

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

**RPC
Representatives**

Bethany:
Mary Shurtleff

Branford:
Charles Andres

East Haven:
David Anderson
(Secretary)

Guilford:
Peter Goletz

Hamden:
Richard Szczypek

Madison:
Christopher Traugh
(Chair)

Meriden:
David White

Milford:

New Haven:
Kevin DiAdamo
(Vice Chair)

North Branford:
Frances Lescovich

North Haven:
James Giulietti

Orange:
Paul Kaplan

Wallingford:
Vacant

West Haven:
Christopher Suggs

Woodbridge:
Peggy Rubens-Duhl

AGENDA

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Agenda for Thursday, March 8, 2012 RPC Meeting, 5:15pm @ SCRCOG
Offices: 127 Washington Avenue, North Haven, CT 06473

1. Administration

1.1. Minutes of the February 9, 2012 RPC Meeting **1**

2. Statutory Referrals – March Action Items

2.1. City of Milford: Proposed Zoning Regulation Amendments to Article III (Direct Use Regulations), Section 3.19 (Corridor Design Development District 4 – New Haven Avenue Corridor Design Development District: CDD-4). Submitted by: Private Applicant. Received: February 16, 2012. Public Hearing: TBD **3**

2.2. City of Meriden: Proposed Zoning Map Amendment to change the zoning classification of certain parcels from R-2 (Two or Three Family Residential) to R-1 (Single Family Residential). Submitted by: City of Meriden. Received: February 18, 2012. Public Hearing: March 20, 2012 **9**

2.3. Town of Clinton: Proposed Zoning Regulation Amendment to Section 10.20 (Tattoo Parlors and Body Piercing Salons). Submitted by: Town of Clinton. Received: February 22, 2012. Public Hearing: April 2, 2012 **21**

3. Other Business

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, February 9, 2012 Meeting

Present: Christopher Traugh, Charles Andres, David Anderson, Kevin DiAdamo, Richard Szczypek, David White, James Giulietti, Eugene Livshits

1 Administration

- 1.1 Minutes of the January 12, 2012 RPC meeting. Motion to accept the minutes as presented: David White. Second: David Anderson. Vote: Unanimous.

2 Statutory Referrals

- 2.1 City of New Haven: Proposed Zoning Map Amendment to change the classification of the area comprised of the property known as 115 Peat Meadow Road from BA (General Business) to BB (Automotive Sales)

By resolution, the RPC has determined that the proposed Zoning Map Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: David Anderson. Second: Richard Szczypek. Vote: Unanimous.

- 2.2 Town of Stratford: Proposed Zoning Regulation Amendments to Sections 15.8 and 15.3B

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Richard Szczypek. Second: James Giulietti. Vote: Unanimous.

- 2.3 Town of Hamden: Proposed Zoning Regulation Amendment pertaining to Places of Worship (Article VI, Section 658)

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: David Anderson. Second: David White. Vote: Unanimous.

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

2.4 Town of North Haven: Proposed Zoning Regulation Amendment to Section 3.2 (Office O Districts)

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Kevin DiAdamo. Second: David White. Abstain: James Giulietti. Vote: Unanimous.

2.5 Town of Guilford: Proposed Zoning Regulation Amendments

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Charles Andres. Second: Richard Szczypek. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Charles Andres. Second: Richard Szczypek. Vote: Unanimous.

Referral 2.1: City of Milford

Subject: Proposed Zoning Regulation Amendments to Article III (Direct Use Regulations), Section 3.19 (Corridor Design Development District 4 – New Haven Avenue Corridor Design Development District: CDD-4)

Staff Recommendation: The proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region. Consideration should be given to include a phrase that states that the proposed amendment is subject to all the applicable provisions of Section 5.4.

Background: A private applicant has submitted proposed Zoning Regulation Amendments to the Corridor Design Development District 4 (CDD-4) – New Haven Avenue Corridor Design Development District (Section - 3.19). The first amendment allows a commercial garage or vehicle repair/service garage as a permitted use in the CDD-4 District as long as certain standards are met (3.19.1.18). CDD-4 is not within 500 feet of any town in the South Central Region. The conditions that have been proposed along with the commercial garage or vehicle repair/service garage can be reviewed in the background section of the agenda packet.

Currently, in the CDD-3 District a commercial garage or vehicle repair/service garage is a permitted use, but is subject to all applicable provisions of Section 5.4. The use is also permitted in CDD-1, CDD-2, CDD-5, and the Interchange Commercial Districts as a special use, subject to all applicable provisions of Section 5.4. The second amendment revises Section 3.19 (Prohibited Uses) so that commercial garages or vehicle repair/service garages can be permitted under the requirements of Section 3.19.1.18. Consideration should be given to include a phrase that states that the proposed amendment is subject to all the applicable provisions of Section 5.4.

Per Section 5.4, Commercial Garage and Service Station Regulations, commercial garages or vehicle repair/service garages are “subject to both Special Permit approval in accordance with Article VII (Planning and Zoning Board) and Approval of Location by the Planning and Zoning Board in accordance with the location requirements of Section 5.4.3 as well as the provisions of Article IX (Zoning Board of Appeals)”. The section identifies general conditions for the use as well as location requirements. The section has been included with the background material.

Communication: In researching this proposal, I spoke to the planning staff for Milford and notified the adjacent municipalities in the South Central Region.



City of Milford, Connecticut

- Founded 1639 -

70 West River Street - Milford, CT 06460-3317

Tel 203-783-3245 FAX 203-783-3303

Website: www.ci.milford.ct.us

E-mail: planning@ci.milford.ct.us

Planning and Zoning
Board

David B. Sulkis, A.I.C.P.
City Planner

February 14, 2012

Via Certified Mail

Judy Gott, Executive Director
South Central Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473



RE: PROPOSED AMENDMENT TO ARTICLE III, SEC. 3.19

Dear Ms Gott:

In accordance with the provisions of Connecticut General Statute 8-3b, the Planning and Zoning has been requested to amend the City of Milford's Zoning Regulations for

Article III Direct Use Regulations

Section 3.19 Corridor Design Development District – 4
New Haven Design Corridor District: CDD-4

The wording for the proposed amendment is enclosed.

Please review this request and forward your comments within thirty-five (35) days of your receipt of the referral document.

Very truly yours,

David B. Sulkis, AICP
City Planner

DBS/pl
Enclosure

C: Jocelyn Mathiasen, Director, DPLU

**PROPOSED AMENDMENT TO
ARTICLE III, § 3.19
CITY OF MILFORD
ZONING REGULATIONS**

ARTICLE III DISTRICT USE REGULATIONS

**Section 3.19 CORRIDOR DESIGN DEVELOPMENT DISTRICT – 4
NEW HAVEN DESIGN CORRIDOR DISTRICT: CDD-4**

[add the following **bold** language; delete the following underlined language:]

**3.19.1.18 Commercial garage or vehicle repair and/or service garage
provided the following standards are met:**

- (1) Such facilities shall not be located on a state highway;**
- (2) Such facilities shall be located on property that abuts a railroad right of way;**
- (3) Such facilities shall be located on property that has a minimum lot width of 175 feet;**
- (4) A front yard setback of twenty-five (25) feet shall be maintained which shall be appropriately landscaped in its entirety;**
- (5) All repair bays and repairs shall be within an enclosed building and all vehicle repair bay doors shall not be visible from the street; and**
- (6) Outdoor storage of vehicles shall be appropriately screened from adjacent residential uses and the public right of way.**

3.19.5 Prohibited Uses: The following uses shall be expressly prohibited.

Section 3.19.5.2 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment, or other similar uses shall be permitted unless otherwise permitted by Section 3.19.1.18.

SECTION 5.4 COMMERCIAL GARAGE AND SERVICE STATION REGULATIONS

5.4.1 General Procedure: Gasoline stations, vehicle dealerships and vehicle repair and/or service garages as defined by State Statutes, shall be subject to both Special Permit approval in accordance with ARTICLE VII, herein, and Approval of Location by the Planning and Zoning Board in accordance with the location requirements of Section 5.4.3 as well as the provisions of ARTICLE IX, herein.

5.4.2 General Conditions:

5.4.2.1 There shall be a minimum lot area of 22,000 square feet and a minimum lot width of 100 feet for all uses regulated by this Section except where zone district regulations may require a larger minimum lot size and/or width.

5.4.2.2 The storage of petroleum products in underground tanks not to exceed 40,000 gallons and the storage of fuel oils in above ground tanks not to exceed 275 gallons shall be the total allowable per lot.

5.4.2.3 Provisions shall be made for entering and leaving the lot in such a manner that traffic hazards are minimized. Driveway aprons shall be a minimum distance of 25 feet from any street intersection and 10 feet from any adjacent lot line.

5.4.2.4 Fuel pumps and above ground fuel storage tanks shall be located at least 25 feet from any street line or adjacent lot line.

5.4.2.5 Servicing, other than retail sale of gasoline and oil and minor services customarily incidental thereto, shall be conducted within a building. No repair work, except of an emergency nature, will be performed out-of-doors. No servicing or storage of any vehicle shall take place on any adjacent public street or sidewalk. Outside storage and display of vehicles shall be restricted to areas no closer than 10 feet from any street line or adjacent lot line.

5.4.2.6 Adequate area for parking, storage and servicing shall be provided on private property.

5.4.2.7 Appropriate and necessary lights shall be installed and maintained. All free-standing lights shall be designed so that lights are diffused and

shielded so that glare onto adjacent properties is minimized. No free-standing light shall be permitted in any required rear or side yard adjacent to a Residential District.

5.4.2.8 Appropriate landscaping and screening of suitable type, density and height shall be installed and suitably maintained in accordance with Article V, Section 5.14.

5.4.3 Location Requirements: Subject to Special Permit and Site Plan Approval, no commercial garage, gasoline station, vehicle dealerships, vehicle repair and/or service garages, or other similar commercial garages, shall be located on any lot until such location has been found suitable for the business intended, with due consideration to its location in reference to schools, churches, theaters, traffic conditions width of highway and effect on public travel.

5.4.3.1 No gasoline station shall be located on any lot within 300 feet, measured in a straight line between the nearest lot and/or boundary lines, from any Residential District boundary; except that no existing gasoline station shall be deemed to become a non-conforming use through the subsequent change of such Residential District boundary.

5.4.4 Modified Requirements for Special Fuel Retailers: Filling or service stations selling special fuels, as defined by State Statutes, shall comply with the foregoing regulations, except that locations where more than four (4) fuel filling devices are used for special fuels and/or where the use is designed, intended or arranged for service primarily to truck traffic, the following standards shall apply in lieu of Sections 5.4.2.1 through 5.4.2.3:

5.4.4.1 There shall be a minimum lot area of six (6) acres and a minimum frontage of 400 feet on a State highway.

5.4.4.2 The storage of special fuels in underground tanks not to exceed 100,000 gallons and the storage of fuel oils in above-ground tanks not to exceed 275 gallons shall be the total allowable per lot.

5.4.4.3 Provisions shall be made for entering and leaving the lot in such a manner that traffic hazards are minimized. Driveway aprons shall be a minimum distance of 100 feet from any street intersection and 25 feet from any adjacent lot line.

5.4.5 Prohibited Uses:

5.4.5.1 No alcoholic liquor shall be sold from the premises of or site area allocated to any use regulated in this Section.

5.4.5.2 Section 5.4.5.1 shall not apply to the sale of gasoline by a grocery store, as defined in Connecticut General Statutes Section 30-20(c), containing at least 40,000 square feet of gross floor area which sells only beer and other beverages pursuant to a grocery beer permit provided: (i) the premises shall be a minimum of five (5) acres and, (ii) the distance between any public entrance to the grocery store and any gasoline pump shall not be less than one hundred fifty feet (150').

Referral 2.2: City of Meriden

Subject: Proposed Zoning Map Amendment to change the zoning classification of certain parcels from R-2 (Two or Three Family Residential) to R-1 (Single Family Residential)

Staff Recommendation: The proposed Zoning Map Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The City of Meriden has submitted a proposed Zoning Map Amendment that changes the zoning classification of certain parcels from Two or Three Family Residential (R-2) to Single Family Residential (R-1). The parcels proposed for the zone change can be reviewed in the background material of the agenda packet.

The Zoning Map Amendment is in compliance with the POCD Future Land Use Map, which designates these parcels as Low Density Residential (Single Family). The proposed amendment would put an appropriate zone in place in order to preserve the existing neighborhood characteristics. Six of the parcels (west side of Meriden) that are proposed for the zoning change are partially within an Aquifer Protection Area. The less intensive zoning of a R-1 District will have greater compatibility with the Aquifer Protection Regulations.

Communication: In researching this proposal, I spoke to the planning staff for Meriden and notified the adjacent municipalities in the South Central Region.



LEGAL NOTICE

NOTICE OF PUBLIC HEARING Economic Development Housing & Zoning Committee Meriden City Council

A Public Hearing will be held Tuesday, March 20, 2012 at 6:00 P.M. in Room 206, Council Chambers, in City Hall to consider:

1. Amending the zoning map classification of certain parcels along the following listed street addresses from R-2 "Two or three family residential" to R-1 "Single Family Residential":

Murray St., Sunset Ave., Williams St., Liberty St., Horton Ave., Collins Ave., Newton St., Cottage St., Norrie Place, Wall St., North Wall St., Del Terrace, North Pearl St., Elizabeth Rd., Yale Acres Rd., Welles Terr., North Ct., South Ct., Broadvale Rd., Broadview Terr., Cutlery Ave., Meadow St., Camp St. (South Meriden), Rice St., Webb St., Hobart St. (S.M.), Evansville Ave., Baker Ave., Cheshire Rd., New Cheshire Rd., Raven Dr., Carl St., South Vine St., Botsford St., Eddy Ave., Bacon St., Fair St., Leonard St., Bailey Ave., Kensington Ave., Joseph St., Jerome Ave. and Paddock Ave.

At this hearing persons may be heard and communications received. Maps and information are available at Room 132 in City Hall, and also the Office of the City Clerk, both at 142 East Main Street.

Brian P. Daniels, Councilor
Chairman, EDHZ Committee

PUBLISH: Record-Journal
March 9, 2012
and
March 16, 2012



PETITION

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MERIDEN:

- I. The undersigned respectfully petitions that the City Council of the City of Meriden, acting in its capacity as the Zoning Authority, to amend the Zoning Ordinance by modifying the zoning map classification of certain parcels along the following listed street addresses from R-2 “Two or three family residential” to R-1 “Single Family Residential”:

Murray St., Sunset Ave., Williams St., Liberty St., Horton Ave., Collins Ave., Newton St., Cottage St., Norrie Place, Wall St., North Wall St., Del Terrace, North Pearl St., Elizabeth Rd., Yale Acres Rd., Welles Terr., North Ct., South Ct., Broadvale Rd., Broadview Terr., Cutlery Ave., Meadow St., Camp St. (S.M.), Rice St., Webb St., Hobart St. (S.M.), Evansville Ave., Baker Ave., Cheshire Rd., New Cheshire Rd., Raven Dr., Carl St., South Vine St., Botsford St., Eddy Ave., Bacon St., Fair St., Leonard St., Bailey Ave., Kensington Ave., Joseph St., Jerome Ave. and Paddock Ave.

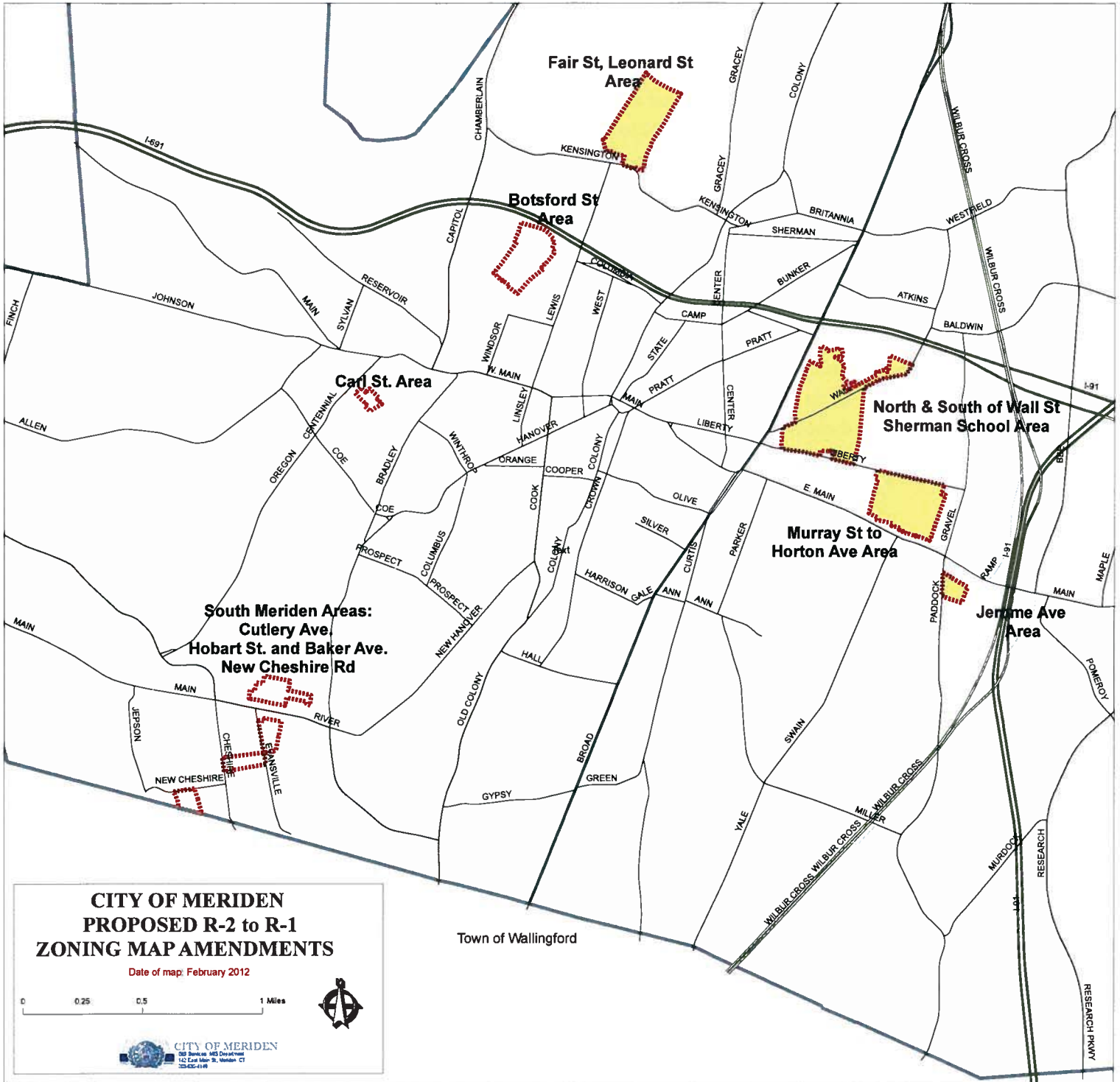
The area is further shown and listed on Schedules A & B annexed and made part of hereof. It includes nine separate areas throughout the City, 552 parcels, totaling 215 acres including rights of way (186 parcel acres).

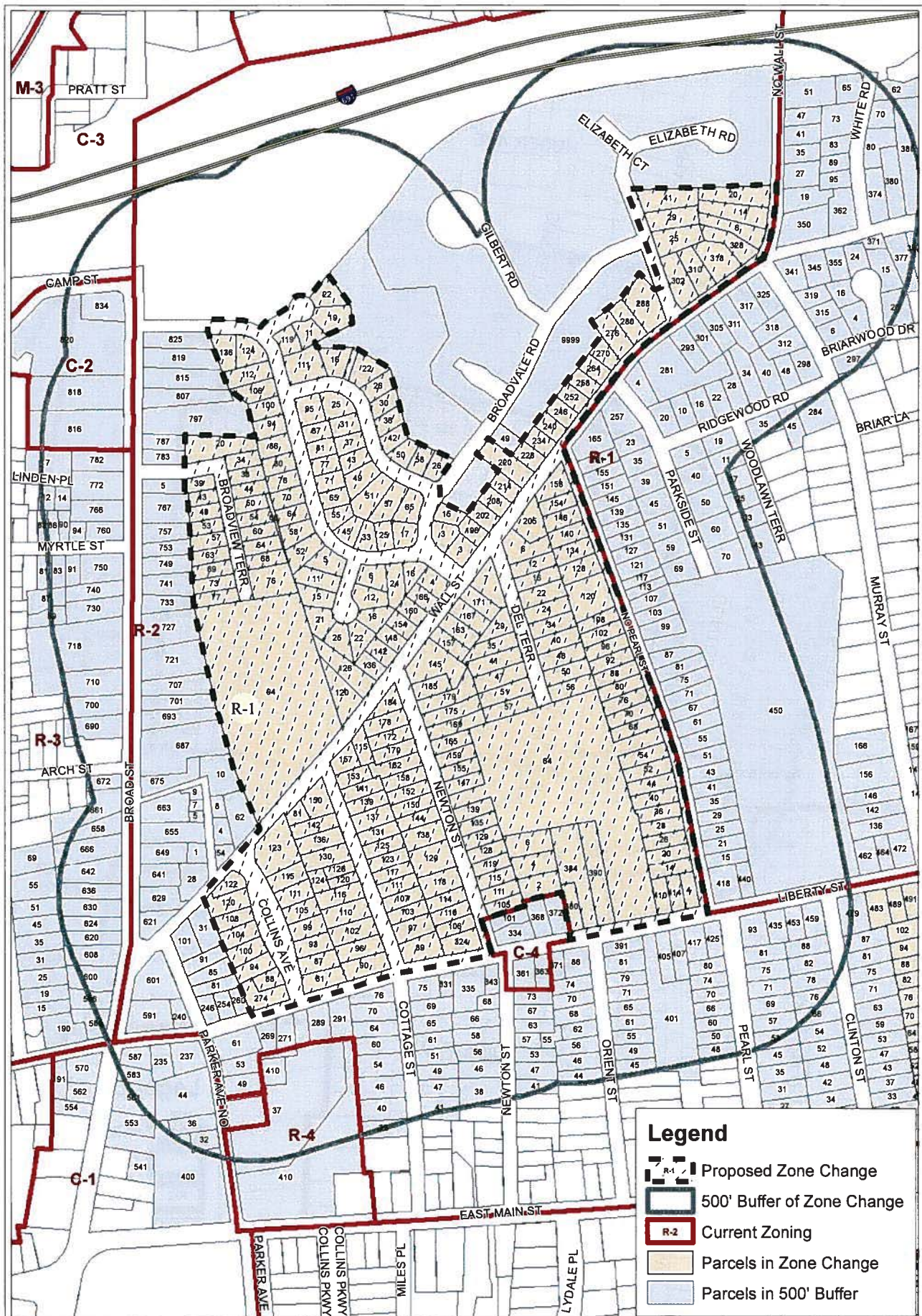
- II. The reasons for requesting the above change are as follows:
1. To conform with the 2009 Plan of Conservation and Development (POCD) adopted by the City Council and the Planning Commission in March, 2009, further amended through November, 2011. All areas included in the proposal are designated on the POCD Future Land Use Plan map as “Low Density Residential (single family)” neighborhoods in the POCD.
 2. The text of the POCD specifically states: “Review zoning...and revise as necessary to ensure that residential development will occur in the areas desired and in forms and densities that are appropriate”. The POCD also aims to: “to maintain and complement the character of existing residential areas”. This change supports POCD objectives and targeting for:
 - protecting stable residential areas and maintaining and improving the quality of life in existing residential neighborhoods;
 - ensuring infill development occurs in harmony with surrounding property uses;
 - providing areas for new residential development at appropriate densities including development of larger single family homes to diversify the housing stock.

3. Viewing and analyzing these neighborhood areas, they are generally characterized as established, with all areas comprised of a majority of parcels that are single family owner occupied homes. In total, of the 523 developed residential parcels, 451 (86%) are single family homes. It is the intent of the Plan of Conservation and Development, and this petition, to maintain the character of these neighborhoods. The current total density for the nine areas is 3.3 units to the acre (total units divided by all parcel acreage involved). The R-2 zone density factor (1 unit/4,000 sq. ft. or 10.9 units to the acre) encourages a much greater density and future attached apartment development/redevelopment that is not currently a significant part of these neighborhoods. This would be uncharacteristic and disruptive of the neighborhood.
4. The R-1 zone, which has the main stated purpose: "to provide for areas of relatively open character for single-family dwellings on individual lots" is certainly more compatible with the neighborhood characteristics. The R-1 zone use (single family homes), is more reflective of the existing neighborhood and definitely more compatible with these neighborhoods.
5. All six areas on the west side of Meriden proposed for the less intensive R-1 zoning are partially within Aquifer Protection Areas. The map amendments promoting less intensive use are more compatible with aquifer recharge and protection.
6. At various meetings during POCD public process, an overwhelming public response was that existing neighborhoods needed to be preserved and protected. Following POCD adoption, including last Summer and Fall, many residents within the areas have expressed, in writing and before the Planning Commission, their support for this change.
7. There is large commonality in the nine areas identified for change in the POCD, and it is efficient to address these areas at the same time although each area is independent.
8. The amendment is consistent with the stated Purpose of Zoning that includes promoting the general welfare.

Dated at Meriden, Connecticut this _____ day of _____ 2012.

By _____
Brian P. Daniels, Councilperson, Chairman
EDHZ Committee





MAP DISCLAIMER:
GIS DATA IS REPRESENTATIVE DATA ONLY. ALWAYS
CONSULT ORIGINAL SOURCE MATERIAL TO ANSWER
LEGAL QUESTIONS.

SOURCES:
City of Meriden Zoning Map
City of Meriden Tax Maps
2005 100'-scale Planimetrics

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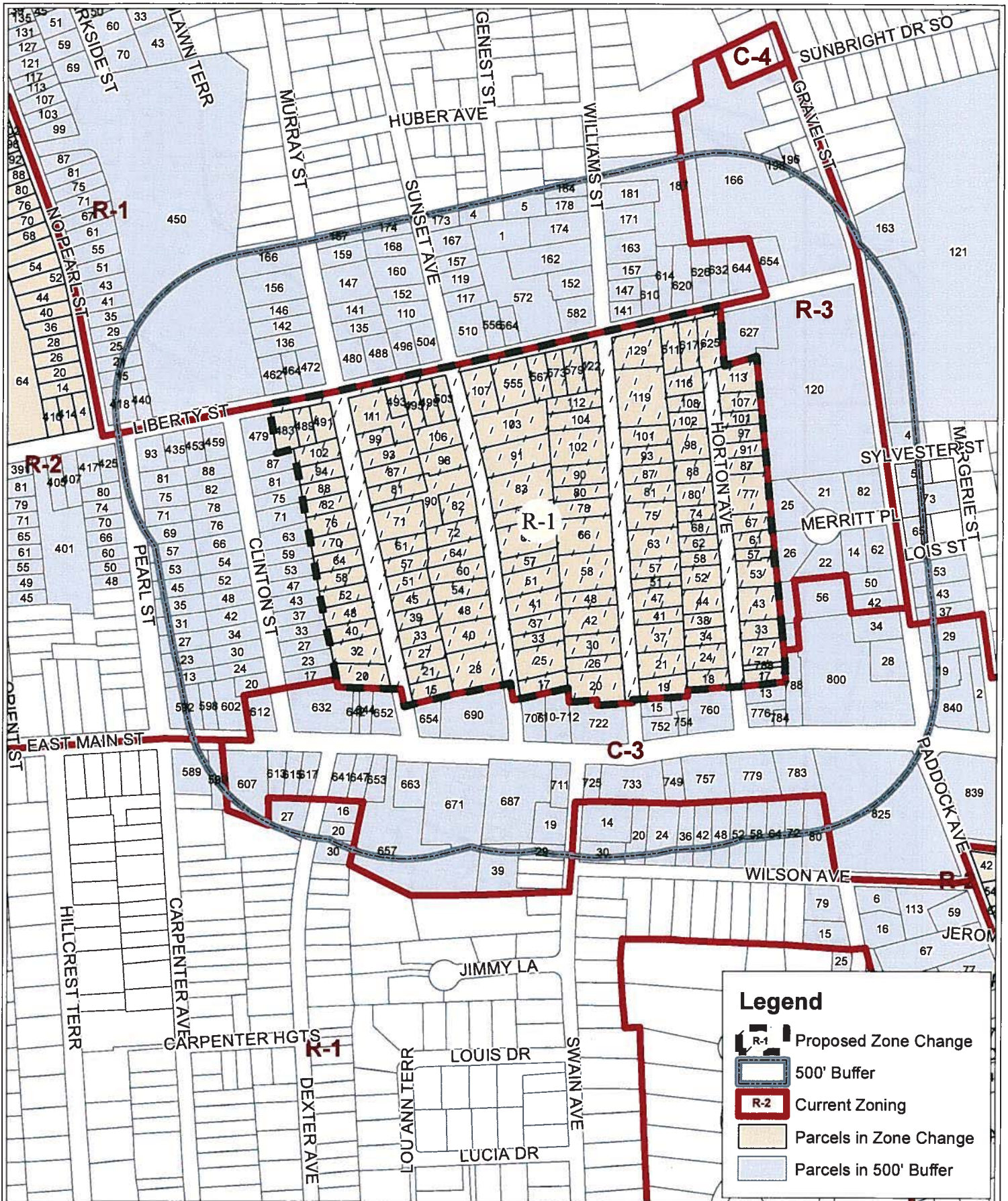
**CITY OF MERIDEN, CT
PROPOSED ZONE CHANGE R-2 TO R-1
NORTH/SOUTH OF WALL ST AREA**

FEBRUARY 7, 2012

1 inch = 300 feet

0 150 300 600 Feet

CITY OF MERIDEN
GIS Services / GIS Department
142 East Main St, Meriden, CT
203-830-4148



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SOURCES:
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2005 100'-scale Planimetrics

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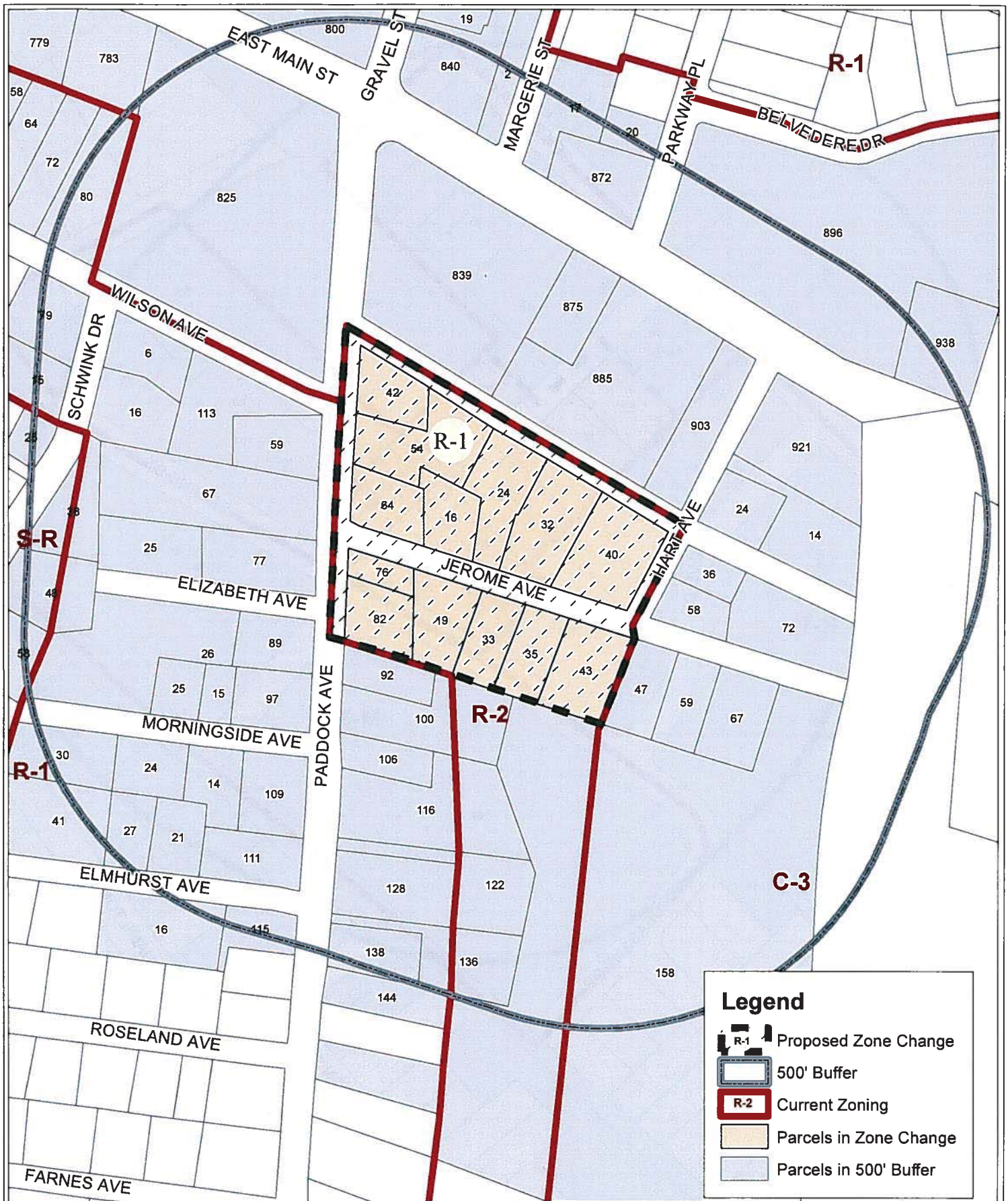
CITY OF MERIDEN, CT
PROPOSED ZONE CHANGE R-2 TO R-1
MURRAY ST TO HORTON AVE AREA

FEBRUARY 7, 2012

1 inch = 400 feet
0 100 200 400
Feet



CITY OF MERIDEN
GIS Services, GIS Department
142 East Main St, Meriden, CT
203-630-1148



Legend

- Proposed Zone Change
- 500' Buffer
- Current Zoning
- Parcels in Zone Change
- Parcels in 500' Buffer

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SOURCES:
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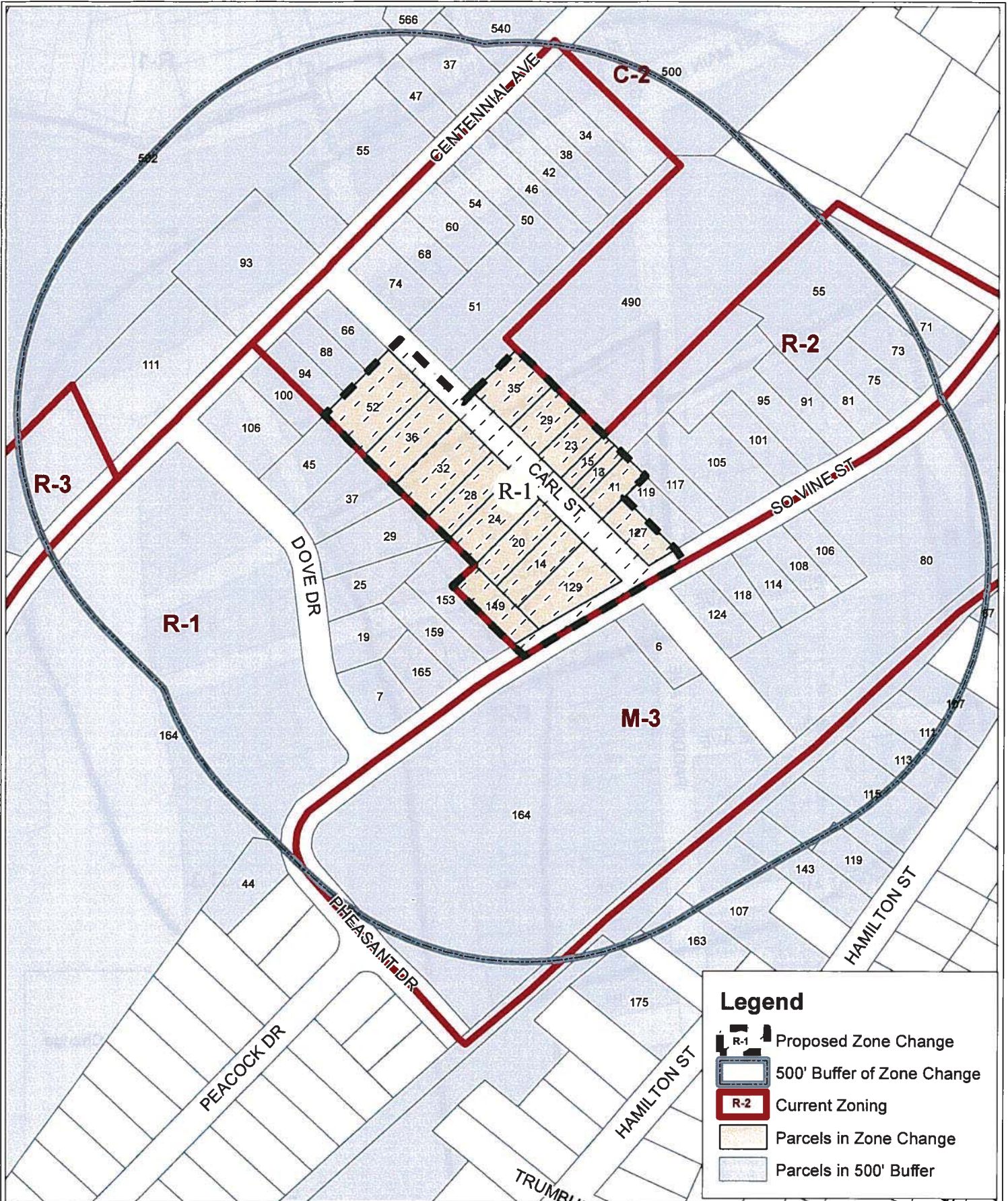
CITY OF MERIDEN, CT
PROPOSED ZONE CHANGE R-2 TO R-1
JEROME AVE AREA

FEBRUARY 7, 2012

1 inch = 200 feet
0 100 200 Feet



CITY OF MERIDEN
GIS Services, GIS Department
142 East Main St., Meriden, CT
203-430-1140



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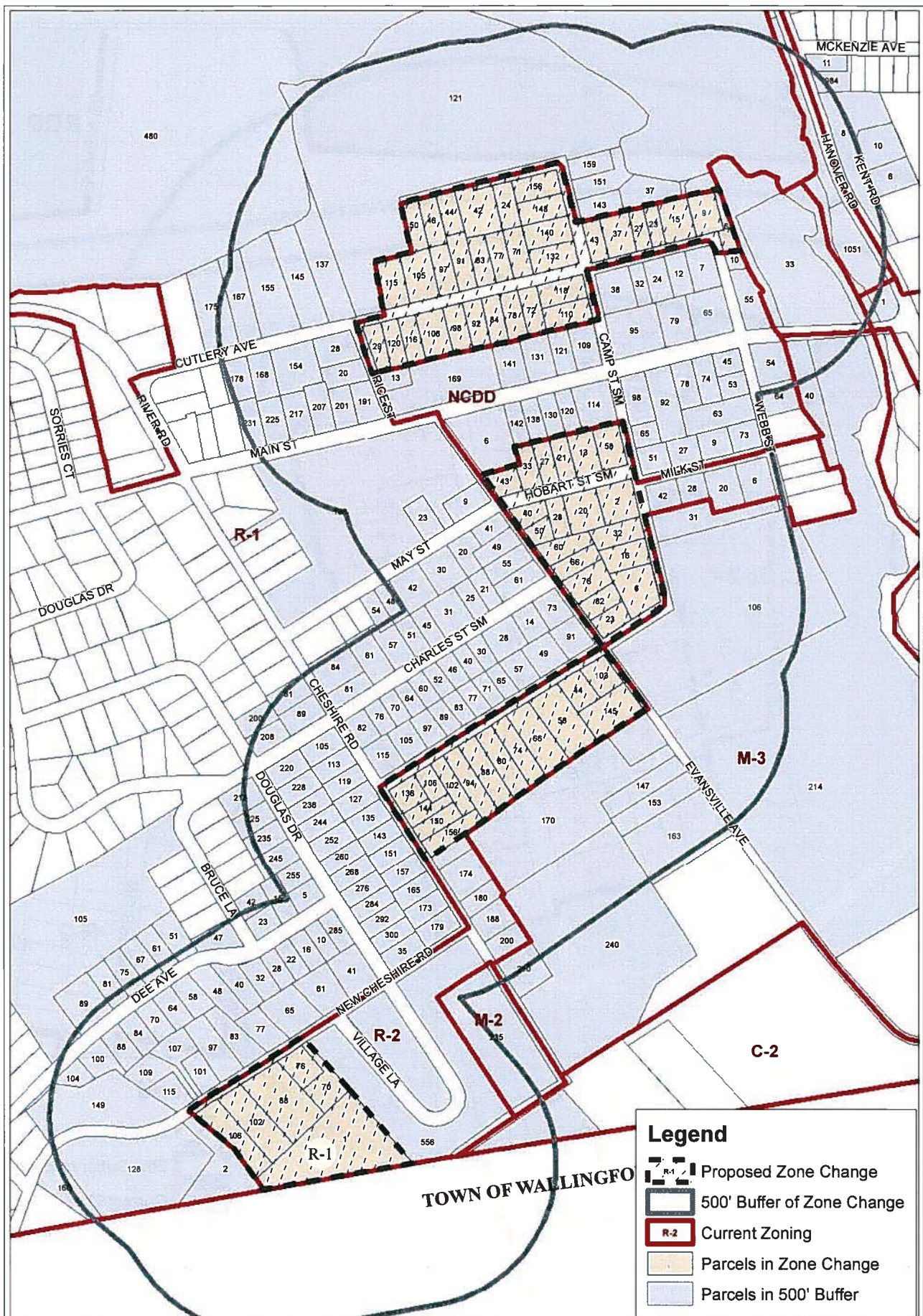
**CITY OF MERIDEN, CT
PROPOSED ZONE CHANGE R-2 TO R-1
CARL ST AREA**

FEBRUARY 7, 2012

1 inch = 200 feet
0 100 200 Feet



CITY OF MERIDEN
GIS Services, GIS Department
142 East Main St., Meriden, CT
203-630-1148



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2005 100'-scale Planimetrics

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**CITY OF MERIDEN, CT
PROPOSED ZONE CHANGE R-2 TO R-1
SOUTH MERIDEN AREA**

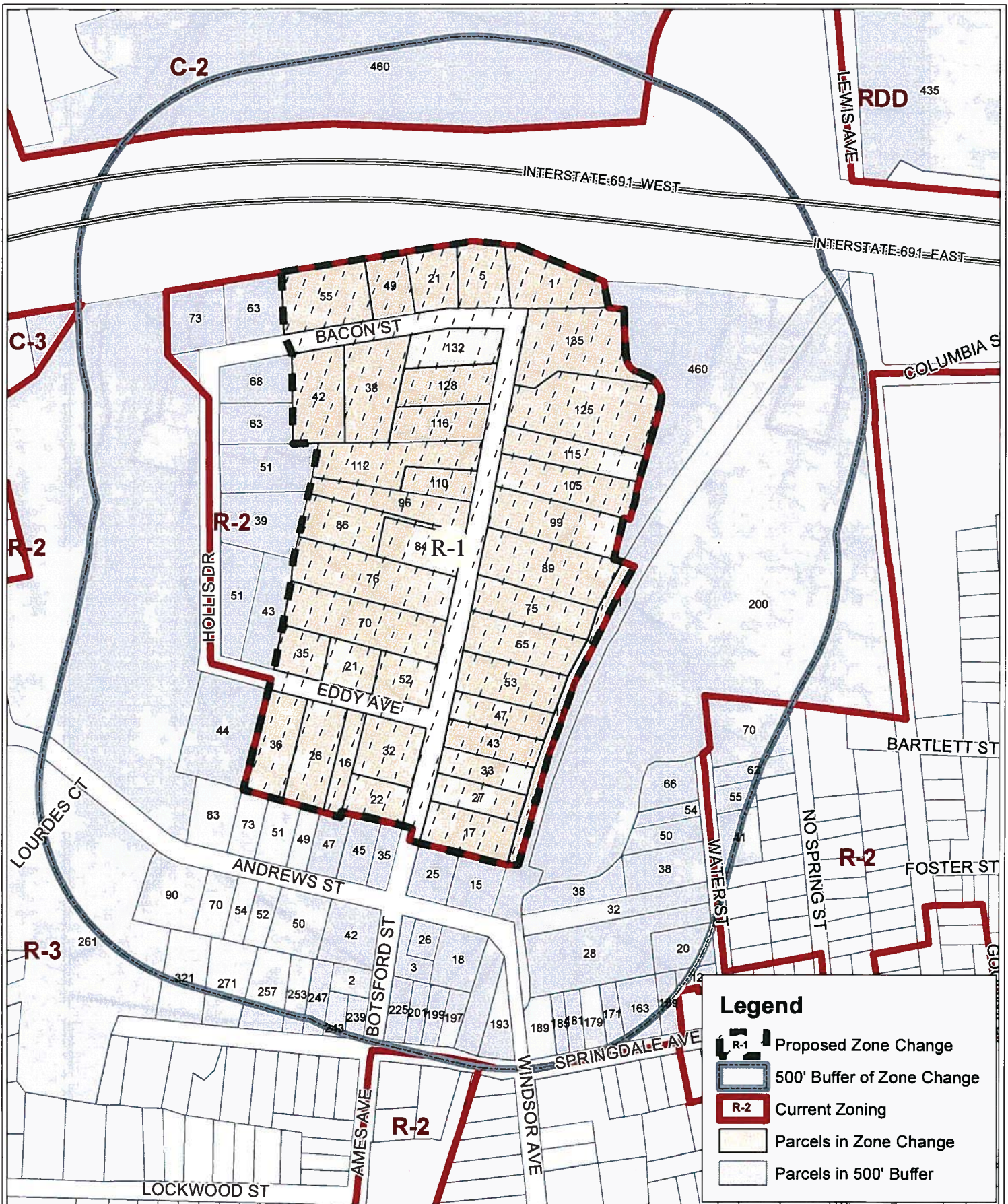
FEBRUARY 7, 2012

1 inch = 300 feet

0 150 300 600 Feet



CITY OF MERIDEN
GIS Services GIS Department
142 East Main St, Meriden, CT
203-530-1488



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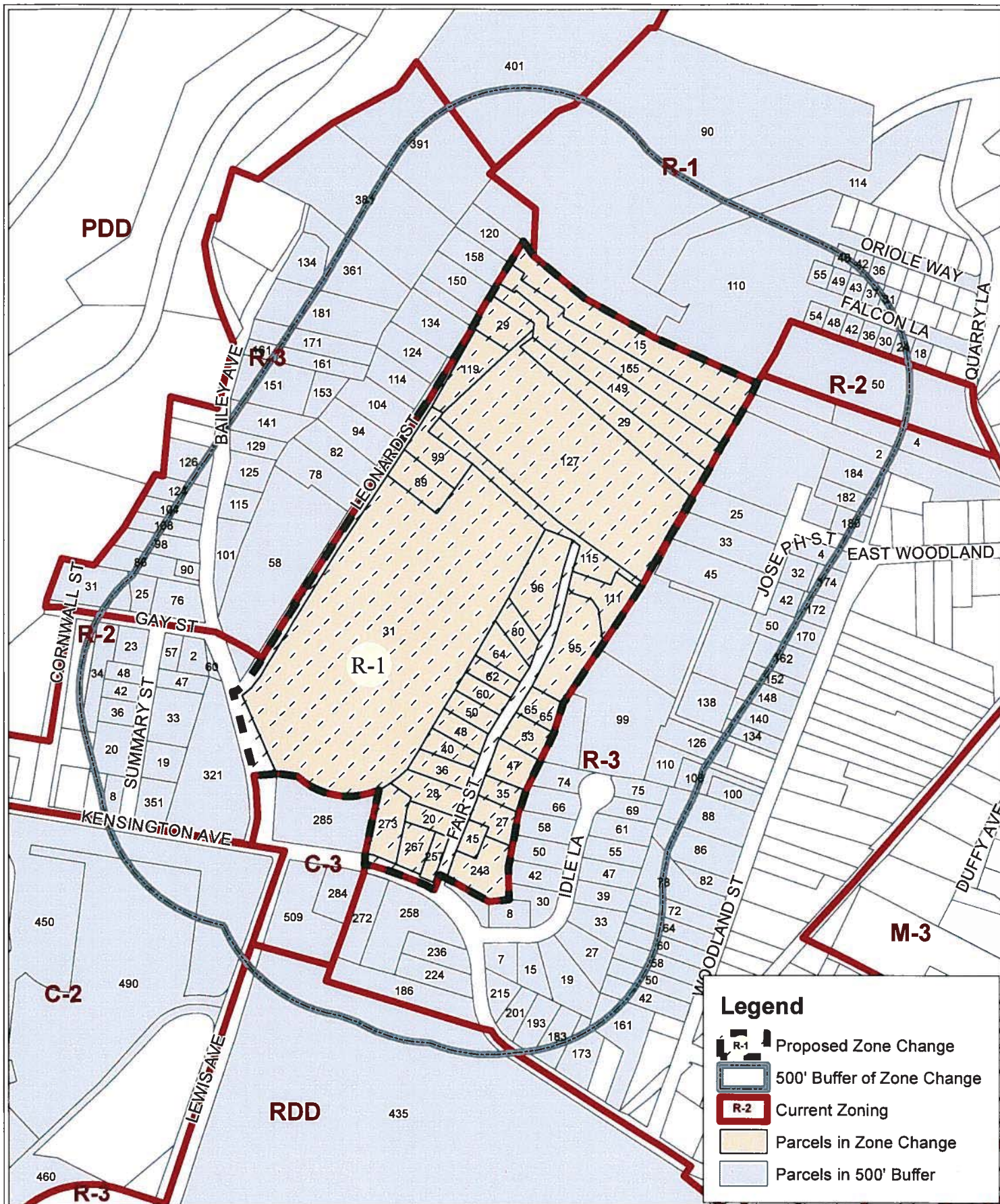
SOURCES:
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City of Meriden Tax Maps
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**CITY OF MERIDEN, CT
PROPOSED ZONE CHANGE R-2 TO R-1
BOTSFORD ST AREA**

FEBRUARY 7, 2012

1 inch = 300 feet
0 150 300 Feet



Legend

- Proposed Zone Change
- 500' Buffer of Zone Change
- Current Zoning
- Parcels in Zone Change
- Parcels in 500' Buffer

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SOURCES:
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CITY OF MERIDEN, CT PROPOSED ZONE CHANGE R-2 TO R-1 FAIR ST AND LEONARD ST AREA

FEBRUARY 7, 2012

1 inch = 400 feet
0 100 200 400 Feet



CITY OF MERIDEN
GIS Services, GIS Department
127 East Main St., Meriden, CT
203-630-4148

Referral 2.3: Town of Clinton

Subject: Proposed Zoning Regulation Amendment to Section 10.20 (Tattoo Parlors and Body Piercing Salons)

Staff Recommendation: The proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

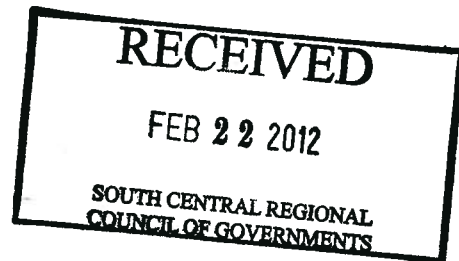
Background: The Town of Clinton has submitted a proposed Zoning Regulation Amendment to the Tattoo Parlors and Body Piercing Salons Section (10.20) of Section 10, Special Exceptions. Text has been deleted so that the regulations no longer state that their purpose is to prevent the clustering of such uses in any one location. Subsection (b), which states that off-street parking and loading requirements must comply with Section 29 (Off-Street Parking), has been added to Standards and Requirements (10.20.3). Additionally, the Procedures Section (10.20.4) has been expanded to include a requirement that applicants submit a map showing the properties and uses within 1,000 feet of the property proposed to contain a tattoo parlor.

Communication: In researching this proposal, I spoke to the planning staff for Clinton and notified the adjacent municipalities in the South Central Region.



Town of Clinton
Planning and Zoning Commission
54 East Main Street
Clinton, Connecticut 06413
ZoningWetlands@ClintonCT.Org

February 21, 2012



Eugene Livshits
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473-1715

Re: AR 12-015: Proposed Amendment to the Zoning Regulations: Section 10.20: Tattoo Parlors and Body Piercing Salons.

Please be advised that the above referenced proposed amendment to the Zoning Regulations (Please see enclosed text) will be heard at a public hearing commencing on Monday, April 2, 2012 at 7:00 p.m. in the Green Room of the Andrews Memorial Town Hall.

Please forward any comments that you may have to:

Planning & Zoning Commission
54 East Main Street
Clinton, CT 064133

Or to zoningwetlands@clintonct.org.

If you have any questions, please contact this office at (860) 669-6133, Monday through Friday or at zoningwetlands@clintonct.org.

Sincerely,

Julia N. Pudem
Land Use Technician

10.20 Tattoo Parlors and Body Piercing Salons

(Entire Section Amended 1/1/2012)

10.20.1 Purpose: The purpose of this Section is to regulate uses which, because of their nature, are recognized as having potentially serious objectionable operational characteristics. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These Regulations ~~prevent clustering of these uses in any one location and thereby~~ protect health, general welfare and property values in the town of Clinton.

10.20.2 Qualifications: A Special Exception for a Tattoo Parlor and/or Body Piercing Salons may be granted provided that:

(a) No tattoo parlor shall be located within one thousand feet (1,000 ft.) of the property line of any public, private or parochial school, day care center, library, park, playground or other recreational facility, ~~whether commercial or non-profit, or other area where numbers of minors regularly travel or frequent, as determined by the Commission,~~ in any zone. Nor shall any such business be located within one thousand feet (1,000 ft.) of the property line of any church, convent, monastery, synagogue or other similar place of worship or cemetery.

(1) For the purposes of this Section, distances shall be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building containing or proposing to contain a tattoo parlor to the nearest boundary of the uses specified above.

(b) Tattoo parlors are not permitted in structures which contain accessory apartments or other dwelling units.

10.20.3 Standards and Requirements: A Special Exception may be granted provided that the following criteria are met in addition to the standards, criteria and conditions stated in Section 9:

(a) The actual act of applying tattoos to a person's body shall not be visible from any doors or windows.

~~(a)(b)~~ Off-street parking and loading requirements shall comply with Section 29: Off-Street Parking, of these Regulations.

10.20.4 Procedures: The applicant shall follow the procedures set forth in Section 4 of these Regulations in addition to the following:-

~~(b)~~ (a) The applicant shall submit a map showing all the properties and uses located within one thousand feet (1,000 ft.) of the building property proposed to contain a tattoo parlor.