

Town of Plainfield
 Planning and Zoning Commission
**Home Occupation Permit
 Application**

Permit Number:	_____
Date Received:	_____
Received by:	_____
Fee :	_____
Fee Paid:	_____

Any person seeking a Home Occupation Permit must submit this application, the question sheet, the required fee and any accompanying information that may be required as outlined in Article I of the Zoning Regulations. According to Article I of the Plainfield Zoning Regulations, a Home Occupation is valid for a period of one year, and must be renewed annually. A Home Occupation Permit is only valid for the applicant and their immediate family, and the approved use. Please refer to Article I, Section 1.22, "Home Occupation," for a list of permitted uses.

Name of Applicant	_____	Phone No.	_____
Applicant Address	_____		
Name of Property Owner	_____		
Property Owner Address	_____		
Property Location	_____		
Assessor's Information	Map _____	Block _____	Lot _____
Zoning District	_____		
Details of Proposed Home Occupation	_____		

The information provided in this application and the accompanying materials is true and accurate to the best of my knowledge. I am aware of the penalties for obtaining a Permit through deception or inaccurate or misleading information. I hereby authorize the Commission and it's agents to inspect the subject property, at reasonable times, to verify compliance with this Permit and the Plainfield Zoning Regulations both before and after a Permit is issued.

 Signature of Applicant

 Signature of Property Owner

FOR ZONING OFFICE USE			
Zoning Enforcement Officer Decision			
Approved	_____	Reason for decision	_____
Denied	_____	Use not specifically permitted. May appeal to ZBA	_____
	_____	Use expressly prohibited. May not appeal to ZBA	_____
Zoning Enforcement Officer	_____	Date	_____
FOR APPEAL Zoning Board of Appeals Decision			
Approved	_____		
Denied	_____		
PERMIT EXPIRES	_____	Chairman, ZBA	Date _____

New Business Permits

Residential - Home Occupation

Commercial - Use and Compliance

Directions

Please provide a written response to the following questions: (Please print clearly or type)
These responses will enable the Zoning Enforcement Officer to determine how the Zoning Regulations apply to your business.

Questions

- 1/ What is the Proposed Business Name, DBA?
- 2/ What is the nature of the business?
- 3/ How many employees will work for this business?
- 4/ Where will you conduct your business activities?
- 5/ How much square footage of space will this business occupy?
- 6/ Will you have any signage? If yes, how many, where will they be located, what size are they and what are the signs made of?
- 7/ How many off-street parking spaces are available?
- 8/ What are the proposed hours of operation?

Please feel free to answer these questions on a separate sheet of paper.

Important resources for new businesses:

Economic Development - Shelley Hopkins | 860.230.3003

Fire Marshal - Paul Yellen | 860.230.3013

Northeast District Department of Health | 860.774.7350

Connecticut Economic Resource Center Smart Start Service

<http://www.cerc.com>

Rocky Hill Connecticut Economic Resource Center, Inc.

805 Brook Street, Bldg. 4

Rocky Hill, CT 06067

1.800.392.2122.

1.2 Definitions.

For the purposes of these regulations certain terms and words used herein shall be used, interpreted, and defined as set forth in this section.

1.21 A "person" includes an individual, a corporation, a partnership, an unincorporated association; "shall" is always mandatory; a building" includes a "structure"; a building or structure includes any part thereof; "uses" or "occupied" as applied to any land or building shall be construed to include words "intended, arranged, or designed to be used or occupied."

1.22 The "Town" is the Town of Plainfield in the County of Windham, State of Connecticut, the "Planning and Zoning Commission" and the "Zoning Board of Appeals" are respectively the Planning and Zoning Commission and the Zoning Board of Appeals of the Town of Plainfield.

HOME OCCUPATION. A professional or business use conducted entirely within a dwelling unit by the residents thereof, and not more than 2 non-resident employees, which use is subordinate and secondary to use of the unit for dwelling purposes. Such use shall not change the residential character of the dwelling structure, and no stock in trade, raw materials, fixtures or equipment or other evidence of the conduct of the occupation, except for an identification sign permitted by this ordinance, shall be visible from the exterior of the dwelling structure. A "home occupation" shall not be conducted in an accessory building. Occasional sales shall be permitted of goods crafted on the premises only.

Expressly permitted uses include, but are not limited to, the following: offices of physicians, dentists, lawyers, engineers, architects, accountants and other professionals; real estate and insurance practitioners requiring Connecticut licensure; offices and studios of musicians, artists, sculptors, and dancers, provided that students receiving instruction, if any, shall not exceed eight (8) within any common period; day care of children limited to six (6) children within any calendar day; hair care and cosmetology services; tailoring, dressmaking and similar activities; skilled crafts and handicrafts, provided that students receiving instruction, if any, shall not exceed eight (8) within any common period and that the frequency of classes shall be limited to two (2) per week; furniture upholstery and refinishing cabinet making; and dog grooming.

Uses expressly not permitted include massage and martial arts services and instruction; restaurants; taverns; tourist homes; nursing or convalescent homes; funeral homes; animal care; motor vehicle repair; and animal hospitals.

The above subsections enumerating expressly permitted uses and uses expressly not permitted are not intended to be all-inclusive lists of said permitted and nonpermitted uses.

Notwithstanding compliance with any or all of the above, a "home occupation" shall not involve or require processes or practices which are, or may become, hazardous, noxious or offensive to surrounding uses and the neighborhood by reason of generation or emission of odor, dust, smoke, fumes, noise, vibration, electrical interference, refuse or other effects detectable to the normal senses in excess of levels normally associated with dwellings, or which involve or require use or storage of any type or quantity of flammable, toxic or explosive materials or heavy equipment, vehicles, machinery and building materials not normally found or permitted in dwellings. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.

A home occupation permit shall be applied for on the prescribed form through the office of the Zoning Enforcement Officer. A home occupation permit shall be issued by the ZEO if the use applied for is one, which is a specifically enumerated permitted use as defined in this section. If the use applied for is not one of those specifically enumerated permitted uses, the ZEO shall deny the permit and the applicant may appeal to the Zoning Board of Appeals. The ZBA shall have no jurisdiction to grant a home occupation permit to an applicant whose intended use is one which is an expressly prohibited use as defined in this section. In the event that an application for a home occupation permit is made for a proposed use as defined herein, then the ZBA shall have jurisdiction to grant a home occupation permit upon a finding that the use applied for is materially and substantially similar to a use which is an expressly permitted use as defined herein.

If the use for which the home occupation permit is granted lapses for a period of twelve (12) consecutive months, the home occupation permit shall be deemed to have lapsed and shall be considered null and void. A new home occupation permit must be issued before the premises can be used again for any home occupation purpose. A home occupation permit shall be deemed not to be a covenant running with the land and shall not inure to the benefit of the heirs, successors and assigns of the holder of a home occupation permit. A home occupation permit shall be valid only for the applicant and their immediate families.