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**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, January 09, 2023, commencing at 7:00 p.m., to hear and discuss the following:

PZC #22-14 Zoning Regulation Amendment – Request to amend Section 20-4.B related to A-2 Survey as-builts to allow for more flexibility when zoning compliance can be easily demonstrated. Applicant: Town of Tolland.

A copy of this application is 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, December 26, 2022 and
Thursday, January 5, 2023



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?



Zoning Regulations



Wetlands Regulations



Subdivision Regulations



Plan of Conservation & Development

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

Section 20-4.B

Describe the purpose for these proposed changes:

Revise the Town's requirements related to A-2 Survey as-builts to allow for more flexibility when zoning compliance can be easily demonstrated.

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

The request is consistent with the Tolland POCD objective:

D.5: Reduce unnecessary or unintentional permitting roadblocks for building updates and renovations

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: David Corcoran Date: 11/30/2022

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: _____ Effective Date: _____
(stamp)

Section 20-4. Zoning Permit; Certificate of Occupancy

A. Application Required

1. Unless determined otherwise by the ZEO, an application for a Zoning Permit or Zoning Compliance Review and shall be made on a form provided for that purpose and the applicable fee shall be paid before:
 - a. The erection, expansion or alteration of any building or structure.
 - b. The change in use of an existing building, structure or parcel.
 - c. Any other activity is commenced that requires a Zoning Permit or other permit as required by these Regulations.
2. Applications shall demonstrate compliance with all applicable Zoning Regulations including Article 4, Soil and Erosion Sediment Control, unless the ZEO determines such information is not necessary to determine compliance.

B. ~~As-Built Drawing Required Proof of Zoning Compliance Required~~

A Zoning Permit shall become invalid and a Certificate of Occupancy shall not be issued if the following documentation is not submitted and approved by the ZEO:

		<u>Distance to All Property Lines</u>		
		<u>Within 5 feet of the setback</u>	<u>Between 5 feet of the setback and twice the setback</u>	<u>At least twice the setback</u>
<u>Structure Type</u>	<u>New Principal Structure</u>	<u>As-built drawing</u>	<u>As-built drawing</u>	<u>As-built drawing</u>
	<u>Expansion to the footprint of a Principal Structure of greater than 400 square feet</u>	<u>As-built drawing</u>	<u>As-built drawing*</u>	<u>As-built drawing*</u>
	<u>Expansion to the footprint of a Principal Structure of less than 400 square feet</u>	<u>As-built drawing</u>	<u>Letter of certification*</u>	<u>None</u>
	<u>Accessory Structures with permanent foundations or frost</u>	<u>As-built drawing</u>	<u>Letter of certification</u>	<u>None</u>

walls and In-Ground
Pools

Accessory Structures
not on a permanent
foundation and Above
Ground Pools

None

None

None

B.— *If an as-built drawing has already been submitted and approved by the ZEO for the original principal structure, a new as-built drawing or letter of certification for the expansion does not need to be submitted.

All as-built drawings shall be prepared to A-2 standards and prepared by a land surveyor or engineer licensed in the state, has not been submitted and approved by the ZEO:

- 1.— A new principal structure or expansion in the footprint of an existing structure. Decks or porches are excluded from this requirement.
2. An accessory structure with a foundation or frost wall. Staff may waive the requirement if the structure will be at least twice the required setback from all property lines and staff has reasonably accurate information to make such a determination. Letters of certification shall be signed by a land surveyor or engineer licensed in the state. An as-built drawing prepared by a land surveyor or engineer licensed in the state may be submitted in lieu of a letter of certification.

C. Certificate of Occupancy

A zoning certificate of occupancy shall be issued only after the proper completion, or appropriate portion thereof, as determined by the ZEO, of the items allowed by the zoning permit.