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**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, November 14, 2022, commencing at 7:00 p.m., to hear and discuss the following:

PZC 22-11 Zoning Regulation Amendment – Request to amend Section 2-2 Terms Defined to define a “camping cabin” as a wooden structure of a maximum of 250 square feet and Section 17-2 pertaining to Accessory Uses in the RDD and VCZ to allow for one camping cabin on lots of at least four acres in the RDD and VCZ and to allow camping cabins at commercial campgrounds. Applicant: Town of Tolland.

PZC #22-12 Zoning Regulation Amendment – Request to amend Section 16-17 Affordable Housing, Repeal Section 10-4.C.9 pertaining to Other Requirements in the GDD and Repeal Section 9-4.C pertaining to Multi-Family Development in the CCZ to further incentivize construction through a density bonus and adopt a revised fee-in-lieu fee schedule. Applicant: Town of Tolland.

Copies of these applications are on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Monday, October 31, 2022 and
Thursday, November 10, 2022

See town clerk for full text



P&Z #:

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?

<input checked="" type="checkbox"/> Zoning Regulations	<input type="checkbox"/> Wetlands Regulations
<input type="checkbox"/> Subdivision Regulations	<input type="checkbox"/> Plan of Conservation & Development

List all sections of the regulations that you propose to amend or add text to:

Section 2-2 Terms Defined and Section 17-2 pertaining to Accessory Uses in the RDD and VCZ

Describe the purpose for these proposed changes:

Define a "camping cabin" as a wooden structure of a maximum of 250 square feet and allow for one camping cabin on lots of at least four acres in the RDD and VCZ and allow for camping cabins at commercial campgrounds.

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

The request is consistent with the Tolland POCD objective:
C.25: Encourage agri-tourism

Applicant Information

Applicant Name: Town of Tolland

Mailing Address: 21 Tolland Green, Tolland CT 06084

Phone Number: 860-871-3601 **Email Address:** dcorcoran@tolland.org

(Over)

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: _____

Date: 9/21/2022

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

OFFICE USE ONLY

Fee Amount: _____

Approved: _____

Form of Payment: _____

Approval Date: _____

Date Submitted:
(stamp)

Effective Date: _____

Section 2-2. Terms Defined

COMMERCIAL CAMPGROUND – Any area devoted to camping by means of tents, camp trailers (either self-propelled or without motor power), two-wheel tent trailers, camping cabins, or any other object used for camping where a charge is made to the camper for the use of the area on a limited basis.

CAMPING CABIN – A structure that is 250 square feet or less in area and is intended for transient overnight lodging to the general public. A camping cabin includes a yurt or wooden structure but does not include a tent, recreational vehicle, mobile home, or manufactured home.

Section 17-2. RDD and VCZ

A. Allowed Without a Permit

The following accessory uses and structures are permitted as of right. Setbacks are not applicable unless otherwise specified.

1. Customary uses and structures: accessory uses and structures customarily and reasonably incidental to residential use including:
 - a. Swing set, child play structure, pergola and similar structures.
 - b. Garden house, dog house, tool house, membrane structure and similar structures provided such structure:
 - 1) Is not for commercial use.
 - 2) Does not house livestock.
 - 3) Is not on footings or a permanent foundation.
 - 4) Does not include electrical wiring or plumbing.
 - 5) The size of the structure is no greater than 100 square feet.
2. Underground propane tank.
3. Tennis court, basketball court or other at-grade recreational facility for private use.
4. Deck or patio less than eight (8) inches off ground.
5. Fence or wall no greater than eight (8) feet in height. Where a fence is placed on top of a wall, the height of both combined shall count toward maximum height.
6. Hot tub located on an existing structure or new structure and such structure has obtained any required zoning permits.

7. Temporary use of a dumpster up to 30 days in a calendar year. If the dumpster is for use during a construction project on the premises with a valid building permit, the duration is extended until construction is completed. Such structure shall not impede traffic or sight lines.
8. One (1) temporary portable storage container no greater than 200 square feet or multiple containers totaling no more than 200 square feet cumulatively provided:
 - a. The following time limits are met:
 - 1) For no more than 90 days total per calendar year or 90 consecutive days, or
 - 2) For up to 12 months if related to an approved construction project on the premises and all necessary permits and approvals for the construction project have been issued.
 - b. Such structure shall not impede traffic or sight lines.
 - c. Such structure shall not exceed nine (9) feet in height.
 - d. Only materials in conjunction with the site may be stored in the container.
 - e. Any container not meeting these requirements will be considered similar to a shed and require a permit pursuant to Section 17-2.B.
9. Radio or television reception equipment attached to a structure, including satellite dishes.
10. Keeping of domestic pets including no more than six (6) dogs.
11. Family day care.
12. Off-street parking for the use of the occupants of the premises and their guests, in accordance with Section 19-1, provided that no more than one (1) business vehicle, other than a passenger car, shall be regularly parked on the premises.
13. Private parking or storage of unoccupied boat, trailer or motor home, provided that it shall not create a traffic hazard or nuisance and shall be owned by the owner or renter of the property on which such vehicle is parked.
14. Tag sale, provided that there shall be a maximum of three (3) tag sales on a property in a calendar year with the period of each tag sale not exceeding two (2) consecutive days. All goods and materials displayed for sale in the tag sale shall have been owned by the property owner prior to the sale with no goods and materials brought in specifically for the tag sale.
15. Display of private automobile for sale. No more than one (1) vehicle owned by the resident of the premise may be displayed for sale at any given time for a no more than

one (1) month, with a maximum of two (2) vehicles displayed during a one (1) year period.

B. Requires a Zoning Permit

The following accessory uses and structures require a zoning permit and shall meet setback requirements:

1. Customary uses and structures. Shed, tool house, membrane structure, or similar structure that does not house livestock or fowl and exceeds one or more limitation listed in Section 17-2.A above.
2. Private detached garage.
3. Private swimming pool and related structures.
4. Fence or wall greater than eight (8) feet in height.
5. Certain signs, subject to the setback requirements of Section 19-2 and any other requirements in that Section.
6. Hot tub not located on an existing structure or a structure which requires a zoning permit. For example, a hot tub being placed on a new concrete pad would require a zoning permit.
7. Permanent generator or air conditioning equipment.
8. Above ground propane tank.
- 8.9. One camping cabin on lots of at least four acres, subject to the setback restrictions for "All Other Detached Structures."
- 9.10. Private amateur radio tower as an accessory use not to exceed 35 feet in height. Towers must be set back a distance equal to the height of the tower or customary accessory structure setback, whichever is greater.
- 10.11. Radio or television reception equipment not attached to a structure, including satellite dishes.
- 11.12. Temporary use of a dumpster or portable storage container for a period exceeding that in Section 17-2.A. Such structure shall meet required setbacks for an accessory structure unless located on an existing driveway and its placement does not impeded sight lines along the road. Such structure shall meet other requirements of Section 17-2.A.8.
- 12.13. Group day-care home.

~~13:14.~~ 13:14. Minor home occupation, pursuant to Section 16-8.

~~14:15.~~ 14:15. Any use not listed in Section 17-2.A, unless the ZEO determines such use is prohibited, requires Commission approval per these regulations, or is similar in nature to a use listed in 17-2.A and therefore the ZEO determines it does not require a Zoning Permit.