



# *Town of Stafford Connecticut*

*1 Main Street, Warren Memorial Town Hall  
Stafford Springs, CT 06076-1208*

**PLANNING & ZONING COMMISSION**  
*(860)-684-1793 · zoning@staffordct.org*

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*[Signature]*  
TOWN CLERK

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## **Town of Stafford Legal Notice**

Notice is hereby given that the Stafford Planning & Zoning Commission will hold a Public Hearing on July 23, 2019 at 7:00 p.m. in the Veterans' Meeting Room, Warren Memorial Town Hall, 1 Main St., Stafford Springs, CT 06076 to review and consider changes to the Town of Stafford Zoning regulations adding a regulation allowing nonprofit clubs to operate in any zone with special permit approval.

At this hearing interested persons may be heard and written communication received. Copies of proposed regulations, legal notice and related information are on file in the Zoning Office and the Town Clerk's office, 1 Main Street, Stafford, CT.

*Nancy Ravetto  
Chairman*

**J.I.**

July 12, 2019

July 20, 2019



TOWN OF STAFFORD, CT

Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076
860-684-1793

07/09/2019

Draft

ZONE CHANGE APPLICATION

Applicant Information:

Name: Jason Hoyne
Address: 9 Stephen Drive Enfield, CT 06082
Phone: 860-598-6624 Fax:
Email: Giantsjay202000@yahoo.com
Legal Interest:

Owner Information:

Name: STAFFORD TOWN OF
Address: #TOWN HALL PARKING LOT STAFFORD SPRINGS, CT 06076
Phone: 860-684-1775 Fax:
Email:
Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:

Address: 1 MAIN ST TOWN WIDE - TEXT CHANGE
Size: Assessor's Map and Lot #: 510
Is the subject parcel within 500 ft. of the Town boundary? yes X no
Zone Change Requested from X to X

Purpose of Request:

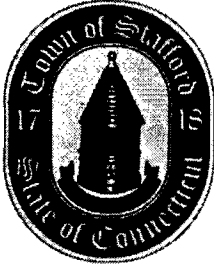
See Attached

Fees:

Zone Change Fee = \$ 360.00 (Payable to the Town)

Signatures:

Signature of Owner(s) STAFFORD TOWN OF Date: 07/09/2019
Signature of Applicant(s) Department Signed Date: 07/09/2019



**Town of Stafford, CT**  
 1 Main Street, Stafford Springs, CT 06076  
 PLANNING AND ZONING COMMISSION  
 (860) 684-1775 · Fax (860) 684-1768

**P&Z ZONE CHANGE APPLICATION**

DATE REC'D: \_\_\_\_\_ PERMIT No. \_\_\_\_\_  
 FEE REC'D: Fee of \$150 received? YES  NO  DATE: \_\_\_\_\_  
 APPLICANT: Jason Hynes PHONE: 860-548-6624  
 Address 9 Stephen Drive Enfield Ct 06082 CELL: \_\_\_\_\_  
 SUBJECT PROPERTY ADDRESS: \_\_\_\_\_

EXISTING CONDITIONS: ZONE: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_ BUILDING SIZE: \_\_\_\_\_

PROPOSED CHANGES: ZONE: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_ BUILDING SIZE: \_\_\_\_\_

AREA TO BE CHANGED: \_\_\_\_\_  
TEXT change

REASONS FOR CHANGE: \_\_\_\_\_  
SEE ATTACHED

All properties within five hundred (500) feet of the proposed changes shall be identified as to use and owner's names and mailing addresses for all properties indicated.

**ABUTTING PROPERTY OWNERS:** (Names & Addresses. Attach a separate paper if necessary.)

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_

YES  NO  Is any portion of property within 500 feet of the boundary of an adjoining municipality?

**IMPORTANT:** For a change in a zone or zone boundary, this application will be submitted with (2) prints of the zoning map indicating (in color), the area which the change(s) is applied for, the proposed boundary or boundaries involved, and the proposed zoning district designation applied for.

Signature of Applicant: Jason Hynes Date: 7/9/19  
 Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

"In accordance with the Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discrimination on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD)."

\*\*\*\*\* FOR OFFICIAL USE ONLY \*\*\*\*\*

**PUBLIC HEARING DATE:** \_\_\_\_\_

YES \_\_\_ NO \_\_\_ **APPROVED** by North Central District Health Department . Signature: \_\_\_\_\_

YES \_\_\_ NO \_\_\_ **APPROVED** by Inland Wetland Watercourses Commission. Signature: \_\_\_\_\_

YES \_\_\_ NO \_\_\_ **APPROVED** by Water Pollution Control Authority . Signature: \_\_\_\_\_

**ADDITIONAL** Requirements or Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This **ZONE CHANGE** IS:

\_\_\_\_\_ **APPROVED**

DATE: \_\_\_\_\_

\_\_\_\_\_ **DENIED**

DATE: \_\_\_\_\_

**SIGNATURES** of Commissioners:

\_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

## I. CLUB

An applicant proposing to establish an outdoor recreational club on private land shall comply with the following:

The club shall be a not for profit corporation.

The applicant shall submit a statement describing:

- a. The proposed use in detail including at least: rules; hours of operation; and maximum number of users.
- b. The effect the proposed facility will have on the town's infrastructure
- c. A site plan in accordance with section 8.3
- d. A maintenance plan of the facility

The Commission may impose conditions that are deemed necessary to protect the welfare of the community, such as, but not limited to the following:

- a. The effect of the use on the surrounding areas;
- b. Requirements of front, side, or rear yards greater than the minimum required by the regulations;
- c. Requirements of screening from adjoining premises or from the streets, by walls, fences, plantings, or other devices;
- d. Limitation on size, number of occupants, method or time of operation, extent of facility, outdoor activity or noise.
- e. Regulation of number, design, and location of access drives or other traffic flow features

The Commission may modify or waive by resolution any item of the required submission under this section if it finds that the information is not necessary in order to decide on the application, or if it affects the public health and welfare.

Definition:

**Club:** An organization catering exclusively to members and their guests, provided that the purpose of the club is not conducted primarily for gain and that there are not conducted any commercial activities except as required generally for the membership and purposes of this club.

Allowed in any zone by special permit

June 24, 2019

**TO:** STAFFORD PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2019-68: Proposed zoning amendments pertaining to not-for-profit clubs.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and has not received any comments of concerns of neighboring towns. CRCOG land use policies discourage residential and commercial development in areas that are out of scale relative to the character and capacity of those areas. As the proposed text to allow outdoor recreational clubs "in any zone by special permit" has to the potential to conflict with surrounding areas, approval for such uses should be carefully examined relative to their surrounding uses and contexts during the special permit process, particularly locations with the potential to have impacts on adjacent communities

The public hearing date has been scheduled for 6/12/2019.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

**DISTRIBUTION:** Planner: Ellington, Somers, Willington, Union, Northeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner