

APPLICATION NO. 2021-014

TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR

**REGULATION CHANGE
REQUIRES A PUBLIC HEARING**

SECTION 19.1. of The Town of Colchester Zoning Regulations states – These Regulations and the boundaries of zoning districts may be amended by the Commission, after public notice and hearing, in accordance with Section 8-3 of the General Statutes, as amended.

APPLICANT Bruce HAYN - 75 LEBANON AVE UC
(Please Print)

ADDRESS 289 LEBANON AVE

Colchester CT 06415 TELEPHONE 860-885-6189
(City) (State) (Zip)

PROPOSED REGULATION CHANGE INFORMATION

☒ ZONING REGULATIONS ☐ NEW TEXT
☐ SUBDIVISION REGULATIONS ☒ AMENDMENT TO TEXT
☐ PLAN OF DEVELOPMENT

REGULATION SECTION NUMBER or LOCATION 6.3 Special Permit

RATIONALE FOR PROPOSED CHANGE – Please attach separate page

REGULATION TEXT – Please attach separate page

[Signature] 12/3/21
APPLICANT(S) SIGNATURE

For Official Use:

APPLICATION SUBMITTED 12/3/2021 [Stamp] ZPC FEE PAID \$610

PUBLIC HEARING DATE ~1/5/2022

6.0 FUTURE DEVELOPMENT DISTRICT (FD)

6.1 CHARACTER

This district is intended to provide an area for non-residential development of a variety of business uses in appropriate locations in Colchester that are well served by transportation and utility infrastructure. These areas have been designated for economic development in the Plan of Conservation and Development. Mixed Use Development is encouraged as a goal in the creation of diverse and pedestrian friendly areas with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of one another. A range of types, sizes, amenities and uses will enhance a series of inviting functional public spaces including shopping Streets, pedestrian friendly streetscapes, Open Spaces, courtyards, trails, residential, office and retail in mixed use Buildings. Finally, the design principles for Buildings and Streets should reflect traditional small town character that provides opportunities for intimate pedestrian friendly community life.

6.2 USES PERMITTED

The following uses are permitted in the FD District subject to all applicable requirements of these Regulations. All sites must be serviced by public water and public sewer. Each site must utilize best management practices to protect water quality. Each site must derive access from internal Roads as much as possible.

1. Business, corporate, or Professional Offices.
2. Medical, dental, or optical laboratories.
3. Laboratories and research facilities.
4. Accessory Buildings and accessory structures.
5. Retail business where the total gross Floor Area shall not exceed 200,000 square feet.
6. Restaurants and eating and drinking establishments when most food and drink is intended to be consumed on the Premises at tables, counters or bars
7. Family day care homes, as defined by CGS Section 19a-77(a)(3) and licensed pursuant to CGS Section 19a-87b, as amended, are permitted in all Single-Family, Two-Family or Multi-Family Dwellings.

6.3 SPECIAL PERMIT

The following uses are permitted by Special Permit in the FD District provided they are served by public water and public sewer, derive access from internal Roads rather than existing Collector or Arterial Roads, and use best management practices to protect water quality.

1. Warehouse, storage and distribution facilities, except not to include Mini Storage Facilities.

2. Light Manufacturing or assembly conducted entirely within a Building, such as computer or electronic components and equipment, and light industrial machinery or equipment and sub-assemblies for commercial applications.
3. Hotel, Motel or banquet facility.
4. Retail businesses with a total gross floor area that exceeds 200,000sf.
5. Mixed Use Development including multi-family residential development of no more than seventy-five (75) total units on a Parcel. No more than four hundred (400) additional residential units will be permitted in all of the FD District. When the total of Multi-Family Dwelling Units permitted meets this threshold, there shall be no additional residential units permitted under this Section.
6. Movie Theater.
7. Municipal facilities.
8. Day care and nursery school uses in accordance with Section 8-9 of these Regulations.

6.4 DIMENSIONAL REQUIREMENTS FOR NON-MIXED USE DEVELOPMENT IN FUTURE DEVELOPMENT DISTRICT

1. Minimum Lot size: 40,000 square feet of which at least 30,000 square feet is Buildable Area.
2. Minimum Lot Frontage on a Street: Two hundred (200) feet on Arterial and Collector Streets and one hundred fifty (150) on local and dead end Streets.
3. Minimum Front Yard Setback: Fifty (50) feet to public Streets.
4. Minimum Side and Rear Yard: see buffering distance chart, Table 6.1.
5. Maximum Building Height: Forty-five (45) feet.
6. Maximum Building Coverage: Forty percent (40%) of Buildable Area.
7. Maximum Impervious Coverage: Seventy-five (75%) of Buildable Area.


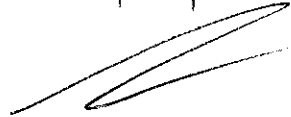
6.5 STANDARDS FOR MIXED USE DEVELOPMENT

1. Mixed use within Buildings – Mixed uses within Buildings are permitted by Special Permit. To qualify to develop residential lands uses in this district, at least thirty percent (30%) of the total residential units must be in Buildings that contain non-residential uses. Construction of separate distinct multi-family blocks is prohibited and instead, Dwelling Units at grade or at upper levels of mixed use Buildings are encouraged and permitted subject to standards of the district.

Attention Colchester Planning & Zoning Department

We are looking to change the Town of Colchester's Future Development District 6.3 Special Permit Regulation to allow drilled wells and septic systems in leu of city water and sewer because city water and sewer do not currently exist in this Zone.

In requesting this we do understand that once the Town has installed city water and sewer that anyone building in this Zone would be required to connect to city water and sewer and abandon the well and septic once the city water and sewer is made operational.


12/3/21


Proposed Amendment of Section 6.3 Special Permit of the Future Development District

An applicant that proposes to develop a site in the FD may do so without connection to public water and sewer utilities subject to the following:

1. Special Permit approval from the Commission; and
2. The subject property is greater than five hundred (500) feet from an existing public water and/or sewer utility system, measured along a street or easement and connection to such water and/or sewer system does not require an unreasonable extension of the service as determined by the Town of Colchester Water & Sewer Commission; and
3. The subject property has received approval from the Director of Health and/or an authorized agent for the improvement of a private water supply system (private well) as defined in Section 19-13-B101 and subsurface sewage disposal system as defined in Section 19-13-B103 of the CT Public Health Code, as amended; and
4. The proposed private well is not defined as a "community water system", "non-transient non-community water system" or "transient non-community water system" in accordance with CT Public Health Code, as amended; and
5. All other regulations applicable to site development in the FD are satisfied.

In the event that the Commission is satisfied with the proposed improvements including the installation of a private water supply system and/or subsurface sewerage disposal system, the associated permit may be conditioned such that if/when public utility infrastructure is extended to within 500' of the subject property and there is any modification of the permitted activity or approved site development plan, a review of the modification by the Commission shall consider the appropriateness of a required connection to the public utilities.

