



OCT 9 2023

Planning and Zoning Commission

October 16, 2023

Dear Abutting Property Owner:

Please be advised whenever a Public Hearing is held in conjunction with an application, it is the policy to notify the property owners within 150 ft. of the subject property for which the application has been filed.

The Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, November 14, 2023, at 7:00 P.M. at the Plainfield Town Hall, 8 Community Ave., Plainfield, CT**, for the purpose of hearing testimony on the following:

23-10TA of the Planning and Zoning Commission: Removal of the 12-month moratorium from application 23-3ZC of the Town of Plainfield Planning and Zoning Commission for a moratorium on cannabis covering all uses as stated in Public Act No. 21-1 (Senate Bill No. 1201), *An act concerning responsible and equitable regulation of adult-use cannabis*

23-9TA of the Planning and Zoning Commission requesting a Text Amendment to the Zoning Regulations, Sections 1 Definitions and 7 Residential Districts to comply with State Public Act PA23-142 pertaining to Family and Group Day Care Homes.

Interested people are invited to attend the hearing at which time they may present written or oral statements and ask questions. This hearing is your opportunity to advise the Planning and Zoning Commission of any reason why the application should be granted, granted with conditions, or denied.

The application and accompanying information are on file and available for your review in the Planning and Zoning Office, Town Hall. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Wednesday, 8:00 am to 6:00 pm Thursday, closed Friday.

Very Truly Yours,

Katharine O'Neill
Planning and Zoning Clerk

PROPOSED AMENDMENTS
TO THE
TOWN OF PLAINFIELD
ZONING REGULATIONS

(text to be added appears as ***bold italics***, text to be deleted appears as ~~**bold**~~~~**strikethrough**~~)

The following text amendments are required to ensure the Town's compliance with PA 23-142 ***AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES*** (effective October 1, 2023)

ADD New Subsections 7.21.k. and 7.21.l:

7.21 RA-60 Districts

- a. Single family detached dwellings; not more than one dwelling per lot.
- b. Agricultural operations and proceedings incidental thereto.
- c. The keeping and breeding of animals including, but not limited to cattle, sheep, pigs, chickens, goats, horses and the rental of horses per Section 7.27. A Special Permit per Section 12.33 and an annual Kennel Permit issued by the Zoning Enforcement Officer is required for Dog Kennels.
- d. Seasonal stands for the display and sale of agricultural products grown on the premises or on property owned, leased or borrowed by the owner of the stand. The majority of the products sold must be grown by the owner of the stand. (Amended 6/01/2009, TA-2009-02)
- e. Golf courses.
- f. Churches and places of worship.
- g. Schools, public or private.
- h. Cemeteries, hospitals.
- i. Mobile homes according to the terms of Section 7.12 of these regulations.
- j. Accessory uses customarily incidental to any of the above permitted uses including home occupations.
- k. Family Day Care Home***
- l. Group Day Care Home, public sewer required (Section 1.2)***

~~**DELETE**~~ Subsection 7.21.1.d:

7.21.1 Special Permit Uses (See Section 12):

- a. Municipal buildings (Section 12.21)
- b. Elderly housing (Section 12.25)
- c. Accessory Dwelling Unit (ADU). One (1) ADU per lot (See Section 12.28)
- ~~**d. Group Day Care Home, public sewer required (Section 1.2)**~~
- e. Child Day Care Center, public sewer required (Section 1.2)
- f. Dog Kennels for more than six (6) dogs (Section 12.33).
- g. Recreational Campgrounds (Section 12.34)
- h. Earth Excavation (Section 12.32)
- i. Special Purpose Landfill Facility (Section 12.38)
- j. Bed and Breakfast – Special Functions Facility (Section 12.39)
- k. Indoor Equestrian Riding Arenas (Section 12.40)
- l. Commercial Agricultural Buildings – see section 12.44 (Z-2014-0436) (May 1, 2014)
- m. Agri-tourism (See Definition section 1.2 & section 12.45 for Special Permit requirements.) (Z-2014-0439) (May 1, 2014)

- n. Breeder Kennel Class II
(Z2016-1033) (March 1, 2017)

ADD New Subsections 7.22.i. and 7.22.j:

7.22 RA-40 Districts

- a. Single family detached dwellings; not more than one dwelling per lot.
- b. Agricultural operations and proceedings incidental thereto.
- c. Stands for the display and sale of agricultural products grown primarily on the premises.
- d. Golf courses.
- e. Churches and places of worship.
- f. Schools, public and private.
- g. Cemeteries, hospitals.
- h. Accessory uses customarily incidental to any of the above permitted uses, including occupations.
- i. *Family Day Care Home***
- j. *Group Day Care Home, public sewer required (Section 1.2)***

DELETE Subsection 7.22.1.f:

7.22.1 Special Permit Uses (See Section 12)

- a. Municipal Buildings (Section 12.21)
- b. Deleted 5/01/2009 (TA-2009-01)
- c. Elderly housing (Section 12.25)
- d. Accessory Dwelling Unit (ADU). One (1) ADU per lot (See Section 12.28)
- e. Group Day Care Home, public sewer required (Section 1.2)
- ~~f. **Child Day Care Center, public sewer required (Section 1.2)**~~
- g. Recreational Campgrounds (Section 12.34)
- h. Earth Excavation (Section 12.32)
- i. Multi-family Residence Development (See Section 12.47)

ADD Subsections 7.23.f. and 7.23.g.:

7.23 RA-30 Districts - Connection to public sanitary sewer required.

- a. Single family detached dwellings.
- b. Churches and places of worship.
- c. Schools, public and private.
- d. Accessory uses customarily incidental to any of the above permitted uses, including home occupations.
- e. Dwellings for more than one family, provided there shall be at least 30,000 square feet (3/4 acre) of lot area for each family or unit situated in the building and provided there are no more than four (4) units in the building.
- f. *Family Day Care Home***
- g. *Group Day Care Home, public sewer required (Section 1.2)***

DELETE Subsection 7.23.1.e:

7.23.1 Special Permit Uses (See Section 12)

- a. Garden Apartments (Section 12.2)
- b. Municipal Buildings (Section 12.21)
- c. Elderly Housing (Section 12.25)
- d. Accessory Dwelling Unit (ADU). One (1) ADU per lot (See Section 12.28)
- ~~e. Group Day Care Home, public sewer required (Section 1.2)~~
- f. Child Day Care Center, public sewer required (Section 1.2)
- g. Recreational Campgrounds (Section 12.34)
- h. Earth Excavation (Section 12.32)
- i. Convalescent Homes, public sewer required (Section 12.23) (Added 5/01/2009, TA-2009-01)
- j. Multi-family Residence Development (See Section 12.47)

ADD New Subsections 7.24.f. and 7.24.g.:

- 7.24 RA-19 Districts - Connection to public sanitary sewer required.
- a. Single family detached dwellings.
 - b. Churches and places of worship.
 - c. Schools, public and private.
 - d. Accessory uses customarily incidental to any of the above permitted uses, including home occupation.
 - e. Dwelling for more than one family, provided there shall be at least 21,780 square feet (1/2 acre) of lot area for each family or unit situated in the building and provided there are no more than four (4) units in the building.
 - f. Family Day Care Home**
 - g. Group Day Care Home, public sewer required (Section 1.2)**

DELETE Subsection 7.24.1.f.:

- 7.24.1 Special Permit Uses (See Section 12) (Amended 2/01/09)
- a. Garden Apartments (Section 12.2)
 - b. Municipal Buildings (Section 12.21)
 - c. Convalescent Homes (Section 12.23)
 - d. Elderly Housing (Section 12.25)
 - e. Accessory Dwelling Unit (ADU). One (1) ADU per lot (See Section 12.28)
 - ~~f. Group Day Care Home, public sewer required (Section 1.2)~~
 - g. Child Day Care Center, public sewer required (Section 1.2)
 - h. Earth Excavation (Section 12.32)
 - i. Conversion of former boarding houses into apartments (Section 12.42)
 - j. Multi-family Residence Development (See Section 12.47)

AMEND Section 1 Preamble, Enacting Clause, Short Title, Definitions as follows, to be consistent with CGS 19a-77(2)

GROUP HOME (TA-2007-06) (11/01/2007), (Z-2014-0413) (2/11/2014) A home or facility licensed by the State where a program of supplementary care for not less than seven (7) nor more than ~~sixteen (16)~~ **twelve (12)** related or unrelated children or adults on a regular basis;

