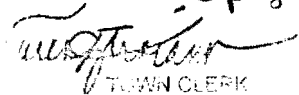


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**Town of Stafford
Public Notice**

Spague

TOWN CLERK

Notice is hereby given that the Stafford Planning and Zoning Commission will hold a Public Hearing on August 6, 2020 at 7:00 p.m. via an online meeting using ZOOM technology.

Proposed zoning amendments pertaining to various changes to the Table of Permitted Uses in the WM, OS, LB, HB, CB, IN, and HI Commercial Districts including but not limited to adding upper story apartments, sale of alcoholic beverages, trade schools, hotels, restaurants, and woodcutting/sawmills.

At this Hearing, interested persons may be heard and written communication received. Copies of application and related information are available at the Town Clerks office at 1 Main St. Stafford Springs, CT.

The link below will give you access to the meeting:

<https://us02web.zoom.us/j/86551191339?pwd=SnlvV1JIT1JCYytSQkh4cThzUFFWdz09>

Webinar ID: 86551191339

Password: 744333

If your computer has a microphone for two way communication, then during a Public Hearing if you wish to speak press Raise Hand in the "participant" window. If you do not have a microphone you will need to call in on a phone in order to speak. Per the Governor's Executive Order if you speak, you will need to give your name.

During Public Hearings if you do not wish to speak you may type your comments into the CHAT feature.

Those joining though use of a computer and Zoom software should note that typing in your full name to view the meeting only (and not speak) is not required – a pseudonym may be used

Dialing in by Phone only:

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 865 5119 1339

Participant ID: 108349

Password: 744333

International numbers available: <https://us02web.zoom.us/j/86551191339>

David Palmberg
Chairperson

TOWN OF STAFFORD - ZONING REGULATIONS

Article V
Commercial Districts

CURRENT
TABLE

5.1 Explanation of Tables

- A. No structure shall be used, erected, or expanded; and no land use shall be established or expanded except in accordance with the Zoning Regulations. The schedules contained in Section IV list permitted uses of lands and buildings, and the maximum height of buildings, the required yards, open space, area of lots, and other requirements for the various districts in the Zoning Regulations.
- B. Any use marked "SU" in the following tables is a permitted use subject to the issuance of a building and/or zoning permit and subject to Sec. 8.11(A) "Special Use Permit."
- C. Any use marked "SP" in the following tables is a permitted use subject to the issuance of a building and/or zoning permit and subject to Sec.8.3 "Site Plan."
- D. Any use marked "P" in the following tables is a permitted use subject to the issuance of a building and/or zoning permit.
- E. Any use not marked is not a permitted use in the particular zoning district. Uses that are not permitted are prohibited unless the Commission determines that a proposed use is sufficiently similar to a listed use.
- F. Any use marked "A" in the following tables is a permitted use as of right without a permit.

5.2 Schedule of Permitted Main Uses:

Permitted Main (Principal) Uses	Zoning Districts						
	WM	OS	LB	HB	CB	IN	HI
1. One-family (1) dwelling, one (1)/lot	SU*						
2. Agriculture	A	A	A	A	P	P	P
3. forestry	P	P	P	P	P	P	P
4. Poultry	A	A	A	A	A	A	A
5. Government uses, cemeteries, places of worship, recreational club	SU	SU	SU	SU	SU	SU	SU
6. Wood cutting/sawmill	SP						
7. Group day care home, child play care center, nursery school, adult day care			SU	SU		SU	SU
8. Bed and breakfast			SU	SU	SU		
9. Clubhouse, lodge, or other non-profit social, civic, or fraternal house			SP	SP	SP		
10. Utility transmission lines and substations	P		P	P	P	P	P
11. Commercial Kennel				SU			SU
12. Noncommercial kennel (Effective December 19, 2003)			SU	SU			
13. Veterinary hospital (Effective December 19, 2010)			SU	SU			SU
14. Rental Care Business							SU
15. Funeral home			SP	SP			SP
16. Retail, personal services, restaurant			SP	SP	SP		SU

TOWN OF STAFFORD - ZONING REGULATIONS

17. The sale of alcoholic beverages							
a. Café permit				SU			
b. Tavern permit				SU			
c. Club permit or nonprofit permit, brewpub			SU	SU	SU		
d. Hotel permit or hotel permit for beer only				SU			SU
e. Package store permit				SU	SU		SU
f. Restaurant permit, restaurant permit for beer only, restaurant permit for wine and beer only, or restaurant permit for catering establishment				SU	SU		SU
18. Parking *			SU	SU	SU	SU	SU
19. Business and professional offices, banks			SP	SP	SP	SP	SP
20. Auto sales, auto repair, service station, gasoline sales			SP	SP		SP	SP
21. Trade school, business school				SU		SU	SP
22. Assembling, processing, and packaging of goods for sale (25% of floor)			SP	SP	SP	SP	SP
23. Grooming facility			SP	SP	SU	SU	SU
24. Drive-in, open air sales, commercial recreation, amusement arcade, café, indoor entertainment facility.				SU	SU	SU	SU
25. Bus station, hotel, motel, inn				SP			SU
26. Wholesale, storage, freight terminal, commercial processing, Brewery						SP	SP
27. Manufacturing, processing, assembly						SP	SP
28. Outdoor storage, fuel storage, contractor's yard						SU	SU
29. Salvage operations contained within a building						SU	SU
30. Lawn care business (Effective 5/1/2000)			P	P	P	P	SU
31. Retail use limited to ten (10)% of floor area (Effective 7/27/2005)						P	SU
32. Retail uses having a gross floor area of more than twenty thousand (20,000) square feet as defined Sec. 5.10D.1.F (Effective 4/1/2006)			SU	SU	SU		SU
33. Earth removal (Effective 4/25/2007)			SU*	SU*			

- A. One family dwellings in WM zones are subject to site plan requirements. Such site plan shall include wetland, flood plain, and stream encroachment delineations.
 - B. Uses permitted under "SP" are limited to sites with a total area of building coverage no greater than fifty thousand (50,000) square feet. Sites that propose total building coverage in excess of fifty thousand (50,000) square feet require "SU" approval. (Effective 7/2/2005)
 - C. All buildings, or uses larger than twenty thousand (20,000) square feet of gross leasable floor area require the issuance of a special use permit in accordance with the requirements of Section 8.11(A) of these regulations. (Effective 4/1/2006)
 - D. A special use permit is required for all drive through facilities. (Effective 4/1/2006)
 - E. Earth removal in HB and LB allowable under temporary permit only and in conjunction with a bona fide construction project.
- * All parking areas will comply with parking requirements of Section 6.2.
- ** The Commission shall determine, upon request, all like uses not specifically listed and, in its discretion, may allow such use under a special use permit whether such use is a main use or accessory use.

PROPOSED TABLE

**Article V
Commercial Districts**

*AS OF
12/3/19*

5.1 Explanation of Tables

- A. No structure shall be used, erected, or expanded; and no land use shall be established or expanded except in accordance with the Zoning Regulations. The schedules contained in Section IV list permitted uses of lands and buildings, and the maximum height of buildings, the required yards, open space, area of lots, and other requirements for the various districts in the Zoning Regulations.
- B. Any use marked "SU" in the following tables is a permitted use subject to the issuance of a building and/or zoning permit and subject to Sec. 8.11(A) "Special Use Permit."
- C. Any use marked "SP" in the following tables is a permitted use subject to the issuance of a building and/or zoning permit and subject to Sec.8.3 "Site Plan."
- D. Any use marked "P" in the following tables is a permitted use subject to the issuance of a building and/or zoning permit.
- E. Any use not marked is not a permitted use in the particular zoning district. Uses that are not permitted are prohibited unless the Commission determines that a proposed use is sufficiently similar to a listed use.
- F. Any use marked "A" in the following tables is a permitted use as of right without a permit.

5.2 Schedule of Permitted Main Uses:

Permitted Main Uses	Zoning Districts						
	WM	OG	LB	HB	CB	IN	HI
1. One-family (1) dwelling, one (1) lot	SU*		P				
2. Apartments above first floor			SP		SP		
3. Agriculture	A	A	A	A	P	P	P
4. Forestry	P	P	P	P	P	P	P
5. Poultry	A	A	A	A	A	A	A
6. Government uses, cemeteries, places of worship, recreational club	SU	SU	SU	SU	SU	SU	SU
7. Wood cutting/sawmill	SP					SP	SP
8. Group day care home, child play care center, nursery school, adult day care			SU	SU		SU	SU
9. Bed and breakfast			SP	SP			
10. Clubhouse, lodge, or other non-profit social, civic, or fraternal house			SP	SP	SP		
11. Utility transmission lines and substations	P		P	P	P	P	P
12. Commercial Kennel			SU	SU		SU	SU
13. Noncommercial kennel (Effective December 19, 2003)			SP	SP			
14. Veterinary hospital (Effective December 19, 2010)			SU	SU		SU	SU
15. Rental Car Business				SP		SP	SP
16. Funeral home			SP	SP			SP
17. Retail, personal services			SP	SP	SP		
18. Restaurant			SP	SP	SP		SP
19. The sale of alcoholic beverages							

a. Café permit			SU	SU	SU		SU
b. Tavern permit			SU	SU	SU		SU
c. Club permit or nonprofit permit, brewpub			SU	SU	SU		SU
d. Hotel permit or hotel permit for beer only			SU	SU	SU		SU
e. Package store permit			SU	SU	SU		SU
f. Restaurant permit, restaurant permit for beer only, restaurant permit for wine and beer only, or restaurant permit for catering establishment			SU	SU	SU		SU
20. Parking				SU		SP	SP
21. Business and professional offices, banks			SP	SP	SP	SP	SP
22. Auto sales, auto repair, service station, gasoline sales				SP		SP	SP
23. Trade school, business school			SP	SP	SP	SP	SP
24. Assembling, processing, and packaging of goods for sale (25% of floor)			SP	SP	SP	SP	SP
25. Grooming facility			SP	SP	SP	SP	SP
26. Drive-in, open air sales, commercial recreation, amusement arcade, café, indoor entertainment facility.			SU	SU	SU		
27. Bus station, hotel, motel, inn			SU	SU	SU	SU	SU
28. Wholesale, storage, freight terminal, commercial processing, Brewery						SP	SP
29.							
30. Manufacturing, processing, assembly				SP		SP	SP
31. Outdoor storage, fuel storage, contractor's yard						SP	SP
32. Salvage operations contained within a building						SU	SU
33. Lawn care business				P		P	
34. Retail use limited to ten (10)% of floor area						P	P
35. Retail uses having a gross floor area of more than thirty thousand (35,000) square feet as defined Sec. 5.10D.1.F			SU	SU	SU		SU
36. Earth removal (Effective 4/25/2007)			SU	SU	SU	SU	SU

A. One family dwellings in WM zones are subject to site plan requirements. Such site plan shall include wetland, flood plain, and stream encroachment delineations.

B. Uses permitted under "SP" are limited to sites with a total area of building coverage no greater than fifty thousand (50,000) square feet. Sites that propose total building coverage in excess of fifty thousand (50,000) square feet require "SU" approval. (Effective 7/2/2005)

C. All buildings, or uses larger than thirty five thousand (35,000) square feet of gross leasable floor area require the issuance of a special use permit in accordance with the requirements of Section 8.11(A) of these regulations. (Effective 4/1/2006)

D. A special use permit is required for all drive through facilities. (Effective 4/1/2006)

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

5.3 Schedule of Permitted Accessory Uses

Accessory Use	Zoning District						
	WM	CS	LB	EB	CB	IN	HI
A. Keeping of not more than two (2) non-transient roomers or boarders in any dwelling unit.			A	A			