-60.

70-10-10 SINGLE FAMILY DETACHED DWELLING.

70-10-20 [DELETED 3-17-03, Item #27215-5]

70-10-30 Park, playground or recreational area operated by the municipality.

70-10-40 [DELETED 3-17-03, Item #27215-5]

70-10-50 [DELETED 3-17-03, Item #27215-5]

70-10-60 Bus Passenger Waiting Shelter. [Approved 10-22-81, Item #14771-2]

70-20 Special Exception uses.

Within any S-2 Residential District, the following special exception uses shall be permitted, subject to approval by the Zoning Board of Appeals pursuant to Section 270-40, Special Exception Uses. For all listed special exception uses, the site plan shall be submitted and reviewed, pursuant to Section 280-60.

70-20-10 [DELETED 10-22-81, Item #14771-2]

70-20-20 Cemetery.

70-20-30 College.

70-20-40 Country club.

70-20-50 Day camp.

70-20-60 Golf course.

70-20-70 Hospital.

70-20-80 Nursery school.

70-20-90 Public utility facility.

70-20-100 Gas utility facility.

70-20-110 Church or similar place of worship, Sunday school, parish house, convent, monastery. [Approved 3-17-03, Item #27215-5]

70-20-120 Public or semi-public building for civic, political or recreational purposes. [Approved 3-17-03, Item #27215-5]

70-20-130 School, public or elementary or high, or a private school having a curriculum equivalent. [Approved 3-17-03, Item #27215]

70-30 Accessory Uses.

Within any S-2 District, the following accessory uses shall be permitted, subject to the applicable provisions of Section 230:

70-30-10 Customary accessory uses, buildings, or structures.

70-30-20 Home occupation.

70-30-30 Home professional office.

70-30-40 Private garage, private parking area, pursuant to Section 240.

70-30-50 Private swimming pool.

70-30-60 DELETED. [Approved May 10, 2002, Item #26873-2]

70-30-70 Signs, pursuant to Section 250.

70-40 Dimensional Regulations.

Within any S-2 District, no building or structure shall be erected, nor any lot used, unless in conformity with the following schedule, except as modified by the provisions of Section 230, Supplemental Use and Dimensional Regulations, where applicable.

70-40-10	Lot Area – Minimum (sq. ft.).....	8,000
70-40-20	Lot Area – Minimum per dwelling unit (sq. ft.).....	8,000
70-40-30	Floor Area Ratio – Maximum.....	0.625
70-40-40	Lot Coverage – % of total lot area occupied by main accessory buildings...	25
70-40-50	Lot Width – Minimum (ft.).....	75
70-40-60	Height – Maximum (ft.).....	35
70-40-70	**YARDS – MINIMUM (FT.)**	
70-40-70.01	Front.....	35

70-40-70.02	Side.....	7
70-40-70.03	Side – total for both on interior lot.....	17
70-40-70.04	Side – abutting a side street on a corner lot.....	15
70-40-70.05	Rear.....	25
70-40-80	**ACCESSORY BUILDINGS**	
70-40-80.01	Coverage of required rear yard – Maximum.....	25%
70-40-80.02	Height in required rear yard – Maximum (ft.).....	15
70-40-80.03	Setback from any lot line – Minimum (ft.).....	3

Section 150 B-2 DISTRICT (shopping centers).

Within any B-2 District, a building, structure, or lot shall only be used for one or more of the following permitted uses, except as provided in Section 150-20 Special Exception uses, Section 150-30 Accessory Uses, and Section 260 Nonconforming Uses and Nonconforming Buildings or Structures. For all listed uses, the site plan shall be submitted and reviewed pursuant to Section 280-60. [Approved 5-21-81, Item #14700-1]

Community Facility Uses.

150-10-10 Church or similar place of worship, Sunday School, parish house, convent, monastery.

150-10-20 Park, playground or recreational area operated by the municipality.

150-10-30 Public or semi-public building for civic, political, social, or recreational purposes.

150-10-31 Public utility facility.

150-10-32 Bus Passenger Waiting Shelter. [Approved 10-22-81, Item #14771-1]

Business Uses.

150-10-40 Animal hospital

150-10-50 Bank, savings and loan association.

150-10-60 Bowling alley.

150-10-70 Office or office building: business, professional, utility, semi-public, or government.

150-10-80 Personal service shop: barber shop, beauty parlor, pet shop, dry cleaner or laundry of not more than 4,000 sq. ft. including self-service establishment, and other similar services to the consumer.

150-10-90 Radio or television station and/or studio.

150-10-100 Restaurant.

150-10-110 Retail store not otherwise classified.

150-10-120 Shop for custom work, or for making articles to be sold only at retail on the premises.

150-10-130 Theater, motion picture theater.

150-20 Special Exception Uses.

Within any B-2 District, the following special exception uses shall be permitted, subject to approval by the Zoning Board of Appeals pursuant to Section 270-40. Special Exception Uses. For all listed special exception uses, the site plan shall be submitted and reviewed, pursuant to Section 280-60.

Community Facilities.

150-20-10 [DELETED 10-22-81, Item #14771-1]

150-20-20 Club--membership, non-profit.

150-20-30 Parking garage--public, or offstreet parking area--public.

150-20-40 Passenger transportation terminal.

150-20-50 Gas utility facility.

Business Uses.

150-20-60 Alcoholic liquor permit location in connection with a permitted use or a special exception use.

150-20-70 Commercial public recreation use not otherwise classified.

150-20-80 Gasoline station.

150-20-90 Motel.

150-20-100 Massage Establishment. [Approved 1-19-79, Item #13217-3]

150-30 Accessory Uses.

Within any B-2 District, the following accessory uses shall be permitted, subject to the applicable provisions of Section 230:

150-30-10 Customary accessory uses, buildings or structures, exclusive of retail services and of industrial uses otherwise prohibited.

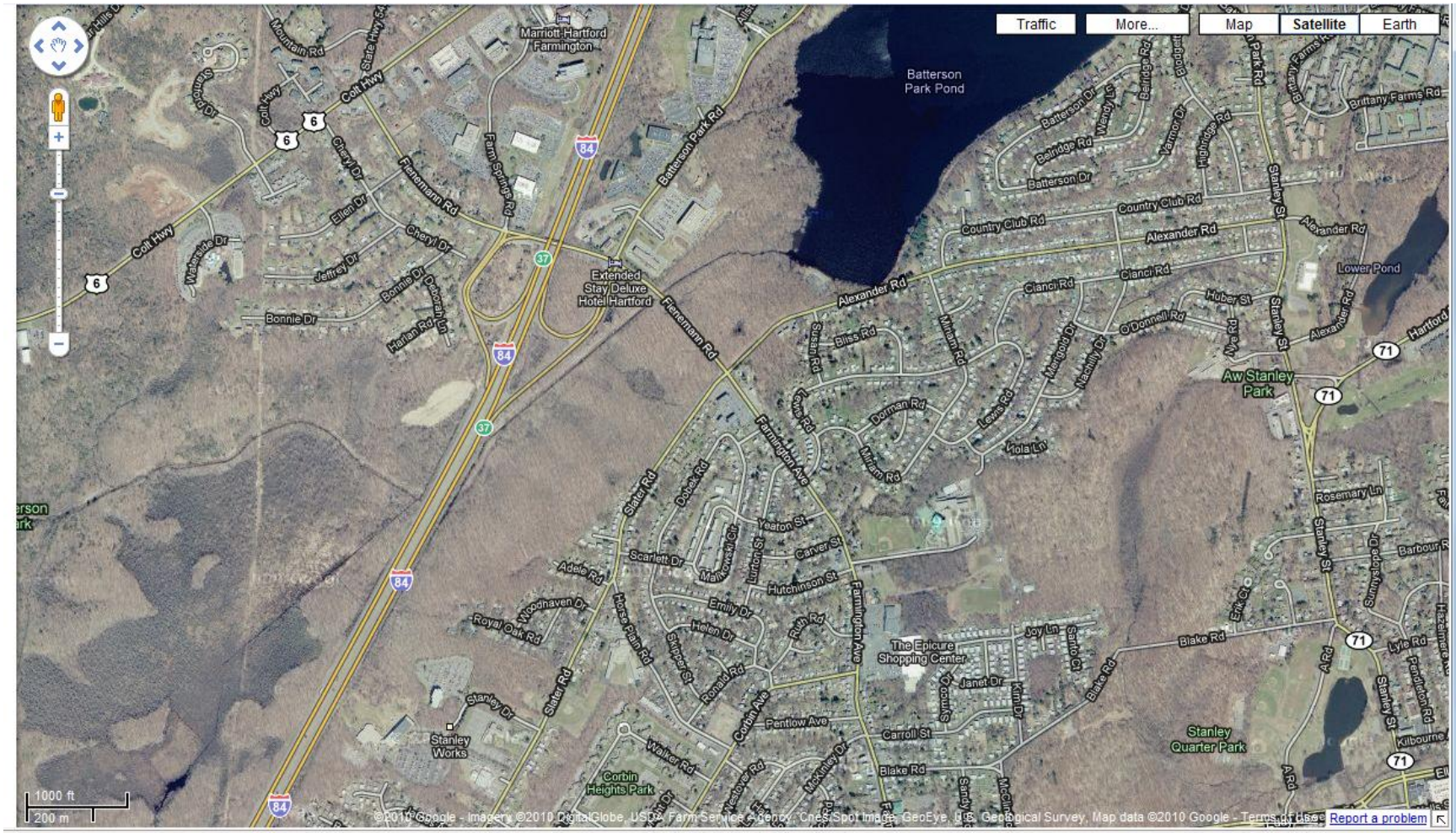
150-30-20 Private parking garage or offstreet parking area, pursuant to Section 240.

150-30-30 Signs, pursuant to Section 250.

150-40 Dimensional Regulations.

Within any B-2 District, no building or structure shall be erected, nor any lot used, unless in conformity with the following schedule, except as modified by the provisions of Section 230, Supplemental Use and Dimensional Regulations, where applicable:

150-40-10	Lot Area – Minimum (sq. ft.).....	50,000
150-40-20	Lot Area – Minimum per dwelling unit (sq. ft.).....	Not permitted
150-40-30	Floor Area Ratio – Maximum.....	.70
150-40-40	Lot Coverage – % of total lot area occupied by main and accessory buildings.....	35
150-40-50	Lot Width – Minimum (ft.).....	200
150-40-60	Height – Maximum (ft.).....	40
150-40-70	**YARDS – MINIMUM (FT.)**	
150-40-70.01	Front.....	70
150-40-70.02	Side.....	25
150-40-70.03	Side – total for both on interior lot.....	50
150-40-70.04	Side – abutting a side street on a corner lot.....	70
150-40-70.05	Rear.....	50
150-40-80	**ACCESSORY BUILDINGS**	
150-40-80.01	Coverage of required rear yard – Maximum - %	0
150-40-80.02	Height in required rear yard – Maximum (ft.).....	0
150-40-80.03	Setback from any lot line – Minimum (ft.).....	Same as required yard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MEMORANDUM

TO: Comprehensive Plan Committee
FROM: Carl J. Stephani, Executive Director

DATE: June 2, 2010

FOR AGENDA: June 3, 2010

SUBJECT: Mailing of Referral Notices

The statutes require that towns send out their zoning/subdivision/plan change referrals to their Regional Planning Organization " by certified mail, return receipt requested". Often, for convenience, such mailings are followed up by an email containing all the pertinent information in a more useable digital form. A simple change in the statutes could eliminate a lot of the unnecessary and cumbersome certified mail requirements. In a time of tight budgets, when it takes time to print up paper copies, put them in envelopes, stamp the envelopes, put them into the mail system and pay the postage, the State should allow efficiencies that do not affect substance. That change would require adding the following underlined words to CRS Section 8-3b. : "... <u>by email, or</u> by certified mail, ..."

The town planners in the Region have been surveyed on this question and have supported this change whole-heartedly.

On that basis, it is my

RECOMMENDATION

that your Committee

Encourage the Agency Board to authorize the staff to urge passage of legislation that would amend CRS Section 8-3b to allow zoning/subdivision/plan change referrals to be sent by email.

cc: Agency Board