

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, November 13, 2023 7:00 pm

Regular Meeting – HYBRID

Join Zoom Meeting
<https://us02web.zoom.us/j/82082233624>

Meeting ID: 820 8223 3624

Or join by phone 1-646-558-8656 same ID and passcode
THIS IS A HYBRID PUBLIC MEETING. THE PUBLIC CAN ATTEND IN-PERSON OR ELECTRONICALLY. THE INFORMATION PROVIDED IN THIS AGENDA CONTAINS THE LINK TO ACCESS THE MEETING ELECTRONICALLY.

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL AND SEATING OF ALTERNATES**
- 3. ADDITIONS/CHANGES TO AGENDA**
- 4. APPROVAL OF PZC REGULAR MEETING MINUTES of October 10, 2023**
- 5. AUDIENCE OF CITIZENS**
- 6. UNFINISHED BUSINESS (Discussion/Possible Action)**
- 7. NEW BUSINESS (Discussion/Possible Action)**
 - 7.1 Discuss and Act Upon 2024 PZC Meeting Schedule
- 8. REGULATION REVISIONS (Discussion)**
 - 8.1 Section 3 revisions
 - 8.2 Section 51.7 Minor Modifications of Approved Special Permits
 - 8.3 Site Plan vs. Special Permit Uses in CM Districts
 - 8.4 Family/Home Day Care
 - 8.5 Section 52.7.19 Planned Neighborhood Housing
- 9. COMMUNICATIONS AND REPORTS**
 - 9.1 Zoning Officer Report

9.2 Town of Andover Correspondence

9.3 Town of Hebron Correspondence

10. COMMISSION OPEN DISCUSSION

11. AUDIENCE OF CITIZENS EXECUTIVE SESSION:

Pending Legal Action per State Statutes Section 1-200(6)(B)

12. ADJOURNMENT

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room

323 Route 87, Columbia, CT

Tuesday, October 10, 2023 7:00 pm

**Regular Meeting – HYBRID
MINUTES**

Members Present: Chairman Rick Nassiff, Vice-Chair Vera Englert, Robert Powell, Justin Riendeau, Walter Tabor, L. Preston (Alternate), and Don Schofield (Alternate)

Members Excused: Richard Napolitano, Thomas Currier, Ed Madrak (Alternate)

Staff Present: Town Planner John Guskowski (via Zoom), Board Clerk Mary Kay Hyman

Others Present: Millie Ramsey and 1 Other Present

1. CALL TO ORDER: R. Nassiff called the meeting to order at 7:02 PM.

2. ROLL CALL AND SEATING OF ALTERNATES:

D. Schofield was seated for R. Napolitano

L. Preston was seated for W. Tabor

W. Tabor arrived at 7:05 and L. Preston was unseated

3. ADDITIONS/CHANGES TO AGENDA:

J. Guskowski added the Hebron Housing Flyer to Communications and Reports

4. APPROVAL OF PZC REGULAR MEETING MINUTES of September 25, 2023:

R. Nassiff MOVED to APPROVE the Minutes of September 25, 2023 R. Powell SECONDED. MOTION PASSED 6:0:0

5. AUDIENCE OF CITIZENS: None

6. UNFINISHED BUSINESS (Discussion/Possible Action):

6.1 Zoning Enforcement Workload and Reporting

R. Nassiff stated that he met with the Zoning Officer, C. Kisluk after the last Regular PZC Meeting. He stated he informed her that she did not need to attend this meeting, allowing the Commission to address what was discussed at the last Regular PZC Meeting.

The Committee discussed the workload on the Zoning Officer. They discussed the responsibility of the Zoning Officer in relations to the Nutrient Allocation Plan (Applicant versus Zoning Agent) and the overall prioritization of the Zoning Officers responsibilities. They requested that the Zoning Officer, moving forward, attend the PZC Regular Meetings once a month to open discussion with, and obtain guidance from, the Commission. They asked J. Guskowski to add this to future agendas. They requested that the Zoning Officer provide a report called the "ZEO Report", including the town violations as well as concerns of the Zoning Officer. They stated they want the violation portion of the report to be

expounded upon and dates added to identify some of the older items. They stated this may overall help to streamline processes for both the Zoning Officer and the public. Additional items were mentioned/discussed, and R. Nassiff asked that they be addressed to the Zoning Officer at the next PZC meeting.

R. Nassiff asked for the “ZEO Report” to be emailed out to the Commission for their review before discussion at the next PZC Regular Meeting.

J. Guskowski suggested that the Town Administrator also be brought into the meetings with the Zoning officer to help identify and prioritize responsibilities.

R. Nassiff stated that any further discussion of C. Kisluk’s performance be done under Executive Session, but not until after they have met with her monthly for a length of time.

7. NEW BUSINESS (Discussion/Possible Action): None

8. REGULATION REVISIONS (Discussion)

8.1 Section 3 revisions – Deferred to the next Regular PZC Meeting.

8.2 Section 51.7 Minor Modifications of Approved Special Permits

J. Reindeau explained changes to Section 51.7 would allow applicants under existing site plans or special permits to be allowed to make minor modifications with the Town Planners approval and they would not need to take out another special permit, pay another fee, spend additional time, or go before the Commission.

R. Nassiff suggested adding not materially to the verbiage.

W. Tabor mentioned that the Commission would need to review the requests to identify what is minor.

J. Guskowski addressed concerns/changes to the verbiage, first, he confirmed adding “not materially”, second, who determines it to be a minor change and third he suggested adding a clause “without requiring reapplication”.

Discussion ensued on what is a minor change and if/what should be brought to the Commission. A decision was made that these changes should be brought before the Commission moves forward to determine if the change will need a special permit or be considered a minor change.

Discussion of this topic will continue at the next PZC Meeting.

8.3 Site Plan vs. Special Permit Uses in CM Districts

J. Reindeau referenced Section 31.3, a list of items that currently need a special permit, and the possibility of some of these items being handled through a site plan.

Discussion ensued regarding each item, as the Commissions went through the list and identified those items that would require a special permit, those that would be handled through the site plan and those items that would be combined under one category or the other.

Discussion of this topic will continue at the next PZC Meeting.

8.4 Family/Home Day Care – Deferred to the next PZC Regular Meeting

9. COMMUNICATIONS AND REPORTS:

9.1 Hebron Housing Flyer

J. Guskowski referred to the Hebron Housing Flyer, attached to the Meeting Packet, stating there is a Hebron Housing Forum coming up on October 24th, as an FYI for the Commission.

10. COMMISSION OPEN DISCUSSION None

11. AUDIENCE OF CITIZENS EXECUTIVE SESSION: None

Pending Legal Action per State Statutes Section 1-200(6)(B)

12. ADJOURNMENT

R. Nassiff **MOVED** to adjourn. R. Powell **SECONDED. MOTION CARRIED UNANIMOUSLY**

The meeting was adjourned at 9:03 PM.

Respectfully submitted by Mary Kay Hyman, Board Clerk.

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.

2024 PZC MEETING SCHEDULE

BOARD OR COMMITTEE NAME: **PLANNING & ZONING COMMISSION**

TIME OF MEETING: 7:00 P.M.

DAY OF WEEK MEETING HELD: 2nd and 4th Mondays of Each Month (unless otherwise stated).

LOCATION OF MEETING: ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM

PLEASE INSERT YOUR DATES IN THE MONTHS LISTED BELOW:

JANUARY 8 th 22 nd	JULY 8 th 22 nd
FEBRUARY 12 th 26 th	AUGUST 12 th 26 th
MARCH 11 th 25 th	SEPTEMBER 9 th 23 rd
APRIL 8 th 22 nd	OCTOBER 15 th (2 nd Tues.) 28 th
MAY 13 th 28 th (4 th Tues.)	NOVEMBER 12 th (2 nd Tues.) 25 th
JUNE 10 th 24 th	DECEMBER 9 th 23 rd

JANUARY 2025 13 th 27 th

RECEIVED _____ AT _____

ATTEST _____ TOWN CLERK/ASSISTANT TOWN CLERK

Accepted at the _____ PZC meeting

SECTION 3 - ZONING PERMITS & CERTIFICATES OF ZONING COMPLIANCE

(Entire Section revised 7/1/14) Proposed revisions June 2023

- 3.1 Zoning Permit.** No building or regulated structure shall be erected, added to, or structurally altered and no use shall be established until a Zoning Permit has been issued by the Zoning Enforcement Officer. All applications for such permits shall be in accordance with the requirements of these Regulations. Unregulated structures that require building permits may be reviewed by the Zoning Enforcement Officer for compliance without requiring a separate zoning permit.
- 3.1.1 Application.** Every application for Zoning Permit shall be accompanied by such information and exhibits as are required by these Regulations or may be reasonably required by the Zoning Enforcement Officer in order that the proposal of the applicant may be adequately interpreted and judged as to its conformity with the provisions set forth in these Regulations. The application shall include a certification that the lot is on record by deed, including the date of recording, or is in a subdivision which has been approved by the Planning & Zoning Commission.
- 3.1.2 Plot Plan.** The application shall be accompanied by two copies of a plot plan based on an A2 survey prepared by a land surveyor registered in the State of Connecticut, drawn to scale showing the actual dimensions of the lot to be built upon, the size of the structure(s) to be erected, the location of the structure(s) upon the lot, the floor area ratio, the dimensions of all open spaces and easements, the setback lines observed by the structure(s), the location of driveways and curb cuts, the area and percentage of impervious cover, both existing and proposed, any approval provisions under Section 51 or 52 of these Regulations and such other information as may be necessary. The Zoning Enforcement Officer may waive any of the plot plan requirements in cases where it is not needed to determine conformity with these Regulations.
- 3.2 Certificate of Zoning Compliance:** No land shall be occupied or used and no regulated structure built or altered shall be occupied or used in whole or in part for any purpose, until a Certificate of Zoning Compliance shall have been issued by the Zoning Enforcement Officer, stating that the premises or regulated structure complies with all the provisions of these Regulations. Such a Certificate is also required for any change, extension, or alteration in a use. Prior to issuance of a Certificate of Zoning Compliance, the applicant shall submit an as-built survey at the A2 level, prepared by a licensed surveyor, showing the exact placement of the regulated structures on the lot. No such Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer until all zoning requirements and conditions have been met. The Zoning Enforcement Officer may waive the as-built survey requirements in cases where it is not needed to determine conformity with these Regulations.

Regulated Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. As used in these Regulations, structures shall include, but are not limited to buildings, swimming pools, fences or walls greater than six (6) feet in height, permanently placed outdoor storage containers, Above ground storage tanks in excess of 250 gallons, and other significant buildings or building additions in excess of 200 square feet.

Retaining walls and public utility equipment (as defined herein) are not considered structures under these regulations.

In the Columbia Lake Protection Area Overlay Zones, new unroofed terraces, patios, and similar hardscape, semi-impervious and impervious surfaces greater than 100 s.f., or, modifications or additions to unroofed terraces, patios, and similar hardscape, semi-impervious and impervious surfaces after the effective date of these regulations that are equal to or greater than 100 s.f., shall be considered structures and shall require a Zoning Compliance Certificate but shall be exempt from the setback and lot coverage requirements.

Unregulated Structure: Small accessory or appurtenant structures or structural elements that are not for human or animal occupancy with a footprint of less than 200 square feet, and do not require a building permit.

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Unregulated Structures shall be exempt from all zoning permitting requirements.

Water-related structural improvements such as piers, docks, boat ramps, and lifts are permitted structures exempt from the minimum yard requirements and are subject to the securing of the necessary permits from the Columbia Board of Selectmen and the Columbia Inland Wetlands Commission.

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Structural Alteration: The term "structural alteration" shall mean any change or addition to the structure or supporting members of a building, such as walls, columns, beams or girders.

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51.7 Minor Modification of Approved Special Permit or Site Plan Elements:

Minor changes in an approved Site Plan or Special Permit are acceptable with the written approval of the Planning & Zoning Commission, provided such changes shall in no way affect the overall layout, design, development density, environmental impact, or nature of the Site Plan or Special Permit. Applicants may apply for minor modification approval by the Commission by written request through the Town Planner or directly to the Commission.

If determined to be minor, the Planning and Zoning Commission shall deny or approve, through majority vote, the proposed changes. If approved, the Commission shall document the modification with a signed letter for the file. This determination and letter shall serve as the approval for the minor change or modification.

8. Contractor's and construction office and yards, all stored equipment and materials shall be screened from street and abutting properties per Section 65.7 and 66.

9. Indoor self-storage facilities

10. Accessory uses customary with, and incidental to, uses listed in 31.2 and 31.3 with changes to the building or site

31.3. Permitted Uses with Special Permit Approval by the Commission per Section 52.

1. Daycare Center for Children or Adults (See Section 52.7.2 and 52.7.13)

2. Public Utility buildings

3. Post Office (See Section 52.7.18)

4. Package Stores (See Section 67)

5. Outdoor Recreation facility (See Section 52.7.19)

6. Manufacturing, assembly, processing operations other than permitted under 31.1.10

7. Warehousing and distribution; frontage on, and direct access to, a State road is required

8. Pet Boarding, Day Care and Grooming

9. Sand and Gravel operations (See Section 63)

10. Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies

11. Wireless Telecommunication Facilities (See Section 52.7.15)

12. Major home occupation in an existing single-family dwelling

13. Clubs (See Section 52.7.7)

14. Restaurant including outdoor entertainment, patio dining or micro-brewery

15. Convalescent home, residential health care facility (See Section 52.7.3)

16. Funeral Home

17. Motel (See Section 52.7.8)

18. Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use

19. Commercial oil, propane or gasoline tanks

20. Cannabis Establishments (See Section 52.7.22) (adopted effective 6/1/22)

21. Multifamily Dwelling (See Sections 52.7.21) (adopted effective 6/1/22)

32. Commercial Manufacturing District 2 (CM-2)

The purpose of this district is to permit smaller scale commercial and manufacturing businesses in keeping with site constraints.

32.1. Permitted Uses. Applications for the following uses to locate in an existing building that does not include any alterations to the exterior of the building or changes to the vehicular, pedestrian or storage areas of the site, are permitted with Staff approval with Staff approval per Section 3.

1. Same permitted uses as for CM-1, and accessory uses customary with and incidental to use uses listed in Section 32 with no changes to the exterior of the building or site.



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT
Intergovernmental Policy and Planning Division

September 12, 2023

To: Chief Executive Officers

From: Martin L. Heft, Undersecretary

RE: **Compliance with PA 23-142 by December 1, 2023**

Public Act 23-142 made changes to laws on zoning for licensed family and group child care homes located in residences, requiring that:

- No zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings.
- Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require any special zoning permit or special zoning exception for such operation.

Pursuant to Subsection (b) of Section 1 of PA 23-142, each municipality shall submit to the Secretary of the Office of Policy and Management, not later than December 1, 2023, and annually thereafter, a sworn statement from the chief executive officer of the municipality, stating either that the municipality's zoning regulations are in compliance with the above requirements, or the specific time frame within which the municipality will bring its zoning ordinances into compliance.

A sample of an appropriate sworn statement is attached for your guidance.

Statements should be saved in PDF format and sent electronically only to Justine Phillips-Gallucci of my staff (justine.phillips-gallucci@ct.gov) by December 1, 2023.



Substitute House Bill No. 6590

Public Act No. 23-142

AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-3j of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) No zoning regulation shall treat any family child care home [registered] or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to [section 17b-733] chapter 368a, in a manner different from single or multifamily dwellings.

(b) Not later than December 1, 2023, and annually thereafter, each municipality shall submit to the Office of Policy and Management a sworn statement from the chief executive officer of the municipality stating (1) that the municipality's zoning ordinances are in compliance with (A) subsection (a) of this section, and (B) the provisions of subdivision (1) of subsection (d) of section 8-2, as amended by this act, or (2) the specific time frame within which the municipality will bring its zoning ordinances into compliance with subsection (a) of this section and subsection (d) of section 8-2, as amended by this act.

Sec. 2. Subsection (d) of section 8-2 of the general statutes is repealed

Substitute House Bill No. 6590

and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(d) Zoning regulations adopted pursuant to subsection (a) of this section shall not:

(1) (A) Prohibit the operation in a residential zone of any family child care home or group child care home [in a residential zone] located in a residence, or (B) require any special zoning permit or special zoning exception for such operation;

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons;

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes, having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, including mobile manufactured home parks, if those conditions and requirements are substantially different from conditions and requirements imposed on (A) single-family dwellings; (B) lots containing single-family dwellings; or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments;

(4) (A) Prohibit the continuance of any nonconforming use, building

Substitute House Bill No. 6590

or structure existing at the time of the adoption of such regulations; (B) require a special permit or special exception for any such continuance; (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure;

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, of temporary health care structures for use by mentally or physically impaired persons if such structures comply with the provisions of said section, unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts

Substitute House Bill No. 6590

out in accordance with the provisions of section 8-2p; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

Sec. 3. Subsection (a) of section 19a-87b of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) No person, group of persons, association, organization, corporation, institution or agency, public or private, shall maintain a family child care home, as described in section 19a-77, without a license issued by the Commissioner of Early Childhood. Licensure forms shall be obtained from the Office of Early Childhood. Applications for licensure shall be made to the commissioner on forms provided by the office and shall contain the information required by regulations adopted under this section. The licensure and application forms shall contain a notice that false statements made therein are punishable in accordance with section 53a-157b. Applicants shall state, in writing, that they are in compliance with the regulations adopted by the commissioner pursuant to subsection (f) of this section. Before a family child care home license is granted, the office shall make an inquiry and investigation which shall include a visit and inspection of the premises for which the license is requested. Any inspection conducted by the office shall include an inspection for evident sources of lead poisoning. The office shall provide for a chemical analysis of any paint chips found on such premises. Neither the commissioner nor the commissioner's designee shall require an annual inspection for homes seeking license renewal or for licensed

Substitute House Bill No. 6590

homes, except that the commissioner or the commissioner's designee shall make an unannounced visit, inspection or investigation of each licensed family child care home at least once every year. A licensed family child care home shall not be subject to any conditions on the operation of such home by local officials, other than those imposed by the office pursuant to this subsection, if the home complies with all [local] codes and ordinances applicable to single and multifamily dwellings.

Sec. 4. Section 19a-80 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) No person, group of persons, association, organization, corporation, institution or agency, public or private, shall maintain a child care center or group child care home without a license issued in accordance with this section and sections 19a-77 to [19a-80] 19a-79a, inclusive, and 19a-82 to 19a-87a, inclusive. Applications for such license shall be made to the Commissioner of Early Childhood on forms provided by the commissioner and shall contain the information required by regulations adopted under said sections. The forms shall contain a notice that false statements made therein are punishable in accordance with section 53a-157b.

(b) (1) Upon receipt of an application for a license, the commissioner shall issue such license if, upon inspection and investigation, said commissioner finds that the applicant, the facilities and the program meet the health, educational and social needs of children likely to attend the child care center or group child care home and comply with requirements established by regulations adopted under this section and sections 19a-77 to 19a-79a, inclusive, and sections 19a-82 to 19a-87a, inclusive. Any such inspection under this subsection of a group child care home located in a residence shall include an inspection for evident sources of lead poisoning and shall provide for chemical analysis of any paint chips found on such premises. The commissioner shall offer an

Substitute House Bill No. 6590

expedited application review process for an application submitted by a municipal agency or department. A currently licensed person or entity, as described in subsection (a) of this section, seeking a change of operator, ownership or location shall file a new license application, except such person or entity may request the commissioner to waive the requirement that a new license application be filed. The commissioner may grant or deny such request. Each license shall be for a term of four years, shall be nontransferable, and may be renewed upon receipt by the commissioner of a renewal application and accompanying licensure fee. The commissioner may suspend or revoke such license after notice and an opportunity for a hearing as provided in section 19a-84 for violation of the regulations adopted under this section and sections 19a-77 to 19a-79a, inclusive, and sections 19a-82 to 19a-87a, inclusive. In the case of an application for renewal of a license that has expired, the commissioner may renew such expired license within thirty days of the date of such expiration upon receipt of a renewal application and accompanying licensure fee.

(2) The commissioner shall collect from the licensee of a child care center a fee of five hundred dollars prior to issuing or renewing a license for a term of four years. The commissioner shall collect from the licensee of a group child care home a fee of two hundred fifty dollars prior to issuing or renewing a license for a term of four years. The commissioner shall require only one license for a child care center operated in two or more buildings, provided the same licensee provides child care services in each building and the buildings are joined together by a contiguous playground that is part of the licensed space.

(3) The commissioner, or the commissioner's designee, shall make an unannounced visit, inspection or investigation of each licensed child care center and group child care home at least once each year. At least once every two years, the local health director, or the local health director's designee, shall [make an inspection of] inspect each licensed

Substitute House Bill No. 6590

child care center and group child care home.

(4) A municipality may not subject the operation of a licensed group child care home located in a residence to any conditions, other than those imposed by the commissioner pursuant to this subsection, if the group child care home complies with all codes and ordinances applicable to single and multifamily dwellings.

(c) The commissioner shall require each prospective employee of a child care center or group child care home for a position that requires the provision of care to a child or involves unsupervised access to any child in such child care center or group child care home, to submit to comprehensive background checks, including state and national criminal history records checks. The criminal history records checks required pursuant to this subsection shall be conducted in accordance with section 29-17a. The commissioner shall also request a check of the state child abuse registry established pursuant to section 17a-101k. The Commissioner of Early Childhood shall notify each licensee of the provisions of this subsection. No such prospective employee shall begin working in such child care center or group child care home until the provisions of 45 CFR 98.43(d)(4), as amended from time to time, have been satisfied.

(d) The commissioner shall inform each licensee, by way of a plain language summary provided not later than sixty days after the regulation's effective date, of new or changed regulations adopted under this section and sections 19a-77 to [19a-80] 19a-79a, inclusive, or sections 19a-82 to 19a-87a, inclusive, with which a licensee must comply.

Approved June 26, 2023

52.7.19 Planned Neighborhood Retirement Housing (Entire Section revised 6/01/15) (Draft 11/23)

52.7.19.1 Intent: To provide for a broader variety of housing suited to the unique needs of persons over age 55 in a development pattern that preserves the essentially rural, low-density neighborhood residential character of the Town of Columbia by permitting an increase in density within the development and allowing alternative housing types with a site design that is in harmony with and preserves natural, scenic and historic site design features; and to provide incentives and opportunities for the creation of affordable housing while also preserving open space lands.

52.7.19.2 Required Approvals: A Special Permit shall be required for any proposed Neighborhood Retirement Housing Planned Neighborhood Housing. The Special Permit may be issued only by the Columbia Planning and Zoning Commission after a public hearing and shall be issued only in conformity to the provisions of Section 52.7.19 of these Regulations. A pre-application review with the Commission is strongly encouraged.

52.7.19.3 Definitions: For purposes of this Section, the following definitions shall apply:

Neighborhood Retirement Housing Planned Neighborhood Housing: A building, or group of buildings located on a single parcel of land or multiple contiguous parcels, sharing common management and ownership, and consisting of single dwelling units, ~~occupied by:~~

- ~~1. A person 55 years of age or older as primary occupant~~
- ~~2. A cohabitant of the primary occupant, including after the primary occupant has entered into a long term care facility or after the primary occupant's death.~~
- ~~3. Either a cohabitants who remarry, or their new spouse, must be 55 years of age or older.~~
- ~~4. One child 21 years of age or older may reside with his or her parent(s).~~
- ~~5. A paid caregiver of any person described above may also reside in each dwelling unit. The paid caregiver shall provide proof of such employment upon request by the Town or the owner of the Neighborhood Retirement Housing Complex~~
- ~~6. In no event may a dwelling unit be occupied by more than three residents.~~

Dwelling Unit: A single unit providing complete, independent living facilities for qualified occupants including permanent provisions for living, sleeping, eating, cooking and sanitation.

Neighborhood Retirement Housing Planned Neighborhood Housing Complex: All buildings, structures and land associated with the development site. Ownership of the Complex shall be by one entity, either a Common Interest Ownership as defined by CT General Statutes or Private Ownership.

Unbuildable area: The area, expressed in square feet, within the site that is comprised of wetlands soils, watercourses, lakes, ponds, swamps, marshes, flood zone A per FEMA maps, slopes greater than 20%, and easements prohibiting building development.

Dedicated open space: Land whose future use is legally restricted to conservation, recreation, or agriculture in perpetuity.

52.7.19.4 Application for Neighborhood Retirement Housing Planned Neighborhood Housing:

- A. Approvals: A Special Permit is required under the provisions of Section 52.3.
- B. Information Required to be submitted:

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1. Application signed by the owner and agent, if any, stating the ownership of the property to be developed and summarizing the development proposal.
2. An approval of the septic system design by the appropriate authorizing agency.
3. An approval of the water supply system from the appropriate authorizing agency.
4. Key map of the neighborhood on a scale of 1" = 400' showing the relation of the proposed development to abutting properties and to existing and proposed streets.
5. Certified A-2 base map, on a scale of 1" = 40', showing the following:
 - a. Location of benchmarks.
 - b. Size of the Complex in total acreage.
 - c. Location of any ponds, brooks, or inland wetland areas, as certified by a soil scientist.
 - d. Two foot contours extending fifty (50) feet beyond site boundaries. Contour information shall be collected by an actual field survey or by means of photogrammetry (aerial topography).
 - e. Location of unbuildable area. Notes should reflect total area (in square feet) of buildable and unbuildable areas on the site.
 - f. Location of subsurface sewage disposal area and site testing locations for the same.
 - g. Location of water supply.
 - h. Location, dimension and basement floor elevation of all buildings; as well as foundation and footing drains.
 - i. Location of internal private roads, individual driveways, parking areas, and parking spaces.
 - j. Location of accessory buildings, structures and facilities.
 - k. Location of proposed dedicated open space.
6. Architectural plans showing accurate elevations, height, bulk, construction materials and other massing, architectural, and design features of the proposed development.
7. Stormwater Plan per Section 6.3 of Columbia Subdivision Regulations.
8. An erosion and sedimentation control plan prepared in accordance with Article VIII of the Zoning Regulations of the Town of Columbia.
9. Landscaping plan (may be incorporated as a part of the Site Plan referenced in Section 51) showing:
 - a. Planting schedules - type, number, minimum size of trees and/or shrubs and other plants.
 - b. Treatment of seeding and sodding.
 - c. Pavement types for vehicular and pedestrian movement.
 - d. Type, height and density of any proposed screening or fencing.
10. Open Space Plan.
 - a. Description of the proposed use of the areas of open space

b. Proposed ownership and maintenance responsibility. All conveyances of rights, title, interest and easements shall be in a form approved by the Town Attorney, shall be accompanied by a Certificate of Title and releases or subordinations of liens and encumbrances where appropriate, and shall be executed and recorded on the Columbia Land Records prior to or concurrent with the filing of the final Subdivision Plan, unless an alternative schedule is approved by the Commission.

52.7.19.5 Standards: Any application for a Special Permit under the provisions of Section 52.7.19 shall meet the following requirements:

A. Complex Size and Location: The minimum size of Neighborhood Retirement Housing Planned Neighborhood Housing Complex is ~~ten (10)~~ four (4) acres, shall be located in a Residential District (RA) and shall have a minimum frontage of fifty (50) feet at the street line of a public street.

B. Dwelling units per acre: The maximum number of dwelling units in the Neighborhood Retirement Housing Planned Neighborhood Housing Complex shall ~~not exceed two (2) dwelling units per 40,000 square feet~~ shall be determined by soil capacity and State Public Health Code, but shall not exceed 8 units per acre of market-rate housing units, or 12 units per acre if a minimum of 20% of units are set aside as "affordable" as defined in this subsection, excluding "Unbuildable Area" as defined in Section 52.7.19.3.

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1. Affordability Percentage. At least twenty percent (20%) of the dwelling units will be rented or conveyed subject to an incentive housing restriction. Such restriction shall require that, for a least thirty (30) years after initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which person's pay thirty percent (30%) or less of their annual income, where the income is less than or equal to eighty percent (80%) or less of the area median income. In determining compliance with this Section, the Commission will use regulations or guidelines published by the Connecticut Office of Policy and Management, the Connecticut Department of Housing, or any other successor agency designated in accordance with Conn. Gen. Stats. §8-13m. to 8-13x.

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2. Affordability Plan. Each applicant for multiple housing units within the Planned Neighborhood Housing development will provide an affordability plan that will detail the administration, monitoring, and enforcement of the dwelling units to be sold or rented at below market rates as described above. The plan will include proposed deed restrictions or covenants, lease agreements, common interest ownership documents, bylaws, rules and regulations, sample income calculations, and any other information as the Commission may require to establish compliance with this Section and Conn. Gen. Stats. §8-13m. to 8-13x.

3. Designation of Administering Agency. The applicant will indicate the name, address, and other contact information for the agency that will administer the sale or rental of the dwelling units that are subject to the below-market sale or rental in accordance with this Section.

4. Affordable dwelling units may be offered for sale or rental in individual, public, cooperative, or condominium ownership. Documentation as to management, organization, and incorporation of applicable ownership associations will be submitted to the Commission at the time of filing the application for a Planned Neighborhood Housing development.

~~B-5.~~ Affordable units shall be of a construction quality and design that is comparable to market-rate units within the development, and shall be dispersed throughout the development.

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~~C-B.~~ Each dwelling unit shall contain a minimum of 600 square feet of living area. No dwelling unit shall contain more than three (3) bedrooms and no more than one-third of the total number of dwelling units in the Complex shall contain three (3) bedrooms.

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~~D-C.~~ Community buildings, recreational facilities and open spaces designed for, and used principally by, the residents are permitted as accessory uses.

~~E-D.~~ Building Height: Maximum height of 28 feet if one-story and 35 feet if two-story.

~~F-E.~~ Separating distance for buildings with dwelling units within the Complex: Minimum separating distances shall be not less than ~~thirty-five (35)~~ twenty (20) feet for one-story buildings, and ~~thirty-five (35)~~ ~~thirty-five (35)~~ feet for two-story buildings.

~~G-F.~~ Setbacks: All buildings shall be setback ~~75-50~~ feet from property lines of residential properties that abut the perimeter of the Complex parcel(s) and ~~50-35~~ feet from existing town or state right of ways.

~~H-G.~~ Sewage Disposal: Each dwelling unit shall be connected to an approved sewage disposal system.

~~I-H.~~ Water Supply: Water Supply facilities must meet the requirements of the State Health Code.

~~J.~~ Parking, driveways and roads: The following standards shall apply to parking, driveway and roads:

1. All public streets within the Planned Neighborhood Housing Development shall be constructed in accordance with these Regulations, town ordinance and the Town of Columbia Construction and Development Standards.

2. All internal roadways and driveways shall be private roads and shall be maintained by the owner or Homeowners Association.

3. Emergency Vehicle Access

a. All streets must provide adequate fire truck and emergency vehicle access.

b. Developers are encouraged to design roads and accesses that minimize the expanse of pavement through the employment of "natural" roadside surfaces that accommodate the turning radii and clearances necessary for the maneuvering of emergency vehicles.

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1. Internal roads in a Neighborhood Retirement Housing Complex shall be 24 feet in width if two-way and 22 feet in width if one-way. All internal roads shall be constructed in accordance with the Standards for a Local Street specified in the Town of Columbia Subdivision Regulations.

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2.4. Driveways shall be constructed in conformance with Section 8.12 of the Zoning Regulations of the Town of Columbia and shall be bituminous concrete.

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3.5. There shall be at least two parking spaces provided for each single-family dwelling unit. One of these parking spaces may be provided within an attached garage.

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~~4.6.~~ Guest parking shall be provided throughout the complex in small lots or pull-off area in close proximity to dwelling units and other areas such as near a community building or passive/active recreation areas.

- K. The entire ~~Neighborhood Retirement Housing~~Planned Neighborhood Housing Complex shall be owned by one entity. Driveways, parking areas, utilities, water, sewage, streets, landscaped areas, accessory buildings, structures and facilities, and open spaces so designated on the site plan shall be owned and maintained by the owner of the Complex. If the owner is a common interest ownership association pursuant to the Connecticut Common Interest Ownership Act of the Connecticut General Statutes, the Association By-Laws and Association Rules shall be reviewed and approved by the Town Attorney.
- L. All utility transmission and service lines shall be underground, except when waived by the Commission due to site limitations.
- M. Architectural considerations: All buildings shall share a common exterior architectural theme and be compatible with other dwellings in Columbia. Each dwelling unit shall contain a basement or attic for storage.
- N. Home office uses shall be allowed in conformance with Section 8.5.1 of the Zoning Regulations of the Town of Columbia with the exception that no additional commercial vehicle is permitted.
- O. Adequate street lighting for internal roads shall be provided.
- P. Appropriate signage shall identify the entrance to the complex, intersections, directions and patterns of vehicular movement. The placement, size and height of the signs shall conform to the requirements of Section 62.
- Q. A minimum of 15% of the lot shall be preserved in perpetuity as dedicated open space for conservation, recreational or agricultural use where appropriate. Such open space shall be located so that it is an integral part of the residential area, readily accessible to residents of the parcel and to necessary maintenance equipment except where such accessibility would interfere with a stated conservation purpose or agricultural use.
- R. The ~~Neighborhood Retirement Housing~~Planned Neighborhood Housing Complex may be developed in stages. The initial site plan shall show the full development with the first stage depicted in detail, future stages may be shown in concept. Future stages shall require Special Permit approval by the Commission.

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52.7.19.6 Evaluation Criteria: In considering the proposed application, the Planning and Zoning Commission shall be guided by the following:

- A. The existing and future character of the neighborhood in which the use is to be located.
- B. The location of principal and accessory buildings in relation to one another.
- C. The height, bulk, and density of buildings in relation to one another.
- D. Traffic circulation within the site; amount, location, and access to parking; traffic load or possible circulation problems on existing streets; pedestrian safety throughout the site and in the immediate neighborhood.
- E. Availability of water to the site and adequate disposal of sewage and storm water.
- F. Safeguards to prevent detrimental impact to adjacent property and the neighborhood in general.

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G. Provisions for open space, common areas and amenities, including size, configuration, purpose, connectivity to other open space, public and environmental benefit, ownership, maintenance and control. Proposed purpose, use and management of dedicated open space shall be reviewed on the basis of the criteria listed in the open space section of the Columbia Plan of Conservation and Development.

52.7.19.7 The Commission may provide for bonding of all required common improvements and for soil and erosion control.

52.7.19.8 The owner of the Complex is responsible for the maintenance of all common improvements and for maintaining the provisions of the approved Special Permit and Site Plan and the verification of occupancy qualifications.

52.7.19 Planned Neighborhood Housing (Entire Section revised 6/01/15) (Draft 11/23)

52.7.19.1 Intent: To provide for a broader variety of housing in a development pattern that preserves the neighborhood residential character of the Town of Columbia by permitting an increase in density within the development and allowing alternative housing types with a site design that is in harmony with and preserves natural, scenic and historic site design features; and to provide incentives and opportunities for the creation of affordable housing while also preserving open space lands.

52.7.19.2 Required Approvals: A Special Permit shall be required for any proposed Planned Neighborhood Housing. The Special Permit may be issued only by the Columbia Planning and Zoning Commission after a public hearing and shall be issued only in conformity to the provisions of Section 52.7.19 of these Regulations. A pre-application review with the Commission is strongly encouraged.

52.7.19.3 Definitions: For purposes of this Section, the following definitions shall apply:

Planned Neighborhood Housing: A building, or group of buildings located on a single parcel of land or multiple contiguous parcels, sharing common management and ownership, and consisting of single dwelling units.

Dwelling Unit: A single unit providing complete, independent living facilities for qualified occupants including permanent provisions for living, sleeping, eating, cooking and sanitation.

Planned Neighborhood Housing Complex: All buildings, structures and land associated with the development site. Ownership of the Complex shall be by one entity, either a Common Interest Ownership as defined by CT General Statutes or Private Ownership.

Unbuildable area: The area, expressed in square feet, within the site that is comprised of wetlands soils, watercourses, lakes, ponds, swamps, marshes, flood zone A per FEMA maps, slopes greater than 20%, and easements prohibiting building development.

Dedicated open space: Land whose future use is legally restricted to conservation, recreation, or agriculture in perpetuity.

52.7.19.4 Application for Planned Neighborhood Housing:

- A. Approvals: A Special Permit is required under the provisions of Section 52.3.
- B. Information Required to be submitted:
 1. Application signed by the owner and agent, if any, stating the ownership of the property to be developed and summarizing the development proposal.
 2. An approval of the septic system design by the appropriate authorizing agency.
 3. An approval of the water supply system from the appropriate authorizing agency.
 4. Key map of the neighborhood on a scale of 1" = 400' showing the relation of the proposed development to abutting properties and to existing and proposed streets.
 5. Certified A-2 base map, on a scale of 1" = 40', showing the following:
 - a. Location of benchmarks.
 - b. Size of the Complex in total acreage.
 - c. Location of any ponds, brooks, or inland wetland areas, as certified by a soil scientist.

- d. Two foot contours extending fifty (50) feet beyond site boundaries. Contour information shall be collected by an actual field survey or by means of photogrammetry (aerial topography).
 - e. Location of unbuildable area. Notes should reflect total area (in square feet) of buildable and unbuildable areas on the site.
 - f. Location of subsurface sewage disposal area and site testing locations for the same.
 - g. Location of water supply.
 - h. Location, dimension and basement floor elevation of all buildings; as well as foundation and footing drains.
 - i. Location of internal private roads, individual driveways, parking areas, and parking spaces.
 - j. Location of accessory buildings, structures and facilities.
 - k. Location of proposed dedicated open space.
6. Architectural plans showing accurate elevations, height, bulk, construction materials and other massing, architectural, and design features of the proposed development.
 7. Stormwater Plan per Section 6.3 of Columbia Subdivision Regulations.
 8. An erosion and sedimentation control plan prepared in accordance with Article VIII of the Zoning Regulations of the Town of Columbia.
 9. Landscaping plan (may be incorporated as a part of the Site Plan referenced in Section 51) showing:
 - a. Planting schedules - type, number, minimum size of trees and/or shrubs and other plants.
 - b. Treatment of seeding and sodding.
 - c. Pavement types for vehicular and pedestrian movement.
 - d. Type, height and density of any proposed screening or fencing.
 10. Open Space Plan.
 - a. Description of the proposed use of the areas of open space
 - b. Proposed ownership and maintenance responsibility. All conveyances of rights, title, interest and easements shall be in a form approved by the Town Attorney, shall be accompanied by a Certificate of Title and releases or subordinations of liens and encumbrances where appropriate, and shall be executed and recorded on the Columbia Land Records prior to or concurrent with the filing of the final Subdivision Plan, unless an alternative schedule is approved by the Commission.

52.7.19.5 Standards: Any application for a Special Permit under the provisions of Section 52.7.19 shall meet the following requirements:

- A. Complex Size and Location: The minimum size of Planned Neighborhood Housing Complex is four (4) acres, shall be located in a Residential District (RA) and shall have a minimum frontage of fifty (50) feet at the street line of a public street.
- B. Dwelling units per acre: The maximum number of dwelling units in the Planned Neighborhood Housing Complex shall be determined by soil capacity and State Public Health Code, but shall not exceed 8 units per acre of market-rate housing units, or 12

units per acre if a minimum of 20% of units are set aside as “affordable” as defined in this subsection, excluding “Unbuildable Area” as defined in Section 52.7.19.3

1. **Affordability Percentage.** At least twenty percent (20%) of the dwelling units will be rented or conveyed subject to an incentive housing restriction. Such restriction shall require that, for a least thirty (30) years after initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which persons pay thirty percent (30%) or less of their annual income, where the income is less than or equal to eighty percent (80%) or less of the area median income. In determining compliance with this Section, the Commission will use regulations or guidelines published by the Connecticut Office of Policy and Management, the Connecticut Department of Housing, or any other successor agency designated in accordance with Conn. Gen. Stats. §8-13m. to 8-13x.
 2. **Affordability Plan.** Each applicant for multiple housing units within the Planned Neighborhood Housing development will provide an affordability plan that will detail the administration, monitoring, and enforcement of the dwelling units to be sold or rented at below market rates as described above. The plan will include proposed deed restrictions or covenants, lease agreements, common interest ownership documents, bylaws, rules and regulations, sample income calculations, and any other information as the Commission may require to establish compliance with this Section and Conn. Gen. Stats. §8-13m. to 8-13x.
 3. **Designation of Administering Agency.** The applicant will indicate the name, address, and other contact information for the agency that will administer the sale or rental of the dwelling units that are subject to the below-market sale or rental in accordance with this Section.
 4. **Affordable dwelling units** may be offered for sale or rental in individual, public, cooperative, or condominium ownership. Documentation as to management, organization, and incorporation of applicable ownership associations will be submitted to the Commission at the time of filing the application for a Planned Neighborhood Housing development.
 5. **Affordable units** shall be of a construction quality and design that is comparable to market-rate units within the development, and shall be dispersed throughout the development.
- B. No dwelling unit shall contain more than three (3) bedrooms and no more than one-third of the total number of dwelling units in the Complex shall contain three (3) bedrooms.
 - C. Community buildings, recreational facilities and open spaces designed for, and used principally by, the residents are permitted as accessory uses.
 - D. **Building Height:** Maximum height of 28 feet if one-story and 35 feet if two-story.
 - E. **Separating distance for buildings with dwelling units within the Complex:** Minimum separating distances shall be not less than twenty (20) feet for one-story buildings, and thirty-five (35) feet for two-story buildings.
 - F. **Setbacks:** All buildings shall be setback 50 feet from property lines of residential properties that abut the perimeter of the Complex parcel(s) and 35 feet from existing town or state rights of way.
 - G. **Sewage Disposal:** Each dwelling unit shall be connected to an approved sewage disposal system.

- H. Water Supply: Water Supply facilities must meet the requirements of the State Health Code.
- I. Parking, driveways and roads: The following standards shall apply to parking, driveway and roads:
1. All public streets within the Planned Neighborhood Housing Development shall be constructed in accordance with these Regulations, town ordinance and the Town of Columbia Construction and Development Standards.
 2. All internal roadways and driveways shall be private roads and shall be maintained by the owner or Homeowners Association.
 3. Emergency Vehicle Access
 - a. All streets must provide adequate fire truck and emergency vehicle access.
 - b. Developers are encouraged to design roads and accesses that minimize the expanse of pavement through the employment of "natural" roadside surfaces that accommodate the turning radii and clearances necessary for the maneuvering of emergency vehicles.
 4. Driveways shall be constructed in conformance with Section 8.12 of the Zoning Regulations of the Town of Columbia and shall be bituminous concrete.
 5. There shall be at least two parking spaces provided for each single-family dwelling unit. One of these parking spaces may be provided within an attached garage.
 6. Guest parking shall be provided throughout the complex in small lots or pull-off area in close proximity to dwelling units and other areas such as near a community building or passive/active recreation areas.
- J. The entire Planned Neighborhood Housing Complex shall be owned by one entity. Driveways, parking areas, utilities, water, sewage, streets, landscaped areas, accessory buildings, structures and facilities, and open spaces so designated on the site plan shall be owned and maintained by the owner of the Complex. If the owner is a common interest ownership association pursuant to the Connecticut Common Interest Ownership Act of the Connecticut General Statutes, the Association By-Laws and Association Rules shall be reviewed and approved by the Town Attorney.
- K. All utility transmission and service lines shall be underground, except when waived by the Commission due to site limitations.
- L. Architectural considerations: All buildings shall share a common exterior architectural theme and be compatible with other dwellings in Columbia. Each dwelling unit shall contain a basement or attic for storage.
- M. Home office uses shall be allowed in conformance with Section 8.5.1 of the Zoning Regulations of the Town of Columbia with the exception that no additional commercial vehicle is permitted.
- N. Adequate street lighting for internal roads shall be provided.
- O. Appropriate signage shall identify the entrance to the complex, intersections, directions and patterns of vehicular movement. The placement, size and height of the signs shall conform to the requirements of Section 62.

- P. A minimum of 15% of the lot shall be preserved in perpetuity as dedicated open space for conservation, recreational or agricultural use where appropriate. Such open space shall be located so that it is an integral part of the residential area, readily accessible to residents of the parcel and to necessary maintenance equipment except where such accessibility would interfere with a stated conservation purpose or agricultural use.
- Q. The Planned Neighborhood Housing Complex may be developed in stages. The initial site plan shall show the full development with the first stage depicted in detail, future stages may be shown in concept. Future stages shall require Special Permit approval by the Commission.

52.7.19.6 Evaluation Criteria: In considering the proposed application, the Planning and Zoning Commission shall be guided by the following:

- A. The existing and future character of the neighborhood in which the use is to be located.
- B. The location of principal and accessory buildings in relation to one another.
- C. The height, bulk, and density of buildings in relation to one another.
- D. Traffic circulation within the site; amount, location, and access to parking; traffic load or possible circulation problems on existing streets; pedestrian safety throughout the site and in the immediate neighborhood.
- E. Availability of water to the site and adequate disposal of sewage and storm water.
- F. Safeguards to prevent detrimental impact to adjacent property and the neighborhood in general.
- G. Provisions for open space, common areas and amenities, including size, configuration, purpose, connectivity to other open space, public and environmental benefit, ownership, maintenance and control. Proposed purpose, use and management of dedicated open space shall be reviewed on the basis of the criteria listed in the open space section of the Columbia Plan of Conservation and Development.

52.7.19.7 The Commission may provide for bonding of all required common improvements and for soil and erosion control.

52.7.19.8 The owner of the Complex is responsible for the maintenance of all common improvements and for maintaining the provisions of the approved Special Permit and Site Plan and the verification of occupancy qualifications.

	A	B	C	D	E
2	PZC Enforcement Status Report	Type of Violation	Issues	Status	Pend. Action
3	NOV = Notice of Violation	TA = Town Attorney	TM = Town Manager		
4					
5	OPEN ENFORCEMENT				
6	22 Cards Mill Road	Blight	Grass overgrown	Re-inspected 8-22-23. Entire "yard" overgrown. Draft Citation sent to TA for review	
7	61 Erdoni	Zoning	Commercial trailer & Dump Truck	Reinspected 8-22-23. Draft Citation sent to TA for review.	
8	24 Johnson Rd	Zoning/Blight	Old barn appears to be falling down	Re-inspected 8-22-23. Discuss unsafe structure w/Bldg. Off. to determine action	Bldg. Official
9	7 Lake Ridge	Zoning	Appears being used as contractors yard	Re-inspected 8-22-23. Need to draft NOV	NOV
10	38 Pine	Zoning	Commercial trailer parked	Re-inspect. Investigate prior PZC approval to determine appropriate action	Review PZC
11	65 Route 6	Zoning	Sawmill operation	Need to inspect site to determine compliance with PZC approvals granted	Review PZC
12	19 Route 6	Zoning	Comp. 8-24-23 chickens, no shelter, free	New owner, no contact info, NOV sent requesting voluntary compliance	
13	310 Rt 66	Zoning	Complaint re: farm structures	Owner denied ZEO access, open permit. Conflict Proposed Reg changes; hold	HOLD
14	394 Rt 87	Zoning	Shed on Pl; wood boiler is not zoning	NOV sent 6-8-23; Owner responded 6-13-23 Conflict w/prop. reg. change.; HOLD	HOLD
15					
16	CLOSED:				
17	519 Route 87	Zoning	Three large commercial contain.	Containers have been removed. Closed.	
18	12 Cards Mill Rd	Zoning	Donkey escaping / roaming	Animal Control Officer visited. No new complaints. Closed.	
19	57 Erdoni	Blight	Grass overgrown	Witnessed 8-22-23 Prop. foreclosed on 8/2/23. Re-inspect 9-23 grass mowed. Closed	
20	42 Hunt	Zoning/Blight	Cars, Trucks - state of disrepair	Re-inspect 8-22-23. Dumpster on property. 3 registered cars noted. Closed.	
21	10 Newberry Rd	Blight	Unregistered veh. & equipment	Re-inspected 8-22-23. Mult rec. vehicles, cars, junk. Assessor: 18 veh., registered; 1 unreg.	
22	112 Pine	Zoning	Sheds w/livestock - inad. Fence	Agreement for fenced area on neighbors property. Closed.	
23	339 Rte 87	Blight	Grass over 15"	NOV sent 6-22-23; reinspected - grass mowed. Closed.	
24	14 Nuhrer	Zoning	Shed reported expanded to PL	Called owner who invited for inspection. Inspected 6-22-23 No Violation. Closed	
25	25 Whitney	Blight	Complaint rec'd 5-16-23 Emerg. Mgr.	Inspected on 5-22-23. No evidence of hoarding visible from street. Closed	
26	221 Route 87	Blight	Complaint rec'd 5-30-23 High Grass	Inspected on 6-22-23. Grass has been cut. No Violation. Closed	
27	213 Route 87	Zoning	Cigarette boat in front yard	Inspected on 6-22-23. No boat in front yard. No Violation. Closed	
28	18 Lakewew Park West	Zoning	Dock work w/o permits	NOV drafted for Town Mgr. 6-29-23 Not under Zoning Auth. No File - Closed	
29	160 Rte 6	Zoning/Blight	Junk/Dump Truck	Re-inspected 8-22-23. Dump Truck, Equip. no longer visible. Closed.	
30					
31	WORKING WITH VIOLATOR:				
32	1A Fox Run	Zoning	Contractor equipment parked	8-20-23 spoke with owner. Building shed to store; sold 1-2 commercial veh.	
33	134 West St	Blight	Property covered in junk	Re-inspected 8-22-23. Bulk junk cleaned up. Re-opened file. Working w/owner	
34	1 Cards Mill Rd	Zoning/Blight	Multiple tractor trailers, cars, junk	New owner 6/15/22. Re-inspected 8/22/23. NOV 8/28/23. Owner in process of cleaning up	
35					
36	FORECLOSURE REGISTRATON FILED - No Action Permitted by State Law				
37	15 Cherry Valley Rd	Blight	Junk cars and trash	Re-inspected 8-22-23. no improvement; Foreclosure Registration Filed 3-16-23	
38	121 Route 66	Blight	Grass not mowed	Complaint rec'd. Inspect 9/19/23. Spoke w/reigh, email Marshall; Foreclosure Reg. 9-19-23	
39					
40	CONSULTING TOWN ATTY RE: MORE EFFECTIVE ENFORCEMENT FOR VIOLATION				
41	12 Russnar Trail	Zoning/Blight	Junk cars & boats	Property not visible from street. View from 2019 CRCOG shows Junk. Consult TA	Consult TA
42					
43	TA - LEGAL ACTION PENDING				
44	149 Rt 6	Zoning/Blight	Unreg.cars, Comm trailer, junk	Served and responded intent to represent self	
45	589 Rt 87	Zoning	Junk cars, boats, etc.	TA issued motion to default due to failure to plead	
46					
47	Complaints Investigated				
48	Noise complaint received from 58 Erdoni re: 64 & 68 Erdoni neighbor			Called the owner 64 & 68 Erdoni who was reported to be using a gas powered leaf blower all day, everyday since beginning of Sept. Determined noise primarily from tree cutting and processing for wood stove used to heat home. Called owner of 58 Erdoni who lodged complaint and shared neighbor's explanation of cutting/processing wood for wood stove. This is determined to be within the property owner's rights and not a violation.	
49	REPORT UPDATED: 11/9/2023				

**Notice of Certain
Planning and Zoning Matters
in Neighboring Municipalities**

RECEIVED
OCT 30 2023
TOWN OF COLUMBIA
BUILDING & LAND USE

Date: 10-25-23

To: Town Clerks of: Hebron, Bolton, Coventry and Columbia

FROM: Town of Andover

Planning and Zoning Commission

Zoning Board of Appeals

Inland Wetlands Commission

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location:

Various text amendments to Zoning Regulations townwide.

Scheduled hearing:

Date: 11-21-23

Time: 7:00 pm

Place: ZOOM _____

ADDRESS: See Andoverct.org calendar

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM: <input type="checkbox"/> Zoning Commission <input checked="" type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality: Andover	
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 10/25/2023	
Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:		
NATURE OF PROPOSED CHANGE:		
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.	<input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.	
THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 11/21/2023		
<i>MATERIAL SUBMITTED HEREWITH:</i>		
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input type="checkbox"/> Supporting Statements
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)	Name: Jim Hallisey	
Date Received:	Title: Zoning Agent	
Sent certified/e-mail?	Address: 17 School Rd Andover, Ct. 06232	
File Number	Phone: 860-742-7305 ext 4220	
	Email: zoning@andoverct.org	

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



Town of Andover, CT
Andover Planning and Zoning Commission
17 School Road, Andover CT 06232
860-742-7305

23-06

09/13/2023

Draft

ZONE CHANGE APPLICATION

Applicant Information:

Name: Eric Anderson
Address: 17 school rd Andover CT ct 06232
Phone: 18607711072 Fax: _____
Email: _____
Legal Interest: _____

Owner Information:

Name: Andover CT
Address: 17 SCHOOL RD ANDOVER, CT 6232
Phone: 18607711072 Fax: _____
Email: Eanderson@andoverct.org
____ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:

Address: 17 SCHOOL RD
Size: na Map, Block and Lot #: 33 20A
Is the subject parcel within 500 ft. of the Town boundary? ___ yes no
Zone Change Requested from now to forever

Purpose of Request:

comply with changing state law

Fees:

Zone Change Fee = \$ 225.00 (Payable to the Town)

Signatures:

Signature of Owner(s) Andover CT Date: 09/13/2023
Signature of Applicant(s) Eric Anderson Date: 09/13/2023

Town of Andover

Planning and Zoning Commission

Petition for AMENDMENT TO REGULATIONS

CHILD CARE REGULATION CHANGES TO COMPLY WITH PA 23-142

1. Number and Wording in Entirety of existing section Proposed for amendment.
 - a. *5a.08 Child Care Centers Under Special permit Uses*

2. Proposed Addition or change in wording.
 - a. **Delete 5a.08 entirely**
 - b. **(New Text) 5.0.6 child care centers**
 - c. **(New Text) 7.0.7 child care centers**

3. What circumstances Justify the proposed amendment?

Our fearless legislators have enacted PQ 23-142 and made our current regulations non-compliant The
4. How will the proposed amendment clarify or improve the Zoning Regulations and/or improve the development of the Town of Andover?

This amendment complies with state law
5. How will the proposed amendment effect the adopted Plan of Development
No change
6. The applicant agrees to pay any and all fees to the Town of Andover

Eric Anderson Town Administrator

17 School Rd Andover CT 06232

Phone # 860.771.1072

Signed and Dated 9/13/2023

On behalf of the Board of Selectman



Town of Andover, CT
Andover Planning and Zoning Commission
17 School Road, Andover CT 06232
860-742-7305

23-07

09/20/2023

Draft

ZONE CHANGE APPLICATION

Applicant Information:

Name: Eric Anderson
Address: 17 school rd Andover CT ct 06232
Phone: 18607711072 Fax: _____
Email: Eanderson@andoverct.org
Legal Interest: _____

Owner Information:

Name: Andover CT
Address: 17 SCHOOL RD ANDOVER, CT 6232
Phone: 18607711072 Fax: _____
Email: Eanderson@andoverct.org
____ Attached is documentation verifying ownership of the property. (Required)

Subject Parcel:

Address: 17 SCHOOL RD
Size: _____ Map, Block and Lot #: 33 20A
Is the subject parcel within 500 ft. of the Town boundary? ___ yes no
Zone Change Requested from NA to _____

Purpose of Request:

Changes to sign regulations and lighting regulations

Fees:

Zone Change Fee = \$ 225.00 (Payable to the Town)

Signatures:

Signature of Owner(s) Andover CT Date: 09/20/2023
Signature of Applicant(s) Eric Anderson Date: 09/20/2023

Town of Andover

Planning and Zoning Commission

Petition for AMENDMENT TO REGULATIONS

LIGHTING REGULATION CHANGES

1. Number and Wording in Entirety of existing section Proposed for amendment.
 - a. *NA*
 - b. **23.5B.3 Modifications to this section including lighting for outdoor recreational facilities, public buildings, public monuments, flagpoles, Stairs, Ramps and Architectural emphasis may be permitted by the commission by special permit, but in no event shall lighting fixtures be higher than 35 feet nor lumens greater than 12 per square foot**

2. Proposed Addition or change in wording.
 - a. **(New Text) 4.21.7 modifications to section 4.21 may be permitted by the Commission by special permit where it can be demonstrated to the Commission that compliance is not practical for a public recreational facility.**
 - b. **23.5B.3 a Modifications to this section including lighting for, public buildings, public monuments, flagpoles, Stairs, Ramps and Architectural emphasis may be permitted by the commission by special permit, but in no event shall lighting fixtures be higher than 35 feet nor lumens greater than 12 per square foot**
 - c. **(New Text) 23.5B.3 b Modifications to this section for lighting for public outdoor recreational facilities may be permitted by the commission by special permit. A lighting study shall be required to determine the maximum recommended lighting fixture height and maximum lumens per square foot based on the type and intensity of the sport or use and the size of area illuminated.**

3. What circumstances Justify the proposed amendment?

The Town of Andover wishes to safely illuminate existing recreational facilities to facilitate nighttime athletic activities.

4. How will the proposed amendment clarify or improve the Zoning Regulations and/or improve the development of the Town of Andover?

This amendment allows the Town the ability to modify outdoor lighting requirements on town owned properties to enable sufficient lighting levels and uniformity to allow nighttime use of athletic facilities. The town wishes to have the capability to allow nighttime practice and games at town owned recreational fields.

The maximum illumination levels allowed in the regulations are reasonable for parking areas, but are insufficient for athletic purposes. Restricting illumination height to 35 ft does not allow for uniform lighting with the field width of the existing facility. By requiring a lighting study, the commission can better evaluate any request based on sporting types and usage, and balance the needs of the public for dark sky compatibility and light pollution with the addition of recreational needs.

5. How will the proposed amendment effect the adopted Plan of Development

Positively. Athletic fields and increased recreational opportunities help foster a sense of pride in the community while preserving the rural character. In the POCD "recreational activities" ranked 6 out of 6 as an attribute. The town continues to take strides to improve this. And the POCD calls for "providing both passive and active recreational opportunities"

6. The applicant agrees to pay any and all fees to the Town of Andover

Eric Anderson Town Administrator

17 School Rd Andover CT 06232

Phone # 860.771.1072

Signed and Dated 8/28/2023

On behalf of the Board of Selectman



TOWN OF HEBRON

15 Gilead Street, Hebron, CT 06248

TEL (860) 228-5971 FAX (860) 228-5980

Planning/Zoning

Building

Health

Conservation

October 31, 2023

**CERTIFIED MAIL -
RETURN RECEIPT REQUESTED**

Town Clerk of Columbia
323 Route 87
Columbia, CT 06237

Re: Petition #2023-9 - Petition of the Hebron Planning and Zoning Commission to Amend the Hebron Zoning Regulations Sections 3.C and 3.F to permit Family and Group Child Care Homes as accessory to residential uses in accordance with Connecticut Public Act 23-142.

Dear Town Clerk of Columbia:

This notice is pursuant to CGS 8-7d(f) which requires Zoning, Planning and Inland Wetland Commissions and Zoning Board of Appeals to notify the clerk of any adjoining municipality of the pendency of certain applications, petitions, requests, or plans.

This letter is to inform you of the pendency of such a project described as follows:

Petition #2023-9 requesting the following:

Petition of the Hebron Planning and Zoning Commission to Amend the Hebron Zoning Regulations Sections 3.C and 3.F to permit Family and Group Child Care Homes as accessory to residential uses in accordance with Connecticut Public Act 23-142.

A copy of the zoning text amendment is attached to this notice.

A representative of your Town may appear and be heard. A Public Hearing on this item is scheduled on the December 12, 2023 Planning and Zoning Commission Virtual meeting.

Sincerely,

Matthew R. Bordeaux
Director of Planning & Development
For the Hebron Planning & Zoning Commission

MRB/dmg

cc: Petition File #2023-9

Received: November 2, 2023

At: 11:25 AM

Attest: Gaule M. Math-

Town Clerk/Assistant Town Clerk Assr
TC



Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980



ZONING / SUBDIVISION REGULATION AMENDMENT APPLICATION

Regulation to be Amended:

Subdivision Zoning

Section: 3.C.2.4 and 3.F.3

Applicant Information:

Name: Hebron Planning and Zoning Commission

Address: 15 Gilead St. Hebron, CT 06248

Phone: 860 228 5971 Fax: _____

Email: mbordeaux@hebronct.com

Proposed Amendment:

Amend Hebron Zoning Regulations Section 3.C.2.4 and Section
3.F.3 to permit Family and Group Child Care Homes as
accessory to residential uses in accordance with Connecticut
General Stat Public Act 23-142

* If necessary, attach a copy of the proposed changes. Please clearly indicate new wording, and text to be deleted.

Purpose of Amending Regulation:

Compliance with Public Act 23-142

How is the Proposed Amendment Compatible to the Plan of Conservation and Development?

Additional Information:

Does the proposed amendment affect any uses permitted in any zoning district within 500 feet of the Town Boundary? yes no

Fees:

\$150 (Town Fee) + \$10 Processing Fee + \$60 (State Fee) = \$ 220

Signatures:

Signature of Applicant(s) *Matthew R. Barber* Date: *10/18/23*

3.C. VILLAGE SQUARE (VS)

3.C.1 PURPOSE

3.C.1.1 OVERALL

The Village Square District is intended to promote flexible development patterns and a diverse land use mix within a master-planned environment in order to promote efficient use of the land; reinforce the historic development patterns that have occurred within Hebron Center; protect and enhance natural resources; and provide a variety of compatible architectural styles, building forms and building relationships within a planned development.

3.C.1.2 SUB-DISTRICTS

The Village Square District consists of three distinct components as shown on the Master Concept Plan:

1. **Village Square Center** - The Village Square Center component is intended to serve as the focal point and gathering place of the master-planned environment centered on a village green. This area is expected to contain shops and services, civil uses and buildings, and other uses to meet the daily needs of village residents and convenience needs of town residents and may also contain residences. Retail, services and other active, pedestrian oriented, uses will be encouraged on the first floor immediately proximate to the village green. Residential and service uses will be encouraged on second floors or just outside the village green area.
2. **Village Square General** - The Village Square General component is intended to be an area where larger retail and office uses are permitted and where employment areas may be located while still containing design and locational elements that are compatible to the Village Square Center and to a traditional New England village. This area is expected to contain retail/service and employment uses to serve the community-wide needs of Hebron, but not be of such a scale or size to serve any regional-wide shopping needs. The entire Village Square General area also will be encouraged to integrate residential uses to the maximum extent possible to encourage a walkable, active environment.
3. **Village Square Edge** - The Village Square Edge component is intended to be the least dense area of the Village Square District. This area is expected to contain primarily residential, civic, recreational and open space uses. It provides a discernible boundary for the Village Square District, preserves natural features, accommodates greenways as shown in the Plan of Conservation and Development, contains buffer areas along the edge of the District, and ensures compatibility with the surrounding uses in Hebron Center by serving as the transitional area of the Village Square District.

Section 3.C

BUSINESS DISTRICTS & USES

VILLAGE SQUARE (VS)

3.C.2 PERMITTED USES

The following uses are permitted subject to the Commission's prior approval of a Master Concept Plan as provided in Section 3.C.3, including design and location aspects of the proposed use.

3.C.2.1. RETAIL / FOOD / SERVICE-TYPE USES	Village Square Center	Village Square General	Village Square Edge
1. Small scale retail shops / Crafts and antiques shops / Artisan shops	Site Plan (PZC)	Site Plan (PZC)	x
2. Retail store <i>(Note that sale of alcoholic beverages through a grocery store permit, liquor store permit, or package store permit requires a separate Special Permit in accordance with Section 5.O.2)</i>	x	Site Plan (PZC)	x
3. Open air markets	Site Plan (PZC)	x	x
4. Restaurant in accordance with Section 3.G.1 <i>(Note that sale of alcoholic beverages requires a separate Special Permit in accordance with Section 5.O.1)</i>	Site Plan (PZC)	Site Plan (PZC)	x
5. Coffee shops	Site Plan (PZC)	x	x
6. Indoor entertainment / Theater	x	Site Plan (PZC)	x
7. Health club	x	Site Plan (PZC)	x
8. Day care centers (child or adult) in accordance with Section 2.G.4.	Site Plan (PZC)	x	x

3.C.2.2. OFFICE-TYPE USES	Village Square Center	Village Square General	Village Square Edge
1. Professional offices	Site Plan (PZC)	Site Plan (PZC)	x
2. Business offices	Site Plan (PZC)	Site Plan (PZC)	x
3. Medical offices	Site Plan (PZC)	Site Plan (PZC)	x
4. Financial services	Site Plan (PZC)	Site Plan (PZC)	x
5. Business services	Site Plan (PZC)	Site Plan (PZC)	x
6. Research and development	x	Special Permit (PZC)	x

Section 3.C
BUSINESS DISTRICTS & USES
VILLAGE SQUARE (VS)

3.C.2.3. INSTITUTIONAL-TYPE USES	Village Square Center	Village Square General	Village Square Edge
1. Places of worship	Site Plan (PZC)	Site Plan (PZC)	Site Plan (PZC)
2. Museums/galleries	Site Plan (PZC)	x	x

3.C.2.4. RESIDENTIAL-TYPE USES	Village Square Center	Village Square General	Village Square Edge
1. Attached residential units	Special Permit (PZC)	x	x
2. Mixed use buildings containing retail/service uses and residential units in the same building	Special Permit (PZC)	Special Permit (PZC)	x
3. Single family residential units on common land	x	x	Special Permit (PZC)
4. Single family residential units on individual lots	x	x	Special Permit (PZC)
5. Conservation Development within the Sewer Service District in accordance with Section 2.G.1.	x	x	Special Permit (PZC)
6. Housing for the Elderly in accordance with Section 2.F.3.	x	x	Special Permit (PZC)
7. Planned Residential Developments in accordance with Section 2.F.4.	x	x	Special Permit (PZC)
8. Assisted Living Community in accordance with Section 3.G.3.	Special Permit (PZC)	Special Permit (PZC)	Special Permit (PZC)
9. <u>Uses and structures which are customary, subordinate, and incidental to a principal residential use as provided in Section 2.D.</u>	<u>Site Plan</u> (PZC)	<u>Site Plan</u> (PZC)	<u>Site Plan</u> (PZC)

3.F. COMMERCIAL - TECHNOLOGY (CT)

3.F.1 PURPOSE

The Commercial - Technology district is intended to provide a location for low-intensity technology and industrial uses with minimal capability for polluting the air or contaminating any body of water or aquifer; to provide for such uses in well-designed buildings and attractively landscaped sites; to promote and maintain a well-balanced land use pattern; and to provide employment and an appropriate tax base for the Town of Hebron.

The location of Hebron's only CT District is located in close proximity to the Jeremy River, a stream containing high water quality and designated a watercourse of State-wide significance. In addition, the Jeremy River is in close proximity to an underground aquifer. Accordingly, this zone is considered to be a technology / light industrial / office / research district with high site development standards with particular emphasis of stormwater runoff, water quality treatment and significant protective buffers to the Jeremy River.

3.F.2. PRINCIPAL USES AND STRUCTURES

3.F.2.1. RETAIL / FOOD / SERVICE-TYPE USES	C-I
1. Retail trade	Special Permit (PZC)
2. Day care center, child or adult, in accordance with Section Error! Reference source not found..	Special Permit (PZC)

3.F.2.2. OFFICE-TYPE USES	C-I
1. Business and/or professional services	Special Permit (PZC)
2. Office, general and/or professional	Special Permit (PZC)
3. Research Facilities	Special Permit (PZC)

3.F.2.3. INSTITUTIONAL-TYPE USES	C-I
1. (reserved)	Special Permit (PZC)

3.F.2.4. RESIDENTIAL-TYPE USES	C-I
1. (reserved)	Zoning Permit (Staff)

3.F.2.5. INDUSTRIAL-TYPE USES	C-I
1. Construction services except salvage and wrecking services	Special Permit (PZC)
2. Manufacture and assembly of miscellaneous goods	Special Permit (PZC)
3. Warehousing and storage	Special Permit (PZC)
4. Wholesale trade	Special Permit (PZC)

3.F.2.6. OTHER USES	C-I
1. Farming and/or agricultural uses in accordance with generally accepted agricultural practices as established by the Connecticut Department of Agriculture.	No Zoning Permit Required
2. Recreation and open space	No Zoning Permit Required
3. Governmental services	Special Permit (PZC)
4. Utility -- electric, gas, water	Special Permit (PZC)
5. Excavation and/or filling of earth products as a principal use (not associated with a valid zoning approval) in accordance with Section 5.M.	Special Permit (PZC)

3.F.3 ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customary, subordinate, and incidental to a permitted principal business use are permitted provided they are shown on the Site Plan approved by the Commission or are considered by the Director of Planning to be minor in nature.
2. Outside storage and/or display of goods and merchandise in accordance with Section 5.K.
- ~~2-3.~~ Uses and structures which are customary, subordinate, and incidental to a permitted principal residential use are permitted as provided in Section 2.D.

DIMENSIONAL STANDARDS

See Section 6.A for possible dimensional exceptions.

Lot-Related Requirements	C-I
Minimum Lot Area	60,000 SF
Minimum Lot Frontage	200 Feet

Setback-Related Requirements	
Minimum Front Yard Setback	50 Feet
Minimum Side Yard Setback	25 Feet
Minimum Rear Yard Setback	25 Feet

Building-Related Limitations	
Maximum Building Height	3 Stories
Maximum Building Coverage	30%
Maximum Impervious Surface Coverage	40%

ADDITIONAL STANDARDS

1. Stormwater treatment measures shall be designed and maintained in accord with the Connecticut Stormwater Quality Manual (2004) as may be amended and the Town of Hebron's Stormwater Management Plan Regulations in Section 5.E of these Regulations.
2. Jeremy River Buffers -
 - a. An undisturbed buffer of at least 50 feet in width shall be established adjacent to the Jeremy River and any associated wetlands.
 - b. No building, pavement, or other impervious surface shall be established on any site in any area located within 100 feet of the Jeremy River or any associated wetlands.
3. The Commission may permit outside storage, as an accessory use, behind the rear wall of the principal building, if appropriate screening, acceptable to the Commission, is provided to screen such storage from view from public rights-of-way, the Air Line Trail, and neighboring properties.
4. No more than 50% of all new parking spaces in the Commercial-Technology (CT) District, shall be located between the front facade of the principal building and the abutting streets.