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2018 JUL 12 P 12: 43

Town of Stafford

Legal Notice



TOWN CLERK

Notice is hereby given that the Stafford Planning and Zoning Commission will hold a Public Hearing on July 24, 2018 at 7:00 p.m. at the Warren Memorial Town Hall, Veteran's Meeting Room, 1 Main Street, Stafford, CT 06076 to consider the following:

Public Hearings

Changes to the zoning regulations including; update table of uses; repeal forestry regulations; permit breweries and brewpubs; update bed and breakfast and sign regulations.

At this meeting, interested persons may be heard and written communication received. Copies of legal notice, and the regulation updates are on file in the Town Clerk's Office, Town of Stafford, CT.

Respectfully,

Nancy Ravetto, Chairman

Journal Inquirer

July 14, 2018

July 21,, 2018

4.1 Conversion for Bed and Breakfast or rentals via online transient reservation systems:

Conversion of a single-family home to provide for a bed and breakfast facility when used in conjunction with primary residential use may be allowed by the Commission as a special permit use subject to reasonable safeguards and the following standards:

A. A bed and breakfast shall:

1. Not contain more than six (6) guest rooms;
2. Provide meals only to overnight guests;
- ~~3. Not house a guest for a period in excess of fourteen (14) continuous days;~~
- ~~4.3.~~ Not change the residential character of the dwelling;
- ~~5. Not be located within fifty (50) feet of an existing neighboring residential Structure;~~
- ~~6. Not be located on a dead-end street more than one thousand two hundred (1,200) feet from the beginning of such dead-end street;~~
- ~~7.4.~~ Have appropriate sewage disposal facilities to meet Health Code requirements or be connected to a public sewer.

B. Off-street parking shall:

1. Consist of one (1) space per rental room in addition to two (2) spaces for the dwelling;
2. Not be located between the street and the building line except for the dwelling;
3. Be screened from the street and abutting residential properties;
4. Have lighting adequate for safety and security without creating a nuisance to abutters.

And allow in all residential districts

David Perkins

From: David Perkins
Sent: Tuesday, June 19, 2018 3:56 PM
To: 'Lynne Pike DiSanto'
Subject: RE: stafford ct zoning changes

Thanks....we are also going to remove the forestry section and add it to our wetlands regulations where they belong!

DELETE:

7.10 Forestry:

For the purpose of these regulations, all harvesting of trees will be considered forestry; and all milling of round wood will be considered wood product manufacturing, meeting the requirements of wood cutting and will not apply to this section.

Forestry is allowed in all AA and AAA residential zones and all business and industrial zones and will be allowed in water management zones upon approval of the Inland Wetlands Commission. All cutting of trees permitted with a permitted construction or use shall not require a permit.

- A. Commercial cutting up to ten thousand (10,000) board feet and all private cutting of trees shall not require a permit but shall comply with these regulations. All commercial cutting of trees over ten thousand (10,000) board feet shall require a permit meeting the following requirements. Note: It will be considered private cutting when the landowners harvest their own stand of trees.
1. The applicant shall state the type of forestry, selective cutting, or clear cutting, the number of acres involved in the operation, and the approximate number of board feet to be removed. The permit shall be signed by both the owner and the logger.
 2. A buffer strip of one hundred (100) feet from all property lines abutting developed land and town and state roads shall exist where no more than fifty percent (50%) of the volume of the trees in this area shall be removed and where all slash shall be chipped or removed. A buffer strip of fifty (50) feet from property lines abutting raw and undeveloped land meeting the above requirements will be allowed. Trees accidentally damaged during the felling operation to the extent of impeding future growth will be felled and removed from the above-mentioned buffer strips. All ground surfaces disturbed in this area shall be re-graded and seeded. This work shall be done before any new permits can be issued.
 3. The applicant will comply with all Inland Wetland Regulations as required.
 4. All watercourses, swamps, ponds, and lakes shall be protected from erosion by methods approved by the Forestry Unit — D.E.P.; and a distance of twenty-five (25) feet from all said waterways shall be kept free of all slash from this forestry operation.
 5. A forestry permit shall be required.
 6. Clear cutting over five (5) acres and selective cutting over fifty thousand (50,000) board feet shall require a one thousand dollars (\$1,000) Performance Bond.
 7. Clear cutting shall not exceed ten (10) acres.
- B. All forestry operations, commercial and private, must follow approved silvicultural practices and shall comply with the latest edition of the Timber Harvesting Guidelines published by the Wood Producers Association of Connecticut.

Add to definitions:

Brewery – A facility where beer or cider is manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off premises or offered for on the premises tastings.

Brewpub – A facility where beer or cider is manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer or cider, with or without the sale of food, and in accordance with Article IV Section 8.

Add to

7.13

10. Manufacturers Permit

Update Use Table:

5.1 Schedule of Permitted Main Uses:

Permitted Main (Principal) Uses	Zoning Districts						
	WM	OS	LB	HB	CB	IN	HI
1. One-family (1) dwelling, one (1)/lot	SU*						
2. Agriculture	A	A	A	A	P	P	P
3. forestry	P	P	P	P	P	P	P
4. Poultry	A	A	A	A	A	A	A
5. Government uses, cemeteries, places of worship	SU	SU	SU	SU	SU	SU	SU
6. Wood cutting/sawmill	SP						
7. Group day care home, child play care center, nursery school, adult day care			SU	SU		SU	SU
8. Bed and breakfast			SP	SP			
9. Clubhouse, lodge, or other non-profit social, civic, or fraternal house			SP	SP	SP		
10. Utility transmission lines and substations	P		P	P	P	P	P
11. Commercial Kennel				SU			SU
12. Noncommercial kennel (Effective December 19, 2003)			SU	SU			
13. Veterinary hospital (Effective December 19, 2010)			SU	SU			SU
14. Rental Care Business							SU
15. Funeral home			SP	SP			SP
16. Retail, personal services, restaurant			SP	SP	SP		SU
17. The sale of alcoholic beverages							
a. Café permit				SU			
b. Tavern permit				SU			
c. Club permit or nonprofit permit, brewpub			SU	SU	SU		
d. Hotel permit or hotel permit for beer only				SU			SU
e. Package store permit				SU	SU		SU
f. Restaurant permit, restaurant permit for beer only, restaurant permit for wine and beer only, or restaurant permit for catering establishment				SU	SU		SU
g. delete					SU		

18. Parking *			SU	SU	SU	SU	SU
19. Business and professional offices, banks			SP	SP	SP	SP	SP
20. Auto sales, auto repair, service station, gasoline sales			SP	SP		SP	SP
21. Trade school, business school				SU		SU	SP
22. Assembling, processing, and packaging of goods for sale (25% of floor)			SP	SP	SP	SP	SP
23. Grooming facility			SP	SP	SU	SU	SU
24. Drive-in, open air sales, commercial recreation, amusement arcade, café, Indoor Entertainment Facility				SU	SU	SU	SU
25. Bus station, hotel, motel, inn				SP			SU
26. Wholesale, storage, freight terminal, commercial processing, Brewery						SP	SU
27. Manufacturing, processing, assembly						SP	SP
28. Outdoor storage, fuel storage, contractor's yard						SU	SU
29. Salvage operations contained within a building						SU	SU
30. Lawn care business (Effective 5/1/2000)			P	P	P	P	SU
31. Retail use limited to ten (10)% of floor area (Effective 7/27/2005)						P	SU
32. Retail uses having a gross floor area of more than twenty thousand (20,000) square feet as defined Sec. 4.64(a) (Effective 4/1/2006)			SU	SU	SU		SU
33. Earth removal (Effective 4/25/2007)			SU*	SU*			

- A. One family dwellings in WM zones are subject to site plan requirements. Such site plan shall include wetland, flood plain, and stream encroachment delineations.
- B. Uses permitted under "SP" are limited to sites with a total area of building coverage no greater than fifty thousand (50,000) square feet. Sites that propose total building coverage in excess of fifty thousand (50,000) square feet require "SU" approval. (Effective 7/2/2005)
- C. All buildings, or uses larger than twenty thousand (20,000) square feet of gross leasable floor area require the issuance of a special use permit in accordance with the requirements of Section 8.10(A) of these regulations. (Effective 4/1/2006)
- D. A special use permit is required for all drive through facilities. (Effective 4/1/2006)
- E. Earth removal in HB and LB allowable under temporary permit only and in conjunction with a bona fide construction project.

* All parking areas will comply with parking requirements of Section 6.2.

** The Commission shall determine, upon request, all like uses not specifically listed and, in its discretion, may allow such use under a special use permit whether such use is a main use or accessory use.

Amend sign regulations:

Current Regulation

6.31

Maximum area of sign	Location (See also Sec. 3.42 General Regulations)	Permit Required
a. The total permitted exterior area on any premises shall be computed as follows: The total combined sign area for each unit of occupancy on the first floor and permanent ground signs shall not exceed two (2) square feet for each lineal front foot of exterior building wall.	Back of street line	Yes

<p>b. One detached double-faced sign may be erected on each lot or on each two hundred (200) lineal feet of building frontage, whichever is more restrictive. Such signs shall not exceed thirty-two (32) square feet in total area per lot per sign face. A detached sign shall not exceed twenty (20) feet in height nor be within twenty (20) feet of a side lot line.</p>	<p>Ten (10) feet back of street line</p>	<p>Yes</p>
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New Proposed regulation:

6.3I

<p>Maximum area of sign</p>	<p>Location (See also Sec. 3.42 General Regulations)</p>	<p>Permit Required</p>
<p>a. The total combined permitted exterior and permanent ground mounted signs area for each unit of occupancy on a lot shall not exceed two (2) square feet for each lineal front foot of exterior building wall. Maximum sign coverage is 200 Sq. Ft.</p>	<p>Back of street line</p>	<p>Yes</p>
<p>b. One detached double-faced sign may be erected on a lot Such signs shall not exceed thirty-two (32) square feet in total area per sign face. A detached sign shall not exceed twenty (20) feet in height nor be within twenty (20) feet of a side lot line.</p>	<p>Ten (10) feet back of street line</p>	<p>Yes</p>

Current Regulation:

6.3 b. Sign Location:

1. No sign shall project more than sixteen (16) inches from the face of a structure and not more than twelve (12) inches beyond any street line, and it shall be at least ten (10) feet above the level of any walkway it may overhang.

New Proposed regulation:

6.3 b. Sign Location:

1. Signs projecting over a sidewalk or any other public walkway shall not exceed 8 Sq. Ft. in total area, nor shall the sign project over the sidewalk more than four (4) feet from the property line. All signs over sidewalks shall be located as to eliminate any hazard to the pedestrians.

the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands.

Agriculture – Commercial: A Farm producing farm products for sale by wholesale, or for sale at locations (not including farm markets) other than farm property on which they were produced or a Company or individuals(s) required to file IRS Form 1040f.

Amusement Arcade: A facility that primarily contains amusement devices. (Effective 11/15/03)

Amusement Devices: Game devises intended for entertainment purposes, including, but not limited to, pool tables, electronic devices, or video devices. (Effective 11/15/03)

Animal Enclosure: A fence, or other method, used to contain livestock and other domestic animals within a predetermined outdoor area, excluding common house hold pets such as dogs and cats.

Animal Management: addresses shelter provisions, outdoor keeping area, pasture and manure management needs depending on the specific animal. Information available from the CT Department of Agriculture, CT Farm Bureau, and or the USDA as well as Natural Resources Conservation Service. These references should be utilized in preparing a specific management plan.

Apartment: An apartment is a segregated portion of a dwelling that is provided with bathroom and toilet facilities and with kitchen facilities in a kitchen or kitchen alcove.

Apartment House: An apartment house is a building arranged, intended, or designed to be occupied by three, or more families living independently of each other and doing their cooking upon the premises, or by three or more individuals, or groups of individuals living independently but having a common heating system and general dining room.

Barn: A building for storing hay, grain, etc., and often for housing livestock. (Effective 2/15/95)

Basement: The lowest story of a building below the main floor and wholly or partly below the average level of the ground surrounding the building or structure.

Bed and Breakfast: An owner-occupied one-family detached building in that food and/or lodging may be provided to overnight paying guests. The provision of such services is subordinate to the principal use of the building as a residence. **The lodging may be provided through the services of an online transient reservation system.**

Boarding House: Same as a *rooming house* except that meals are normally served to lodgers.

Building: Any structure having a roof and intended for the shelter, housing, or enclosures of persons, animals, or materials. Any other structure more than eight feet high shall be considered as a building, including a fence, or wall, excluding a public utility pole, or a flagpole.

Building Coverage: That percentage of total lot area covered by the combined area of all buildings on the lot.

Article IV
Residential Districts

4.1 Explanation of Use Tables

- A. No structure shall be used, erected, or expanded; and no land use shall be established or expanded except in accordance with the Zoning Regulations. The schedules contained in Section IV list permitted uses of lands and buildings, and the maximum height of buildings, the required yards, open space, area of lots, and other requirements for the various districts in the Zoning Regulations.
- B. Any use marked “SU” in the following tables is a permitted use subject to the issuance of a building and/or zoning permit and subject to Sec. 8.10(A) “Special Use Permit.”
- C. Any use marked “SP” in the following tables is a permitted use subject to the issuance of a building and/or zoning permit and subject to Sec. 8.3 “Site Plan.”
- D. Any use marked “P” in the following tables is a permitted use subject to the issuance of a building and/or zoning permit.
- E. Any use not marked is not a permitted use in the particular zoning district. Uses that are not permitted are prohibited unless the Commission determines that a proposed use is sufficiently similar to a listed use.
- F. Any use marked “A” in the following tables is a permitted use as of right without a permit.

4.2 Schedule of Permitted Main Uses:

Permitted Main (Principal) Uses	Residential Zoning Districts				
	AAA	AA	A	B	C
1. One-family (1) dwelling, one (1)/lot	P	P	P	--P	-P--
2. Two-family (2) dwelling				P	P
3. In-Law-Apartment	P	P	P	P	P
4. Multi-family				SU	SU
5. Age Restricted Housing (Effective 6/11/08)	SU	SU	SU		
6. Agriculture,	A	A	A	A	A
7. DELETE	P	P	P	P	P
8. Poultry	A	A	-SU-	-SU-	-SU-
9. Boarding camp	SU				
10. Government uses, cemeteries, places of worship	SU	SU	SU	SU	SU
11. Hospital, convalescent, or nursing home, home for elderly	SU	SU	SU	SU	SU
12. Wood cutting/sawmill	SP	SP			
13. Public, parochial, or private school or college	SU	SU	SU		
14. Group day care home, child play care center, nursery school, adult day care	SU	SU	SU	SU	SU
15. Bed and breakfast or rentals via online transient reservation systems	SU	SU	SU		
16. Clubhouse, lodge, or other non-profit social, civic, or fraternal house	SU	SU	SU		

TOWN OF STAFFORD – ZONING REGULATIONS

17. Camping areas established prior to 4-7-72	SU	SU	---	---	---
18. Shooting ranges	SU	SU			
19. Utility transmission lines and substations	P	P	P	P	P
20. Elderly housing	---	SU		SU	SU
21. Noncommercial kennel (Effective 12/19/2003)	SU	SU			
22. Veterinary hospital (Effective 12/19/2010)	SU	SU			
23. Horse and pony farms, riding academies, boarding stable	SU	SU			
24. Funeral home			SU	SU	SU
25. The sale of alcoholic beverages					
a. Club permit or nonprofit permit	SU	SU	SU		
26. Parking (See Note A)	SU	SU	SU	SU	SU
27. Earth removal (Effective 4/25/2007)	SU	SU			

- A. One family dwellings in WM zones are subject to site plan requirements. Such site plan shall include wetland, flood plain, and stream encroachment delineations.
- B. Uses permitted under “SP” are limited to sites with a total area of building coverage no greater than fifty thousand (50,000) square feet. Sites that propose total building coverage in excess of fifty thousand (50,000) square feet require “SU” approval. (Effective 7/25/2005)
- C. All buildings or uses larger than twenty thousand (20,000) square feet of gross leasable floor area require the issuance of a special use permit in accordance with the requirements of Section 6.31 of these regulations. (Effective 4/1/2006)
- D. A special use permit is required for all drive-through facilities. (Effective 4/1/2006)
- E. Earth removal in HB and LB allowable under temporary permit only and in conjunction with a bona fide construction project.

NOTE A: All parking areas will comply with parking requirements of Sections 6.2.

NOTE: The Commission shall determine, upon request, all like uses not specifically listed and, in its discretion, may allow such use under a special use permit whether such use is a main use or accessory use.