

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Wednesday January 4, 2023, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.

A copy of this proposal is available for review on the Town of Brooklyn website, Town Clerk's office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234.

Please publish December 21 and December 28



**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 11/17/2022 Check # _____ Application #ZRC 22-008

Application Fee: \$250 State Fee: \$60 Publication Fee: \$~~600~~¹⁵⁰

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

REQUEST TO AMEND ARTICLE(S) 4 SECTION(S) D

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

PARAGRAPH TO CHANGE 4.D.2.3 OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Add 4.D.2.3.19 Self-Storage Facilities, as a Special Permit Use in the Planned Commercial Zone

REASON FOR REQUEST:

Allow Self-Storage Facilities in the Planned Commercial Zone

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

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 11/17/2022 Check # _____ Application #ZRC _____

Application Fee: \$250 _____ State Fee: \$60 _____ Publication Fee: \$600 _____

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

REQUEST TO AMEND ARTICLE(S) 6 SECTION(S) T

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

PARAGRAPH TO CHANGE 6.T OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Add Section 6.T Self-Storage Facilities in the Planned Commercial Zone

REASON FOR REQUEST:

Add additional standards for Self-Storage Facilities proposed in the Planned Commercial Zone

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

4.D. PLANNED COMMERCIAL ZONE

4.D.1. PURPOSE

The Planned Commercial (PC) Zone is intended to provide for those commercial uses which will accommodate the broad range of retail shopping, service and office space that will economically enhance the community while maintaining the sense of community and character of the Town of Brooklyn as outlined in the Town’s Plan of Conservation and Development.

4.D.2. PERMITTED PRINCIPAL USES

4.D.2.1. AGRICULTURAL-RELATED USES	
1. Farmers’ Markets in accordance with Sec. 6.L.4.	Zoning Permit (staff)
4.D.2.2. RESIDENTIAL-RELATED USES	
1. Not permitted	
4.D.2.3. BUSINESS-RELATED USES	
1. Retail Use	Special Permit (PZC)
2. Personal Services	Special Permit (PZC)
3. Restaurant, including fast food restaurant but not drive in restaurant	Special Permit (PZC)
4. Office – Business or Administrative	Special Permit (PZC)
5. Bank	Special Permit (PZC)
6. Licensed Health Service	Special Permit (PZC)
7. Banquet Hall and/or Caterer’s Establishment	Special Permit (PZC)
8. Hotel/Motel	Special Permit (PZC)
9. Child Day Care Center / Adult Day Care Center	Special Permit (PZC)
10. Health Club and/or Membership Club	Special Permit (PZC)
11. Automobile Sales	Special Permit (PZC)
12. Automotive Service Station	Special Permit (PZC)
13. Gas station	Special Permit (PZC)
14. Theater	Special Permit (PZC)
15. Indoor Sports and Recreation	Special Permit (PZC)
16. Itinerant Vendors in accordance with Sec. 6.L.2.	Zoning Permit (staff)
17. Seasonal Vendors in accordance with Sec. 6.L.3.	Special Permit (PZC)
18. Retail sale of cannabis by a Cannabis Retailer, or retail sale of cannabis and medical marijuana by a Hybrid Retailer, in accordance with Sec.6.S.	Special Permit (PZC)
19. Self-storage facility in accordance with Section 6.T.	Special Permit (PZC)

6.S

USE-RELATED PROVISIONS

SEPARATING DISTANCE FOR RETAIL SALE OF CANNABIS

6.S. SEPARATING DISTANCE FOR RETAIL SALE OF CANNABIS

6.S.1. PURPOSES

The intent of this regulation is to control the number and proximity of retail cannabis outlets in a rural community of our population as a matter of public safety and convenience, to preserve property values, as a means of promoting health and the general welfare of the community, and to preserve the community's quality of life.

6.S.2. STANDARDS

Notwithstanding any other Section of these Regulations, retail sale of cannabis by a Cannabis Retailer or a Hybrid Retailer may be allowed as a Special Permit use in accordance with the provisions of Sec. 9.D. and further subject to the following provision: that any Cannabis Retailer shall be located not less than 6,000 linear feet from another Cannabis Retailer or Hybrid Retailer. The separating distance between any two cannabis retail outlets (whether a Cannabis Retailer or a Hybrid Retailer) shall be measured from the nearest property line of the lot upon which the use is located to the nearest property line of the lot upon which another retail sale of cannabis use is proposed. No variance shall be issued by the Zoning Board of Appeals to reduce this separating distance.

6.T. SELF-STORAGE FACILITIES IN THE PLANNED COMMERCIAL ZONE

6.T.1. PURPOSES

The intent of this regulation is to allow self-storage facilities subject to the standards indicated in Section 6.T.2.

6.T.2. STANDARDS

Notwithstanding any other Section of these Regulations, self-storage facilities may be allowed as a Special Permit use in accordance with the provisions of Sec. 9.D. and the following provisions:

1. Self-storage facilities shall only be allowed on rear lots where there are existing, or approved proposed, development(s) along the street frontage.
2. Self-storage buildings shall be located a minimum of 150-feet from any street line.