

Text Amendment #779

Submitted: Feb. 10, 2020

Received: Feb. 13, 2020

Public Hearing: _____

Adopted: _____

Effective date: _____

Deleted language is [~~struck out and in brackets~~]; New language is underlined.

The Following is From §31, Regulations Applying to All Districts:

[~~31-10.7.5 Public Hearing~~

~~—In reviewing a Coastal Site Plan in accordance with the requirements of §22a-109 of the CAM—Act, the Commission or Board will hold a public hearing on a Coastal Site Plan if required by these regulations.]~~

The Following is From Sec. 43, Special Permit and/or Site Plan Review Procedures:

43-5.2 Site Plan Review and Hearings

Site Plan approval by the Planning & Zoning Commission shall be required for construction, addition or alteration of a non-residential building involving more than five hundred (500) square feet of building coverage or containing more than five hundred (500) sq ft of gross interior floor space, or any of the uses or activities listed below:

- 1) A Change of Use pursuant to §5-2.
- 2) [~~Activities located with the Coastal Boundary pursuant to §31-10.6~~].
Non-residential activities pursuant to §31-10.6 of these regulations and any Shoreline Flood and Erosion Control Structure as defined in CGS §22a-109 located within the Coastal Boundary as described in CGS §22a-94.
- 3) Truck trailer storage for more than 7 days pursuant to §32-8.1.
- 4) Excavation and fill activities that are not exempt pursuant to §32-8.1.
- 5) Outdoor Special Events, pursuant to §32-23, that:
 - (a) Exceed ten (10) days in duration and are located in a non-residential district.
 - (b) Exceed two (2) days in duration and/or extend beyond 10:00pm on Fridays and Saturdays and are located in a residential district.
 - (c) Exceed seven (7) days in duration and/or extend beyond 10:00pm on Fridays and Saturdays and are located on a privately-owned property in a residential district containing a Special Permit Use.

The P&Z Commission, at its discretion, may hold a public hearing on an application for Site Plan review, other than an application for a Site Plan review covered by 43-5.1 & 43-5.2 above...