

# 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>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: March 10, 2014  
REFERRAL NAME: Berlin Zoning Regulation Amendments

INITIATOR: Selinas Family, LLC.

MUNICIPAL HEARING: April 24, 2014  
REFERRED TO: CCRPA

DESCRIPTION: Selinas Family, LLC is proposing revisions to Berlin's zoning regulations that would allow small wholesale distributions facilities on pre-existing non-conforming parcels 2 acres or less in the Planned Office Residential District. Square footage would be limited to 5,000 square feet. Tractor trailer deliveries would be prohibited. Frontage along the Berlin Turnpike would be required as well.

COMMENTS: Steven Schiller of the City of New Britain commented: "it seems like a narrowly targeted exemption for this type of warehouse use and enforcement might be an issue in the future if the character of the business evolves"

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 plan. CCRPA staff concur with Mr. Schiller's assessment. The language is very narrowly written.

**RICHARD H. PENTORE**  
ATTORNEY AT LAW  
785 FARMINGTON AVENUE  
KENSINGTON, CONNECTICUT 06037

TEL. (860) 829-9741 • FAX (860) 829-9743  
EMAIL: RPENTORE@PENTORELAW.COM • WWW.PENTORELAW.COM

March 10, 2014

Hellyn Riggins  
Director of Development Services  
Town of Berlin  
240 Kensington Road  
Berlin, CT 06037

**Re: Proposed Amendment to Berlin Zoning Regulations  
Section VIII.A.o.**

Dear Hellyn:

On behalf of my client Selinas Family, LLC, I am submitting a revised proposed amendment to the POR zoning regulation, Section VII.A of the town's zoning regulations. The proposed amendment is the addition of new subsection "o". The text of the amendment is enclosed along with a check in the amount of \$310.00 for the filing fee.

Thank you for your consideration.

Very truly yours,



Richard H. Pentore

RHP  
Cc: Client

TOWN OF BERLIN  
2014 MAR 11 A 10:08

Fee Paid 3/12/14 - \$310.

## **Berlin Zoning Regulations**

### **VIII. SPECIAL USE ZONES**

#### **A. Planned Office Residential District – POR.**

o. In pre-existing non-conforming parcels consisting of two (2) acres or less with frontage on the Berlin Turnpike, small wholesale distribution facilities in buildings containing five thousand (5,000) square feet or less of gross floor area, that do not require tractor trailer truck deliveries (trucks with more than 2 axels) or shipments. The distribution of building, plumbing, or electrical supplies shall be prohibited.

TOWN OF BERLIN  
2011 MAR 11 A 10:08

# 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>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: February 28, 2014  
REFERRAL NAME: Canton POCD Update

INITIATOR: Town of Canton

MUNICIPAL HEARING: April 16, 2014  
REFERRED TO: CCRPA

DESCRIPTION: The Town of Canton is proposing a rewrite of the town's zoning regulations. Only a small portion of the town abuts the CCRPA region. That portion is zoned residential and mixed use. The regulations for both of these zones are in line with zoning in CCRPA towns.

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 plan. CCRPA staff note that portions of the town that abut CCRPA are listed as existing business areas and recommended for mixed-use development, which is supported by our POCD.

# 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>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: February 28, 2014  
REFERRAL NAME: Canton POCD Update

INITIATOR: Town of Canton

MUNICIPAL HEARING: April 16, 2014  
REFERRED TO: CCRPA

DESCRIPTION: The Town of Canton is proposing an update to the town's POCD. The POCD's status purpose is to be a guide for: "nurturing and promoting the image and identity of Canton; enhancing and sustaining the vitality of Canton; and, securing a good quality of life for Canton." The POCD makes strong recommendations for preserving open space and the community's character.

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 plan. CCRPA staff note that portions of the town that abut CCRPA are listed as existing business areas and recommended for mixed-use development, which is supported by our POCD.

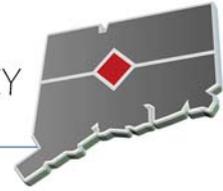
# CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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

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

Internet: <http://ccrpa.org>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: March 13, 2014  
REFERRAL NAME: Farmington Zoning Regulation Amendments

INITIATOR: Town of Farmington

MUNICIPAL HEARING: April 28, 2014  
REFERRED TO: CCRPA

DESCRIPTION: The Town of Farmington is proposing revisions to regulations regarding marijuana dispensary and production facilities. The revision proposes a definition of such facilities, based on statutes, and limits where they can be located. Such facilities will require a special permit and may not be located within 500 feet of a residential district or a school. They also may not have a drive-thru feature.

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 plan.

FARMINGTON, CONNECTICUT TOWN PLAN AND ZONING COMMISSION

FOR TPZC USE

1 Monteith Drive, Farmington, CT 06032-1053 Tel: 675-2325

NUMBER Z- 1412

CONTACT PERSON (Print): Jeffrey Ollendorf

Rec. Nbr. \_\_\_\_\_

Rec. Amt. \_\_\_\_\_

Phone: 860-675-2325

TYPE OF APPLICATION

- Change of Zone  Amendment to Regulations
- Special Permit  Site Plan Approval
- Removal or Deposit of Earth Products  Waiver

1. Name of Applicant: Town of Farmington Plan & Zoning Commission Phone: 860-675-2325

Mailing Address 1 Monteith Drive, Farmington, CT 06032

2. Name of Owner Jeffrey Ollendorf, Town Planner

Mailing Address 1 Monteith Drive, Farmington, CT 06032

3. Property Address Town of Farmington Acreage \_\_\_\_\_

4. Assessor's lot number N/A

5. Zoning: Present \_\_\_\_\_ Proposed \_\_\_\_\_

6. Is parcel within 500 feet of municipal boundary? Yes \_\_\_\_\_ No \_\_\_\_\_

7. Description of request: addition of Article II, Section 14.B. Medical Marijuana Dispensary Facility and Medical Marijuana Production Facility

8. Please indicate adjoining property owners and location as follows: (Attach separate sheet, if necessary).

Bounded: Northerly by: \_\_\_\_\_  
 Westerly by: \_\_\_\_\_  
 Southerly by: \_\_\_\_\_  
 Easterly by: \_\_\_\_\_

9. All information submitted with this application is true and accurate to the best of my knowledge. The applicant Understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted.

Date March 13, 2014

  
 Signature of Petitioner  
 (Must be owner or holder of option to purchase or agent thereof)

PLEASE READ THE FOLLOWING:

- A. Applications for changes of zone and special permits require notification of the public hearing by Certified Mail by the applicant to all property owners within 200 feet of any boundary of the subject property no later than 10 days prior to such hearing. Receipts for such Certified Mail shall be provided to the Planning Department prior to the public hearing.
- B. Applications for changes of zone and special permits require the posting of a sign on the subject property for 7 days prior to the Scheduled public hearing. A \$35.00 deposit is required for such signs, refundable upon the return of the sign.
- C. Maps and Plans: This application must be accompanied by at least 8 copies of plans, 24" x 36" in size. A checklist of data to be included on plans is available.
- D. Filing Fee: The filing fee must be paid to the Farmington Tax Collector before acceptance of application by the Town Planner (see Fee Schedule available from Planning Office).

Article II Section 14.B

15. Medical Marijuana Dispensary Facility and Medical Marijuana Production Facility

Medical Marijuana Dispensary Facility means a place of business where marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the State has issued a dispensary facility license to an applicant under Public Act 12-55 and Section 21a-408-14 of the Regulations of Connecticut State Agencies.

Medical Marijuana Production Facility means a secure, indoor facility where the production of marijuana occurs and that is operated by a person to whom the State has issued a producer license under Public Act 12-55 and section 21a-408-20 of the Regulations of Connecticut State Agencies. Production of marijuana shall include the manufacture, planting, preparation, cultivation, growing, harvesting, propagation, compounding, conversion or processing of marijuana, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis, and includes any packaging or repackaging of the substance or labeling or relabeling of its container, except that this term does not include the preparation or compounding of marijuana by a patient or caregiver for the patient's use.

- a. No medical marijuana dispensary facility or production facility shall be permitted to locate within 500 feet from a public or private school, publicly owned recreational area, public library, child daycare center or place used primarily for religious worship or study. This measurement shall be taken between the closest lot lines of properties containing such facilities.
- b. No medical marijuana dispensary facility shall be permitted to locate within 5,000 feet from any other site containing or approved for a medical marijuana dispensary facility. No medical marijuana production facility shall be permitted to locate within 5,000 feet from any other site containing or approved for a medical marijuana production facility. This measurement shall be taken between the closest lot lines of properties containing such facilities.
- c. No medical marijuana dispensary facility or production facility shall be permitted to locate within 500 feet from a residential zoning district. This measurement shall be taken from all lot lines of a property containing such facility to the closest residential zoning boundary.
- d. The parking requirement for a medical marijuana dispensary facility or production facility shall be for that of a retail use and manufacturing use respectively.
- e. Any application for the approval of a medical marijuana dispensary or production facility shall be accompanied by a security plan which will be referred to the Chief of Police for review and comment. The Commission may withhold approval of such facilities following a finding that such security plan does not adequately protect the public health and safety.

- f. Medical marijuana dispensary facilities shall maintain transaction records in a manner that meets FDA standards. Such records shall be made available to the Commission or local police upon request in such form as to not violate State or Federal law.
- g. Medical marijuana dispensary facilities shall not contain a drive through feature.
- h. The approval of a special permit for a medical marijuana dispensary or production facility must be submitted for renewal two years from the date of original approval and for between two and five year periods (at the discretion of the Commission) following such initial two year renewal period. The Commission may withhold approval of such application for renewal upon making a finding that the operation of such dispensary or production facility has violated the provisions of this regulation or that such operation has negatively impacted the health and safety of the community in a substantial way. In the case of an appeal of the special permit, the renewal shall extended the length of such appeal.
- i. No medical marijuana dispensary facility or production facility shall operate until a zoning permit has been issued by the Planning Department. Such zoning permit shall not be issued until a permit for such use has been issued by the State of Connecticut.
- j. A special permit issued for a medical marijuana dispensary facility or production facility shall expire and be of no effect if the applicant fails to submit to the Town a copy of a permit for such use from the State within six months from the approval of such special permit. Any appeal of such special permit, site plan, inland wetlands or subdivision approval shall extend the aforementioned six month period the length of such appeal.
- k. This regulation incorporates all of the rules, standards and requirements found in the regulations adopted by the State of Connecticut Department of Consumer Protection.

# 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>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: March 13, 2014  
REFERRAL NAME: Newington Zone Change

INITIATOR: Stop & Shop Supermarket, LLC

MUNICIPAL HEARING: April 9, 2014  
REFERRED TO: CCRPA

DESCRIPTION: The Stop & Shop Supermarket, LLC is petitioning for a zone change for 16 Fenn Road, from Industrial to Planned Development. This parcel is located directly south of Stop & Shop's location on Fenn Road. This parcel abuts the Fenn Road CTfastrak station. While this area formerly housed industrial uses, its proximity to CCSU and the soon to be operational CTfastrak make it a prime location for commercial and residential development.

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 plan. CCRPA staff recommend that the site be used for mixed-use development and that a rear access road be required.

UR# 13096

Petition # 108-14



TOWN OF NEWINGTON

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 16 Fern Road ZONE: I  
The Stop & Shop Supermarket, LLC

APPLICANT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTACT PERSON: Lawrence S. Shipman TELEPHONE: (860) 606-1702

ADDRESS: 20 Batterson Park Rd. Farmington 06032 EMAIL: larry@shipso.com

OWNER OF RECORD: Fenn Road Associates, LLC

**THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):**

Zoning Map Change from the I to the PD Zone (Public Hearing required).

Zoning Text Amendment to Section \_\_\_\_\_. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).

Subdivision

Resubdivision (Public Hearing required).

Special Exception per Section ~~\_\_\_\_\_~~ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).

Site Plan Approval or Modification

Other (describe in detail, or attach): \_\_\_\_\_

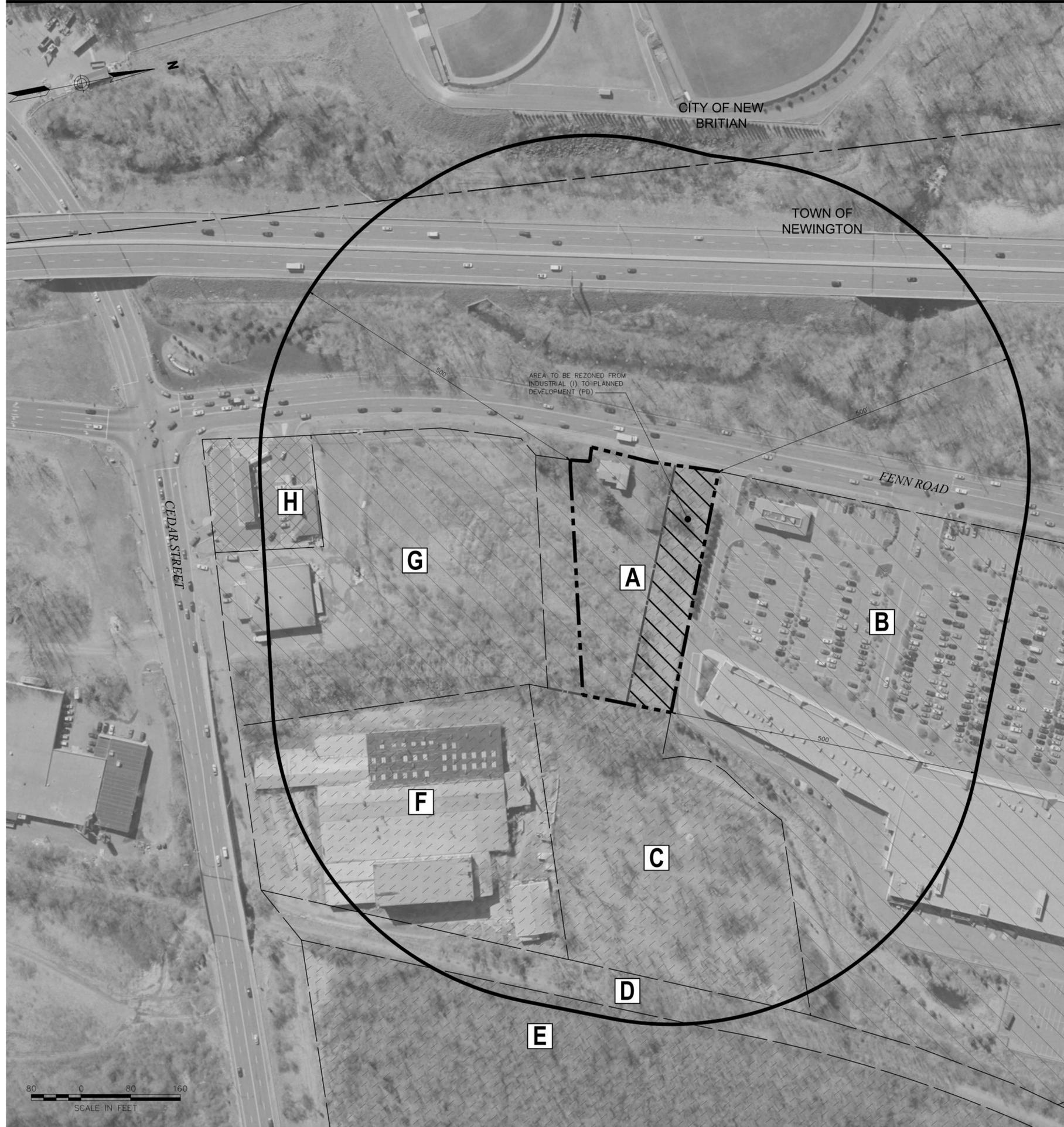
SIGNATURE: By Lawrence S. Shipman for the Applicant and Owner

	<u>2/20/14</u>		<u>2/20/14</u>
APPLICANT	DATE	OWNER	DATE

**COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).**

NOTE: PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

Saved Wednesday, March 05, 2014 11:05:37 AM J.MAYER Plotted Thursday, March 06, 2014 2:45:07 PM Moyer, Jocelyn



### Legend

	PLANNED DEVELOPMENT ZONING DISTRICT (PD) - EXISTING
	INDUSTRIAL ZONING DISTRICT (I) - EXISTING
	BUSINESS ZONING DISTRICT (B) - EXISTING
	PLANNED DEVELOPMENT ZONING DISTRICT (PD) - PROPOSED
	EXISTING ZONE LINE
	SITE PROPERTY LINE - "SUBJECT PARCEL"
	ABUTTING PROPERTY LINE
	TOWN LINE
	500' RADIUS LINE

### Property Summary

Key	Map/ Block/Lot	Parcel ID	Address	Owner Information	Existing Zone	Proposed Zone
A	13/2/1	#A2002030	#16 Fenn Road	N/F Fenn Road Associates, LLC	Planned Development (PD) & Industrial (I)	Planned Development (PD)
B	7/6/0	#K1634600	#22-44 Fenn Road	N/F Hayes-Kaufman Newington Associates, LLC	Planned Development (PD)	--
C	13/2/2	#A2002031	--	N/F State of Connecticut Department of Transportation	Planned Development (PD) & Industrial (I)	--
D	--	--	Railroad ROW	N/F State of Connecticut Department of Transportation	--	--
E	14/2/0	#K163600	#568 Cedar Street	N/F Koczera Jeannette R. EST	Industrial (I)	--
F	14/1/0	#N2137000	#690 Cedar Street	N/F Town of Newington	Industrial (I)	--
G	13/2/0	#K1635200	#712 Cedar Street	N/F Fenn Road Associates, LLC	Planned Development (PD)	--
H	13/1/0	#B0371400	#724 Cedar Street	N/F 724 Cedar - Newington, LLC	Business (B)	--



**Vanasse Hangen Brustlin, Inc.**

Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471  
617.924.1770 • FAX 617.924.2286


1	Town Comments	3/5/2014	CPN
No.	Revision	Date	Appr.
Designed by	JRM	Drawn by	JRM
Checked by	KSS	Checked by	KSS
CAD checked by	CPN	Approved by	CPN
Scale	1"=80'	Date	February 23, 2014

**Proposed Zone Change**

16 Fenn Road  
Newington, Connecticut

Issued for  
**Local Approval**

Not Approved for Construction

Drawing Title  
**500 Foot Radius Map**

Drawing Number

**R-1**

Sheet of 1

Project Number  
12267.00

# 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>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: March 3, 2014  
REFERRAL NAME: Rocky Hill Zoning Regulation Amendments

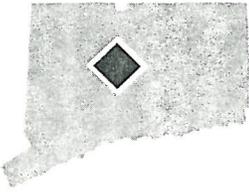
INITIATOR: Rocky Hill Planning and Zoning Commission

MUNICIPAL HEARING: April 16, 2014  
REFERRED TO: CCRPA

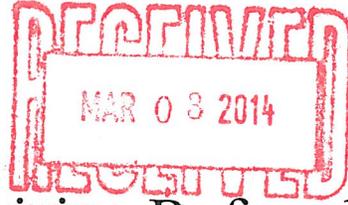
DESCRIPTION: Rocky Hill is proposing two amendments to their zoning regulations. The first is a change in the definition of "commercial vehicles" which increases the specificity of the definition. The second allows temporary structures in residential districts so long as a permit is obtained from the commission and the structure is up for no more than six months.

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 plan.



CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY



Serving the Town of Berlin City of Bristol Town of Burlington City of New Britain Town of Plainville Town of Plymouth Town of Southington

Zoning and Subdivision Referral Form

225 North Main St., Suite 304 Bristol, CT 06010-4993 (860) 589-7820 (860) 224-9888 FAX or TDD (860) 589-6950 ccrpampo@ct1.nai.net

FROM: [ ] Planning Commission [ ] Zoning Commission

[X] Planning & Zoning Commission [ ] City Council acting as Zoning Commission

Rocky Hill CT Municipality

2-27-2017 Date

Zoning: Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zone change potentially affects an area within 500 feet of a municipal boundary is referred to the Central Connecticut Regional Planning Agency at the above address for review and an advisory report.

Public Hearing on Said Change is Scheduled for: April 16, 2014 (date)

The Zoning Commission should give written notice of its proposed zoning change to the regional planning agency(ies) not later than thirty-five (35) days before the public hearing.

Subdivisions: Pursuant to the provisions of Section 8-26b of the General Statutes of Connecticut, as amended, the following proposed subdivision abuts or crosses a municipal boundary line and is referred to the Central Connecticut Regional Planning Agency at the above address for review and an advisory report.

Public Hearing on Said Proposal is Scheduled for: (date)

The Planning Commission should give written notice of the proposed subdivision to such regional planning agency(ies) not later than thirty (30) days before the public hearing.

Note: Statutes may also require referrals of open space grants (7-131e(c)), foreign trade zones (7-136 d-e(a)), and interlocal agreements or the proposed formation of a district (8-35d).

[Signature] Signature

Dir. Planning & Building / Asst. Title (please print) 9/97 200

LEGAL NOTICE  
TOWN OF ROCKY HILL  
PLANNING AND ZONING COMMISSION

The Rocky Hill Planning and Zoning Commission will conduct a public hearing on Wednesday, April 16, 2014 beginning at 6:30 p.m. in Activity Room 2 of the Rocky Hill Community Center, First Floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. Proposed Zoning Regulation Amendments, Town of Rocky Hill, proposing to modify Rocky Hill Zoning Regulations, Section 2.2 Defined Terms, as follows:

**a. DELETE:**

*“COMMERCIAL VEHICLE: Any motor vehicle with a commercial vehicle, livery, taxi or commercial trailer vehicle registration and identified by insignia and/or materials stored within or carried upon to be used for commercial purposes.”*

*“VEHICLE, COMMERCIAL: Any motor vehicle with commercial license plates or with lettering, markings, racks, or other apparent accessories indicating it is intended for use other than personal and/or recreational transportation.”*

**b. ADD:** In Section 2.2 Definitions

**Gross Vehicle Weight Rating:** GVWR is defined by the manufacturer of the vehicle,

**Commercial Vehicle:** Any vehicle or equipment regularly used to carry, deliver, handle or move goods in the conduct of a business, commerce, profession or trade, and which has two or more of the following characteristics:

1. Exceeds (gross vehicle weight rating) GVWR of nine thousand pounds (9,000);
2. Exceeds seven (7) feet in height from the base of the vehicle to the top;
3. Exceeds twenty (20) feet in length;
4. has more than two (2) axles;
5. Has more than four (4) tires in contact with the ground;
6. Used, designed and built to carry more the eight (8) passengers;
7. Designed to sell food or merchandise from the vehicle or trailer itself;
8. Bears signs, logos, advertising or markings identifying the owner or registrant, a trade, business, service or commodity;
9. Has modifications such as but not limited to platform rack, ladder rack, or mechanical equipment such as a hoist used to facilitate the carrying of goods or equipment;
10. Commercial plate or registration

The following types of vehicles when regularly used to carry, deliver, handle or move goods in the conduct of business, commerce, profession or trade shall be considered commercial vehicles: step vans, cargo vans, box trucks, flat bed or stake bed trucks, buses semitrailers, tractor trailers dump trucks wreckers and trailers for commercial purposes. The following types of equipment shall also be considered commercial vehicles: earth moving equipment, cement mixers trenching and pipe laying equipment and other similar type if contractors/construction/site work equipment.

2. Proposed Zoning Regulation Amendments, Town of Rocky Hill, proposing to add to the Rocky Hill Zoning Regulations, Section 3.4.8 as follows:

3.4.8 A single temporary structure, including membrane structures, no larger than 200 sq. ft. will be allowed on a Residentially Zoned Property for no more than 6 months in any 12 month period. Temporary structure permits shall be obtained from the Planning and Zoning Department.

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 3<sup>rd</sup> and 10<sup>th</sup> day of April 2014

Planning and Zoning Commission

Dimple Desai, Chairman and Victor Zarrilli, Secretary

# 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>  
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820  
or (860) 224-9888



TO: Planning and Zoning Referral Review Committee  
FROM: Timothy Malone, Senior Planner  
DATE: March 17, 2014

RECEIVED BY CCRPA ON: March 5, 2014  
REFERRAL NAME: Waterbury Zoning Regulation Amendments

INITIATOR: Waterbury Planning and Zoning Commission

MUNICIPAL HEARING: April 23, 2014  
REFERRED TO: CCRPA

DESCRIPTION: The City of Waterbury is proposing changes to its zoning regulations that would permit "Vehicle Service Facilities" to have entrances and exits on non-residential local streets that connect to arterials or collectors. It also eliminates special height restrictions that are more restrictive than the underlying zoning.

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 plan.

---

---

THE CITY OF WATERBURY, ZONING COMMISSION

---

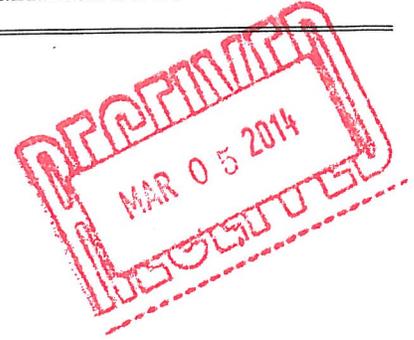
---

DATE: MARCH 3, 2012

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 initiated the process 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: Wednesday, April 23, 2014  
Time: 7:00 PM  
Place: Aldermanic Chambers, City Hall, 2<sup>nd</sup> Floor  
235 Grand Street, Waterbury, Ct

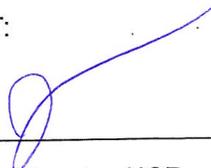
Notice is hereby given that the following Public Hearings will be held before the Members of the Zoning Commission at the above date, time and place:

**PL2014-0066 Zoning Regulation Amendment to Section 2.02.02 – SPECIFIC DEFINITIONS concerning the addition of definitions related to allowing Vehicle Service Facilities to enter and exit on local nonresidential streets which connect to an arterial or collector street; Initiated by the Zoning Commission.**

**PL2014-0064 Zoning Regulation Amendment to Section 10.16.03 – VEHICLE SERVICE FACILITY STANDARDS concerning the addition of definitions related to allow Vehicle Service Facilities to enter and exit on local nonresidential streets which connect to an arterial or collector street, eliminate Vehicle Service Facilities Structure height limitations more restrictive than the building height limitation of the underlying district and to clarify that the display of operable vehicles for sale is permitted between the street line and the front wall of the principal building; Initiated by the Zoning Commission.**

Copies of the proposed amendments enclosed and are on file and available for public inspection in the Office of the City Plan Department, 185 South Main Street, 5<sup>th</sup> Floor, Waterbury, Connecticut. 06702.

ATTEST:

  
\_\_\_\_\_  
James A. Sequin, AICP  
City Planner

**PL2014-0066 Zoning Regulation Amendment to Section 2.02.02 – SPECIFIC DEFINITIONS concerning the addition of definitions related to allowing Vehicle Service Facilities to enter and exit on local nonresidential streets which connect to an arterial or collector street; Initiated by the Zoning Commission.**

*RESOLVED The Zoning Commission approves the modification of Section 2.02.02 Specific Definitions with the addition of the following definitions in alphabetical order with additions in bold underlined type and deletions in bold italic strike through type:*

**Nonresidential Street: Any street segment which is not a Residential Street.**

**Residential Street: Any street segment where 51 percent of the frontage measured along all right of way lines is in a residential district.**

**Street Segment: Any portion of a public street lying between intersecting streets. In determining the bounds of street segment the centerline and, or, in the case of a street intersecting on only one side of a through street the projected centerline, of an intersecting street shall be used. The centerline of a railroad right-of-way, the centerline of a perennial stream, and the city boundary line may be treated as intersecting streets.**

**PL2014-0064 Zoning Regulation Amendment to Section 10.16.03 – VEHICLE SERVICE FACILITY STANDARDS concerning the addition of definitions related to allow Vehicle Service Facilities to enter and exit on local nonresidential streets which connect to an arterial or collector street, eliminate Vehicle Service Facilities Structure height limitations more restrictive than the building height limitation of the underlying district and to clarify that the display of operable vehicles for sale is permitted between the street line and the front wall of the principal building; Initiated by the Zoning Commission.**

*RESOLVED The Zoning Commission approves the modification of Section 10.16.03 Vehicle Service Facilities Standards as follows with additions in bold underlined type and deletions in bold italic strike through type:*

**10.16.03 Vehicle Service Facility Standards** *(Amend. 1-23-14)*

Vehicle Service Facilities shall comply with the following Special Use Standards, as applicable.

Any Vehicle Service or Limited Vehicle Service Facility shall comply with the following standards, in addition to or in lieu of applicable District Development and General Use Standards:

- 1) all buildings shall be set back from every adjacent property a minimum distance of ~~ten (10)~~ **ten (10)** feet and a minimum of twenty (20) feet from any adjacent residential property;
- 2) vehicle entranceways shall be no closer than twenty (20) feet to any adjacent property line, except where such adjacent properties are separated by a public street. If the Approval Authority finds that unique site or traffic conditions preexist which render this standard unfeasible to achieve on a site otherwise suitable for the use, this standard may be reduced by a supermajority vote of the Approval Authority;
- 3) lot area shall be at least fifteen thousand (15,000) square feet and a minimum lot width of one hundred twenty (120) feet. If the Approval Authority finds that unique site conditions, topographic conditions or environmental site conditions exist which render this standard unnecessary, this standard may be reduced by a supermajority vote of the Approval Authority provided that the standard is not reduced below the minimum standards required by underlying district;
- 4) total building coverage shall not be more than twenty-five (25) percent of the lot area. If the Approval Authority finds that unique

site or traffic conditions preexist which render this standard unfeasible to achieve on a site otherwise suitable for the use, this standard may be reduced by a supermajority vote of the Approval Authority;

- 5) ~~*building heights shall not exceed one and one-half (1½) stories or twenty-five (25) feet, whichever is lesser. If the Approval Authority finds that unique site or traffic conditions preexist which render this standard unfeasible to achieve on a site otherwise suitable for the use, this standard may be reduced by a supermajority vote of the Approval Authority;*~~
- 6) all buildings shall be set back from any public street a minimum distance of thirty-five (35) feet, If the Approval Authority finds that unique site or traffic conditions preexist which render this standard unfeasible to achieve on a site otherwise suitable for the use, this standard may be reduced by a supermajority vote of the Approval Authority;
- 7) vehicle access to the premises shall be from and to an arterial or collector street as delineated on the State of Connecticut Town Aid Road Map on file in the City Engineer's office, **or a nonresidential street connected to an arterial or collector street as delineated on the State of Connecticut Town Aid Road Map, either directly or via other nonresidential streets;**
- 8) there shall be a minimum distance of forty (40) feet between any two (2) curb cuts and a minimum distance of twenty-five (25) feet between any curb cut and the corner of any lot which is adjacent to two streets;
- 9) such facilities shall be screened from any adjacent residential property by a suitable opaque fence (which shall bear no advertising) or landscaping, not less than six (6) feet in height and providing year-around screening;
- 10) except for tires, all trash shall be stored in tight containers;
- 11) a trash or garbage area shall be provided for the temporary storage of trash, garbage, and unusable automotive parts and such area shall be enclosed by suitable opaque fence not less than six (6) feet in height and shall be designed so that the trash shall not be seen from adjoining properties or a public street;

- 12) Except for the display of operable vehicles for sale, there shall be no products displayed in between the street line and the front wall of the principal building;
- 13) there shall be no outside storage of inoperable motor vehicles; and all parking, loading, and storage of motor vehicles must be entirely upon private property.

DRAFT