



TOWN *of* REDDING, CONNECTICUT

Zoning Commission

10 Lonetown Road, P.O. Box 1028, Redding, CT 06875 Tel. (203) 938-8517 Fax (203) 938-5027

July 3, 2012

Bethel Town Hall
Attn: Lisa Bergh – Town Clerk
1 School Street
Bethel, CT 06801

Dear Ms. Bergh:

In accordance with the Connecticut General Statutes this letter is to notify you that a Public Hearing will be held August 8, 2012 at 7:30 PM in the Hearing Room at the Redding Town Hall located at 100 Hill Road. **The purpose of Public Hearing is to discuss proposed Zoning Amendment change for the Service Business (SB) Zone section 4.2.3a.**

If you have any questions or concerns regarding this matter please feel free to contact me at (203) 938-8517.

Sincerely,

Robert M. Flanagan

Robert M. Flanagan - CZEO
ZEO/Wetlands Officer

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TOWN OF BETHEL
TOWN CLERK

(b) Permitted Accessory Uses:

- Off-street parking and loading, as provided by Section 5.6.
- Signs, as provided by Section 5.9.
- Satellite dish antenna, as provided by Section 5.16.
- Fully enclosed or screened outdoor storage and utilities, wherever determined necessary by the Commission for reasons of safety. The exterior display of merchandise for sale is prohibited, except as shown on the site plan approved by the Commission.
- One (1) or more residential apartments where clearly subordinate to a permitted business use on the same site and specifically approved by the Commission as part of a requisite site plan. The total floor area of such apartments shall not exceed 30% of the developed floor area on the same site. Each apartment unit shall be limited to a single bedroom and a maximum floor area of one thousand (1000) square feet, and shall be provided with its own separate entrance and two parking spaces.

- (c) - As permitted in residential zones, Section 4.2.3, subsections (a), (b), (d), (f), (g), (p), (q), and (u).

(d) Excluded Uses

Uses permitted in other zones, but not expressly included in the permissions cited above, are prohibited in the NB Zone.

4.3.2 Service Business (SB) Zone*(a) Permitted Principal Uses:

- Restaurant, theater, motel, hotel, inn.
- Recreation facilities (indoor and outdoor), including: tennis; handball, squash, racquet ball, ice skating, swimming, golf, and similar recreation facilities as approved by the Commission; excluding, however, amusement parks.
- Animal hospital under veterinary supervision provided there shall be no animals kept outdoors at any time.
- Convenience stores for the conduct of retail trade in the customary goods including: food, apparel, stationery, flowers, bakery products, hardware, home furnishings, garden supplies, books and periodicals, toiletries, cameras, jewelry, antiques, plants, leather goods, sporting goods, records, musical instruments, automotive parts, packaged liquor, health supplies, toys, paper goods, China, glassware, clocks, and other light retail merchandise as approved by the Commission.
- Personal services customarily provided directly on the premises including barbershop or beauty shop.
- Retail bakery, including pizza and salad.
- Farm and garden centers, including sales of plants, hay, feed, grain, fertilizer, fencing, animal accessories, farm tools, supplies and equipment, and sales and repair of tractors, lawnmowers and agricultural implements.
- Motor vehicle sales, service, rental and repair, including retail sales of motor fuel, lubricants and parts, car wash with no discharge of water into septic systems or to the earth, all water to be contained by 100 percent recovery systems, excluding auto body

- shops, motor vehicle junkyards, (except necessary cleaning and repair or incidental to vehicle sales or service); subject to special precautions to insure against the discharge of environmental pollutants in accordance with Section 5.3.
- Repair garage and storage facilities for school buses, transit vehicles and highway maintenance vehicles where the foregoing directly serve the local community, subject to compliance with Section 5.3.
 - Building materials storage and sales, including lumber, hardware, mason supplies, household fixtures and equipment, excluding processing and bulk sales of unpackaged commodities such as sand, gravel, asphalt and concrete.
 - Newspaper publishing and job printing, parcel distribution service, local distribution warehouse for non-hazardous finished consumer products, utility facilities and service yards for construction contractors, subject to special precautions to insure against discharge of environmental pollutants in accordance with Section 5.3.
 - Public utility facilities needed to serve the local community, such as electric substations, sewage treatment plants, flood control works, water supply stand pipes, water filtration plants, utility garages and the like.
 - Subject to special precautions in accordance with Section 5.3.2, bulk storage and distribution of domestic heating oil, coal, and wood; excluding industrial oils, natural or manufactured gas and other fuels.
 - Subject to Commission approval of each proposed use in accordance with the findings specified in Section 4.5.1d, light fabrication, assembly, packaging and storage of goods finished for consumer distribution, provided such goods are of hand portable size or are products of highly skilled craftsmanship.
 - Business and professional offices, including rental space, limited to 25 percent of total building floor area on each site.

(b) Permitted Accessory Uses:

- As permitted in Neighborhood Business (NB) Zone, Section 4.3.1 (b).
- Electronic games, not more than four (4) per establishment.
- Storage and sale of natural and manufactured gas, with on-site storage capacity not to exceed 1,000 gallons subject to Special Permit precautions, in accordance with Section 5.3.2.

(c) Excluded Uses:

Uses permitted in other Zones, but not expressly included in the permissions cited above, are prohibited in SB Zone.

* Special limitation on access spacing along the frontage of Route 7 apply; referred to Section 5.6.11 (adopted 12/1996).

**Proposed Text Amendment to Article 4.3.2(a) of the
Zoning Regulations of the Town of Redding, Connecticut**

The requested amendment, indicated in bold type below, is as follows:

4.3.2 Service Business (SB) Zone*

(a) Permitted Principal Uses:

* * *

- Public utility facilities needed to serve the local community, such as electric substations, sewage treatment plants, flood control works, water supply stand pipes, water filtration plants, utility plants and the like.
- **Services performed off-premises such as a landscaping and tree-spraying business and snow removal business. A small office may be maintained for administration and dispatching work crews to other locations in the general Fairfield County/New York State area. Vehicles and equipment can be stored on site ready for usage elsewhere. This storage of vehicles/equipment should not in general interfere with other normal commerce on the site. No vehicle maintenance will be performed on site. There can also be temporary storage of trees, shrubs, other plants, mulch, salt/sand and similar items prior to delivery and installation at offsite locations.**
- Subject to special precautions in accordance with Section 5.3.2, bulk storage and distribution of domestic heating oil, coal, and wood; excluding industrial oils, natural or manufactured gas or other fuels.

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