



Planning and Zoning Commission

August 14, 2023

RE: 23-1ZS

In accordance with Connecticut General Statutes, the Town of Plainfield, Planning and Zoning Commission hereby notifies you that the following Text Amendment application have been received and Scheduled for a Public Hearing:

23-1ZS of Town of Plainfield requesting a Zoning Regulation text amendment to delete Section 12.21 Municipal Uses and add new Section 15.9 Municipal Uses.

The Public Hearing is scheduled for:

Tuesday, September 12, 2023, at 7:00 p.m.

All parties are urged to attend and be heard. Written testimony will also be accepted up through the closing of the public hearing. The original file is available for review at the Planning and Department, Plainfield Town Hall, 8 Community Avenue, Plainfield, CT 06374, during regular business hours. Please call me if you have any questions, I can be reached at 860-230-3036. Voicemail is available after business hours.

Sincerely yours,

Hattie O'Neill

For: Ryan Brais
Assistant Town Planner and ZEO

PROPOSED AMENDMENT
TO THE
TOWN OF PLAINFIELD
ZONING REGULATIONS

(text to be deleted appears as ~~strikethrough~~, text to be added appears as ***bold italics***)

DELETE Section 12.21 in full:

~~12.21 Municipal Uses of Land (Amended 11/12/96)~~

~~Buildings and facilities (exempting utilities and facilities in public right of ways) of the Town of Plainfield and its precincts which are not otherwise permitted in a particular zone, may be permitted in that zone by Special Permit, subject to the following standards:~~

- ~~a. Bulk requirements of the applicable district shall apply.~~
- ~~b. Adequate parking shall be provided.~~
- ~~c. Adequate ingress and egress shall be provided to public streets.~~
- ~~d. Any municipal building designed or used for housing shall abide by all regulations found elsewhere in these regulations.~~
- ~~e. Any proposed building shall be so designed to be in harmony with other buildings in the immediate area and otherwise compatible with the surroundings.~~
- ~~f. Complete visual screens shall be provided adjacent to where such use adjoins or is across the street from a residential district.~~

ADD New Section 15.9 Municipal Uses as follows:

15.9 Municipal Uses

- a. Municipal uses shall be allowed in all zone districts per the following:***
 - (i) Bulk requirements of the underlying zone control.***
 - (ii) Municipal uses shall adhere to the Commercial signage regulations in relation to advertising the location of a municipal use.***
 - (iii) Where a municipal use abuts a residential use, Section 8.12 Buffer Screening shall apply.***
 - (iv) Adequate parking shall be provided along with proper ingress and egress.***
- b. Exemptions (permit not required):***
 - (i) Park benches, informational signs, landscaping, commemorative signs, plaques, monuments and similar uses.***
 - (ii) Replacement or addition of playground and recreation equipment, provided that the perimeter of the playground/recreational area is not expanded.***
 - (iii) Walking trails, provided they are not located within 100' of a residential lot.***
 - (iv) All municipal uses within a Town or State right-of-way.***
- c. Uses Permitted As of Right with a Zoning Permit:***

- (i) *Accessory structures and additions to structures not to exceed 900 square feet of footprint or two stories.*
 - (ii) *Advertising signs for existing municipal uses.*
 - (iii) *Change of Use or new Municipal use within an existing structure.*
 - d. *Uses Permitted As of Right with Commission Site Plan Approval:*
 - (i) *Accessory structures and additions exceeding 900 square feet of footprint or two stories, but not to exceed 2,000 square feet of footprint or two stories.*
 - (ii) *Expansion of existing uses such as parks and passive recreation areas and Municipal facilities up to one-half (1/2) acre of additional area.*
 - (iii) *Parking areas for existing uses.*
 - (iv) *Utilities such as sewer pump stations.*

The Commission reserves the right to waive a formal site plan with a three-quarters (3/4) vote.
 - e. *Uses Permitted by Special Permit with Site Plan Approval:*
 - (i) *New Municipal uses such as parks, passive recreational areas, Municipal complexes or facilities and Municipal parking areas.*
 - (ii) *Accessory structures and additions exceeding 2,000 square feet of footprint or two stories.*
 - (iii) *Expansion of existing uses such as parks and passive recreation areas and Municipal facilities more than one-half (1/2) acre of additional area.*

The Commission reserves the right to waive a formal site plan with a three-quarters (3/4) vote.



Town of Plainfield, CT

Town of Plainfield
8 Community Avenue Plainfield, CT 06374
860-230-3028

ZONING / SUBDIVISION REGULATION AMENDMENT APPLICATION

08/03/2023

23-1ZS

Regulation to be Amended:

Subdivision Zoning

Section: 15.11

Applicant Information:

Name: TOWN OF PLAINFIELD

Address: 8 COMMUNITY AVE.

Phone: 860-230-3001

Fax: 860-230-3033

Email: MCHINATTI@PLAINFIELDCT.ORG

Proposed Amendment:

DELETE SECTION 12.21 MUNICIPAL USES OF LAND IN ITS ENTIRETY; ADD NEW SECTION 15.9 MUNICIPAL USES PER ATTACHED DOCUMENT

* If necessary, attach a copy of the proposed changes. Please clearly indicate new wording, and text to be deleted.

[PermitLink](#)

Purpose of Amending Regulation:

To clarify permitting requirements for Municipal projects.

How is the Proposed Amendment Compatible to the Plan of Conservation and Development?

The proposed amendments will allow the Town to continue Municipal improvements with understandable and defined permitting parameters.

Additional Information:

Does the proposed amendment affect any uses permitted in any zoning district within 500 feet of the Town Boundary? yes no

Fees:

\$ 400.00 (Town Fee) + \$ 0.00 (State Fee) ± \$10.00 (Processing) = \$ 410.00

Signatures:

Signature of Applicant(s) Department Signed Date: 08/03/2023