

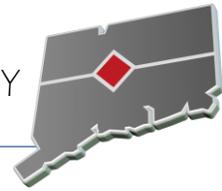
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304
Bristol, CT 06010-4993

Internet: <http://ccrpa.org>
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or (860) 224-9888



TO: COMPREHENSIVE PLAN COMMITTEE
FROM: Timothy Malone, Senior Planner
DATE: November 26, 2013

RECEIVED BY CCRPA ON: November 7, 2013
REFERRAL NAME: Cheshire Zoning Regulation Amendments

INITIATOR: Ball & Socket Arts, Inc.

MUNICIPAL HEARING: December 9, 2013
REFERRED TO: CCRPA

DESCRIPTION: Ball & Socket Arts, Inc. is seeking to amend regulations regarding the "Special Adaptive Reuse Development District" (SARDD). The changes would remove the provision requiring that no use be permitted in the SARDD that is not permitted in the underlying zoning of the property. So, a residential use would be allowed in a residential district but a commercial one would not. All uses, subject to approval by the Planning and Zoning Commission, would be allowed in the SARDD.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found **not in Conflict** with the Regional Plan of Conservation and Development or any other agency plans.

TOWN OF CHESHIRE

PLANNING & DEVELOPMENT DEPT.
84 South Main Street
Cheshire, Connecticut 06410
203-271-6670 • Fax 203-271-6688



TO: Regional Planning Agencies
FROM: William S. Voelker, AICP, Town Planner
SUBJECT: For Review
DATE: November 6, 2013

The Cheshire Planning Office has received the attached application and we are forwarding it for regional referral:

Previously we submitted the amendment to Section 45A.1.2 for review. That proposal was withdrawn and has been resubmitted to be reviewed together with the amendment to Section 45A.4.

The Existing and Proposed Amendments are 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

TOWN OF CHESHIRE
MEMORANDUM

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

Date: November 6, 2013

FROM: William S. Voelker, AICP, Town Planner

SUBJECT: Regional Referrals

The Cheshire Planning Office has received the following application (s) and we are forwarding such application(s) for regional referral:

TYPE OF APPLICATION

SCHEDULED DATE OF PUBLIC HEARING IF APPLICABLE

Zone Text Change Petition
Ball & Socket Arts, Inc.
To amend Special Adaptive Reuse
Development District
(S.A.R.D.D.) Section 45.A.1.2
Resubmitted to add
and
Section 45A.4 Prohibited Uses

December 9, 2013- Public Hearing
7:30 P.M. – Cheshire Town Hall
84 South Main Street, Cheshire
CT – Council Chambers

Section 45.A.1.2 To add flexibility
45.A.4 Prohibited Uses: Delete

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

Existing Text

- e) Schematic layouts of utility systems, including water, sewerage, and drainage including capacity and additional flow into watercourses and ponds and the location of connections of the proposed utility system to present utilities.

45A.3.6 Public Hearings: After receipt of the completed applications for zone change and for Special Permit, together with the required application fees, the Commission shall hold public hearings and take action to approve, approve with modifications, or deny the zone change and Special Permit applications within the time limits provided in Sections 8-3 and 8-7d of the Connecticut General Statutes. When acting on any application for a zone change as set forth herein, the Commission shall be deemed to act in its legislative capacity.

45A.4 Prohibited Uses: No Special Adaptive Reuse Development shall be approved if the proposed use is not permitted in the zone(s) in which the tract is located.

45A.5 Standards and Findings: The Commission may approve an application for a Special Permit for a Special Adaptive Reuse Development provided that, in its judgment, the applicant has met the following standards:

- a) The Special Adaptive Reuse Development, as proposed, shall retain at least fifty (50%) of the gross floor area of the existing building(s) and the total gross floor area of the Special Adaptive Reuse Development, as proposed, shall not exceed 150% of the gross floor area of the existing structures on the lot or lots;
- b) The reports from the Fire Marshal, and Traffic Authority do not indicate that there will be any significant public safety or fire protection problems and that emergency access is adequately provided;
- c) Any internal circulation system encourages pedestrian use and discourages automobile traffic;
- d) Separation of vehicular and pedestrian traffic is maintained wherever possible;
- e) Adequate on-site parking for the proposed development is provided;
- f) There shall be a zero increase in net storm water run-off;

(45A-4)

Proposed Text

- e) Schematic layouts of utility systems, including water, sewerage, and drainage including capacity and additional flow into watercourses and ponds and the location of connections of the proposed utility system to present utilities.

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45A.4 Prohibited Uses: (Deleted)

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- e) Adequate on-site parking for the proposed development is provided;
- f) There shall be a zero increase in net storm water run-off;

(45A-4)

Redlined Showing Changes

SECTION 45A

SPECIAL ADAPTIVE REUSE DEVELOPMENT DISTRICT (S.A.R.D.D.)

45A.1 Purpose: The purpose and intent of this Section of the Cheshire Zoning Regulations, to be known as the Special Adaptive Reuse Development District Regulations, is to permit modification of the strict application of the plan and standards of these Zoning Regulations for the following purposes:

45A.1.2.To permit the adaptive reuse of existing building(s) and other structure(s), for uses otherwise permitted in these Regulations, compatible with the surrounding neighborhood and permitted within the existing zoning district where they are located, in a manner beneficial to and consistent with the orderly development of the Town and the neighborhood and consistent with the purposes of these Regulations, and any Plan of Development adopted by the Planning and Zoning Commission; and

45A.1.3.To permit in pursuit of this purpose the reconstruction and/or rehabilitation of building(s) and other structure(s), where because of their historical significance, architectural merit, design merit, or present condition, their reconstruction or rehabilitation is performed in a manner consistent with the character of the Town, the neighborhood and within the purposes of the Regulations, would be beneficial to the Town, provided (a) the tract is of sufficient size to justify the application of a Special Adaptive Reuse Development, and (b) the Special Adaptive Reuse Development is not inconsistent with particular elements of any Plan of Development adopted by the Planning and Zoning Commission.

45A.2 Qualifying Standards: No tract of land shall be considered for a Special Adaptive Reuse Development District unless it meets the following minimum qualifying standards.

- a) The tract shall consist of a single lot or a number of contiguous lots under one ownership or control having a total area of not less than (3) acres;
- b) The tract shall be located in an R-20A, R-20, R-40, C-1, C-2, C-3, R-80, I-1 or I-2 Zone;
- c) The tract shall be in a Special Adaptive Reuse (SAR) Overlay Zone as specified below in Section 45A.2.1; and
- d) The tract shall be served by public water and public sanitary sewer.

45A.2.1 Establishment: The establishment of a SAR Overlay Zone within an existing zone shall be considered a zone change subject to the requirements and procedures of Section 8-3 of the Connecticut General Statutes, and, except as noted herein, the

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45A.1.3.To permit in pursuit of this purpose the reconstruction and/or rehabilitation of building(s) and other structure(s), where because of their historical significance, architectural merit, design merit, or present condition, their reconstruction or rehabilitation is performed in a manner consistent with the character of the Town, the neighborhood and within the purposes of the Regulations, would be beneficial to the Town, provided (a) the tract is of sufficient size to justify the application of a Special Adaptive Reuse Development, and (b) the Special Adaptive Reuse Development is not inconsistent with particular elements of any Plan of Development adopted by the Planning and Zoning Commission.

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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 () 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.

Special Adaptive Reuse Development District (S.A.R.D.D.)

Section 45.A.1.2 and Section 45 A.4 Prohibited Uses

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 add flexibility to the Special Adaptive Reuse Regulation

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, six (6) copies of a written legal description of the proposed zone boundary and six (6) 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 Ball & Socket Arts, Inc.
(Print or Type)

Petitioner's Address PO Box 128, Cheshire, CT

Petitioner's Signature  Kevin Dally - PRESIDENT

Telephone Number _____ FAX # _____

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

Owner's Signature _____

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

Name Anthony J. Fazzone of Fazzone Ryan & Ricciuti, LLC

Address One Town Center, Cheshire, CT 06410

Telephone Number 203-250-2222 FAX # 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.

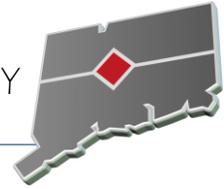
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: Timothy Malone, Senior Planner
DATE: November 26, 2013

RECEIVED BY CCRPA ON: November 6, 2013
REFERRAL NAME: Waterbury Zoning Regulation Amendments

INITIATOR: Chase Parkway Rentals, LLC

MUNICIPAL HEARING: December 19, 2013
REFERRED TO: CCRPA

DESCRIPTION: Chase Parkway Rentals, LLC is requesting that the Waterbury Planning and Zoning Commission change regulations regarding Vehicle Service and Limited Service Facilities. The change would allow such facilities (limited to convenience retail establishments) in the Commercial Office zone (CO). They are currently allowed in the Arterial Commercial, General Commercial, General Industrial, Limited Industrial, and Industrial Park districts. The areas that are affected would primarily be located on the eastern side of the city, along I-84.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found **not in Conflict** with the Regional Plan of Conservation and Development or any other agency plans.

THE CITY OF WATERBURY, ZONING COMMISSION

DATE: NOVEMBER 1 2013

TO: Central Conn. Regional Planning Agency
225 North Main Street, Suite 304
Bristol, Connecticut 06010-4993



FROM: CITY OF WATERBURY, ZONING COMMISSION

RE: NOTICE OF PROPOSED ZONING REGULATION AMENDMENT.

In accordance with CGS 8-7d you are notified that the Zoning Commission of the City of Waterbury has received a petition to amend the Zoning Regulation for the City of Waterbury. The description of the proposed actions as well as the date time and location of the public hearing are noted below.

WATERBURY ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Date: Thursday December 19, 2013
Time: 7:00 PM
Place: Aldermanic Chambers, City Hall, 2nd Floor
235 Grand Street, Waterbury, CT

Notice is hereby given that the following Public Hearing will be held before the Members of the Zoning Commission at the above date, time and place:

PL2013-0262 ZONING REGULATION AMENDMENT TO MODIFY SECTION 10.16 VEHICLE SERVICE FACILITIES AND LIMITED VEHICLE SERVICE FACILITIES CONCERNING ALLOWING THE SALE OF GASOLINE IN THE CO DISTRICT; APPLICANT: ALAN SCHLESINGER.

A copy of the petition are on file is attached and also available for public inspection in the Office of the City Plan Department, 185 South Main Street, Waterbury, Connecticut. 06706.

ATTEST:



James A. Sequin, AICP
City Planner

PL2013-
0262

Chase Parkway Rentals, LLC
375 Coram Avenue
Shelton, CT 06484

October 14, 2013

**CITY OF WATERBURY
ZONING REGULATIONS
TEXT CHANGE REQUEST**

REQUEST TO THE PLANNING AND ZONING COMMISSIONS

October 23, 2013 Zoning Meeting Agenda

Request Made by: Chase Parkway Rentals, LLC
375 Coram Avenue
Shelton, CT 06484
Tel. 203-982-3285
alschlesinger@att.net

Text Change to the City of Waterbury Zoning Regulations be adopted by the City of Waterbury Planning and Zoning Commissions:

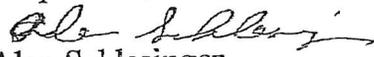
Section 10.16.02 (Applicability) be changed to read as follows:

Vehicle Service and Limited Service Facilities may be permitted in CA, CG, **CO** (Limited to convenience retail establishments that may include only the sale of gasoline and petroleum products as defined in Article 4 and no other vehicle services), IG, IL and IP Districts...

(Article 4 Chart to be updated accordingly)

(Changes noted in Bold)

Respectfully submitted,


Alan Schlesinger
Member Chase Parkway Rentals, LLC

OCT 15 2013
City Plan Dept.