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TOWN of TOLLAND/ 21 Tolland Green, Tolland Connecticut 06084
Department of Planning & Development
860-871-3601

CERTIFIED MAIL:

December 3, 2018

Town of Vernon
Office of the Town Clerk
14 Park Place
Vernon, Connecticut 06066

RECEIVED
VERNON TOWN CLERK
18 DEC -4 AM 11:25

Subject: Tolland Planning & Zoning Application #18-13, Zoning Regulation Amendments

Dear Town Clerk,

Enclosed is an application and legal notice for P&Z #18-13 to amend the Tolland Zoning Regulations to allow a nonconforming use to be changed to another nonconforming use by Special Permit, excluding the Residential Design District. Pursuant to Connecticut General Statutes 8-7d(f), this application is being referred to your municipality.

If you have any questions, please feel free to contact me.

Sincerely,

Heidi Samokar, AICP
Director of Planning & Development

See Town Clerk for full text.



Tolland Planning & Zoning Commission
21 Tolland Green, Tolland, Connecticut 06084

RECEIVED
VERNON TOWN CLERK
18 DEC -4 AM 11:25

P&Z #18-13 - Proposed Amendments to Zoning Regulations to Allow a Change in Nonconforming Use by Special Permit, excluding Residential Design District

For Public Hearing, January 14, 2019, 6 p.m.

The Tolland Planning and Zoning Commission proposes the following amendments.

ARTICLE 18, NONCONFORMING USES, BUILDINGS, OR STRUCTURES

18-2.B. Nonconforming Uses

Add:

3. In all zoning districts, except the RDD, the Commission may grant a special permit for a change in one nonconforming use to another nonconforming use. In addition to all of the standards and requirements for Special Permits set forth in Section 20 of these Regulations, the applicant must demonstrate, to the satisfaction of the Commission:

- a. That the proposed new nonconforming use is consistent with the protection of the public health, safety, and welfare and with the character and the appropriate and orderly development of the neighborhood, adjacent properties, and zoning districts; and,
- b. That the proposed new nonconforming use will create no greater impact than the previous nonconforming use on the property, the neighborhood, adjacent properties and zoning districts in terms of parking, volumes and types of traffic, property values, hours of operation, exterior appearance of the building, structure or lot, or any other factors that may properly be considered by the Commission.

18-2.D. Nonconforming Uses of Structures and Land in Combination

Amend D.3 to begin with "Unless otherwise permitted per Section 18-2.B.3..."