

TOWN OF BROOKLYN
Building and Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

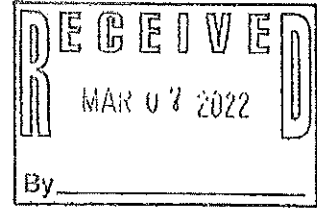
Received For Record At Plainfield CT

On MAR 24 2022 @ 1:40

Attest: *Anthony J. Mattau*
Town Clerk *asst.*

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING NOTICE

Public Hearing for ZRC 22-001: Request to change Zoning Regulation Sec 4.C.2.5 to add self-storage facilities as Special Permit use in Restricted Business Zone, Applicant Core Holdings, LLC.. Public hearing to be held on April 19, 2022 at 6:30pm a in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.



TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 3/7/2022 Check # 143 Application #ZRC 22-001

Application Fee: \$250 250 State Fee: \$60 60 Publication Fee: \$600 150 Total: 460

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Core Holdings LLC Phone (954)224-1976

Mailing Address 174 West Quaker Rd, Woodstock, CT 06281

email : zlabonte@gmail.com

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 4.C.2.5

If more than one Article is requested please attach separate sheet for each one

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Proposal to add item 3. Self-storage facility as a special permit (PZC) use in the Restricted Business Zone.

REASON FOR REQUEST:

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

Zachary Labonte, Zachary Labonte

PRINT SHOP - A retail establishment that provides duplicating services such as using photocopy, blueprint, and digital equipment, including collating of booklets and reports.

PRIVATE SCHOOL - Any building or group of buildings, including dormitories, the use of which meets State requirements for elementary, secondary, or higher education and which secures the major part of its funding from any non-governmental agency and is accredited by the Connecticut Commission on Independent Schools, (CIS) of the New England Schools and Colleges Association, or by any successor organization to these Associations adopting substantially similar accreditation standards.

REHABILITATION - The act of bringing property back into a state of sound structural and useful condition in work of such scope that a building permit is required.

RESIDENTIAL USES - See *"Dwelling Related Terms"*.

RESTAURANT - See *"Food Service Related Terms"*.

RESUBDIVISION - See *"Subdivision-Related Terms"*.

RETAIL BUILDING - A building in which more than 30% of the floor area is used for retail sales and display.

RETAIL STORE - A building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store.

RETAIL USE - The sale or display of merchandise for direct consumption or use by the purchaser.

ROOMING HOUSE - See *"Lodging-Related Terms"*.

ROUTINE MAINTENANCE - Activities that typically occur on a periodic basis in order to keep a property in good condition such as, but not limited to, painting, shingling, and siding, but specifically excluding repairs that:

- (1) change the floor area, height, or footprint of a building;
- (2) change a roof line or roof type; or
- (3) add or remove parts of the building envelope.

SECONDARY USE: - See *"Principal versus Accessory"*.

SEDIMENT - Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

SELF-STORAGE FACILITY - A building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time.

SETBACK - See *"Yards versus Setbacks"*.

SF - Square foot or square feet.

EXISTING
↳

4.C**BUSINESS ZONES
RESTRICTED BUSINESS ZONE**BROOKLYN ZONING REGULATIONS
Effective July 30, 2020**4.C. RESTRICTED BUSINESS ZONE****4.C.1. PURPOSE**

The Restricted Business (RB) Zone is intended only for uses that generate low volumes of traffic. The zones are located along State Highways that have limitations with regard to holding capacity, sight line and general safety. This zone attempts to allow commercial activity that does not overburden the road and its ability to serve through traffic.

4.C.2. PERMITTED PRINCIPAL USES

4.C.2.1. AGRICULTURAL-RELATED USES	
1. Removable Farm Stands in accordance with Sec. 6.L.5.	No Permit Required
4.C.2.2. RESIDENTIAL-RELATED USES	
1. One (1) single family dwelling per lot in conformance with the requirements of R-30 zone	Zoning Permit (Staff)
2. One duplex building per lot.	Zoning Permit (Staff)
3. Multi-family development in accordance with Section 6.E.	Special Permit (PZC)
4.C.2.3. BUSINESS-RELATED USES	
1. Retail Use up to a maximum retail floor area of 500 square feet for each individual establishment (existing structures are exempt from this limitation).	Site Plan Review (PZC)
2. Retail Use up to a maximum retail floor area of 2,000 square feet for each individual establishment except that that the maximum floor area for retail use may be waived by a three-quarters affirmative vote of the membership present provided: <ul style="list-style-type: none"> a. the applicant can provide information verifying suitability of the parcel, supporting utilities, access roads, and suitability in the neighborhood context for the proposed retail operation, and b. A change of tenants requires review by the Commission to insure that the original conditions still apply. 	Special Permit (PZC)
3. Personal Services	Site Plan Review (PZC)

(continued on next page)

(continued from previous page)

4. Restaurant, but not fast food restaurant or drive in restaurant, with less than 1,000 SF floor area	Site Plan Review (PZC)
5. Restaurant, but not fast food restaurant or drive in restaurant, with 1,000 SF floor area or more	Special Permit (PZC)
6. Office – Business or Administrative with less than 10,000 SF floor area	Site Plan Review (PZC)
7. Office – Business or Administrative with 10,000 SF floor area or more	Special Permit (PZC)
8. Licensed Health Service with less than 10,000 SF floor area.	Site Plan Review (PZC)
9. Licensed Health Service with 10,000 SF floor area or more.	Special Permit (PZC)
10. Bank	Special Permit (PZC)
11. Child Day Care Center / Adult Day Care Center	Site Plan Review (PZC)
12. Health and/or Membership Club	Site Plan Review (PZC)
13. Indoor Sports and Recreation	Special Permit (PZC)
14. Automotive Service Station	Special Permit (PZC)
4.C.2.4 MIXED USES	
1. Mixed use development (business and residential uses in separate buildings)	Permit determined by uses
2. Mixed occupancy building(s)	Permit determined by uses
4.C.2.5 INDUSTRIAL-RELATED USES	
1. Light industry	Special Permit (PZC)
2. Storage and Distribution of bulk products: landscaping products, heating oil, propane, building products on properties, by special permit.	Special Permit (PZC)
4.C.2.6 INSTITUTIONAL-RELATED USES	
1. Municipal facilities for the Town of Brooklyn	Site Plan Review (PZC)
2. Museum	Site Plan Review (PZC)
3. Education Center up to a maximum floor area of 1,000 square feet.	Site Plan Review (PZC)
4. Education Center up to a maximum floor area of 2,000 square feet except that that the maximum floor area may be waived by a three-quarters affirmative vote of the membership present provided: a. the applicant can provide information verifying suitability of the parcel, supporting utilities, access roads, and suitability in the neighborhood context for the proposed operation, and b. A change of tenants requires review by the Commission to insure that the original conditions still apply.	Special Permit (PZC)
5. Place of worship	Special Permit (PZC)

4.C

BUSINESS ZONES
RESTRICTED BUSINESS ZONE

BROOKLYN ZONING REGULATIONS
Effective July 30, 2020

4.C.2.7 OTHER USES	
1. Utility facilities such as electrical substations, sewer pump stations, water tanks, and similar facilities whether as a principal use or an accessory use.	Special Permit (PZC)

While uses not listed are prohibited, the Commission recognizes that it is not always possible to list every conceivable use that might be considered appropriate in each zone.

Uses not listed as a permitted use in a zone that are related or equivalent to a listed use and meet the stated intent may be permitted subject to interpretation and approval by the Planning and Zoning Commission.

4.C.3. PERMITTED ACCESSORY STRUCTURES AND USES		
4.C.3.1. ACCESSORY TO A BUSINESS		
1.	Off-street parking facilities in accordance with Section 7.B.	Site Plan Review (PZC)
2.	Signs in accordance with Section 7.A.	Zoning Permit (Staff)
3.	Containers provided it meets setbacks allowed for accessory structures.	Site Plan Review (PZC)
4.C.3.2. ACCESSORY TO A DWELLING		
1.	Home office in accordance with Section 6.A.2.	No Permit Required
2.	Family Day Care Home when accessory to an existing residence.	No Permit Required
3.	Group Day Care Home when accessory to an existing residence.	Zoning Permit (Staff)
4.C.3.3. ACCESSORY TO A FARM		
1.	Not permitted	
4.C.3.4. OTHER ACCESSORY STRUCTURES AND USES		
1.	Automobile Sales when accessory to an approved Automotive Service Station	Special Permit (PZC)
2.	Small solar energy systems mounted flush to a roof in accordance with Section 6.N.	No Permit Required
3.	Small solar energy systems installed other than flush to a roof in accordance with Section 6.N.	Site Plan Review (PZC)

4.C
BUSINESS ZONES
RESTRICTED BUSINESS ZONE

BROOKLYN ZONING REGULATIONS
 Effective July 30, 2020

4.C.4. AREA AND DIMENSIONAL STANDARDS

4.C.4.1. LOT STANDARDS

- | | |
|-------------------------|--|
| 1. Minimum Lot area | 20,000 square feet
(or the area of the existing lot
of record, if it is smaller) |
| 2. Minimum Lot width | None |
| 3. Minimum Lot frontage | None |

4.C.4.2. SETBACK STANDARDS

	Principal Building	Accessory Building
1. Minimum Front Yard Setback	20 feet	20 feet
2. Minimum Side Yard Setback	15 feet	10 feet
3. Minimum Rear Yard Setback	15 feet	10 feet

4.C.4.3. BUILDING STANDARDS

- | | |
|---|---------|
| 1. Maximum Building Width | None |
| 2. Maximum Building Height | 35 feet |
| 3. Maximum Building Size (gross floor area) | None |

4.C.4.4. COVERAGE STANDARDS

- | | |
|------------------------|------------|
| 1. Building Coverage | 20 percent |
| 2. Impervious Coverage | 80 percent |

4.C.4.5. POSSIBLE EXCEPTIONS

1. See Section 8.A for possible exceptions to these dimensional requirements