

AGENDA  
PLANNING COMMISSION  
JANUARY 23, 2018 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. January 9, 2018\*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. City of Groton Referral for a Public Hearing on January 17, 2018
  - a. Groton Sail Foundation- Groton Zoning Regulations text amendment, Section 4.3GC\*
2. Noank Zoning Commission Referral for a Public Hearing on February 20, 2018
  - a. Earth Friendly Farms- Noank Fire District Zoning Regulation text amendment, adding new language to permit "farm stands"\*
3. Zoning Commission Referral for Public Hearing on February 7, 2018
  - a. SPEC#356 - Chapter One Seasonal Outdoor Dining, 32 West Main Street\*
4. Election of Officers
5. Report of Commission
6. New Applications
  - a. SUB18-01 - Hancock Farms Estate Lot 1 Re-subdivision, 180 Cow Hill Road

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: February 13, 2018

\* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES  
PLANNING COMMISSION  
JANUARY 9, 2018 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:02 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Zod  
Alternate members present: Tarbox  
Members absent: Steinfeld  
Staff present: Jones, Allen, Hovland

Chairman Pritchard seated Tarbox for Steinfeld.

II. APPROVAL OF MINUTES

1. November 14, 2017

MOTION: To adopt the minutes of November 14, 2017 as amended.

Motion made by Kane, seconded by Zod, so voted unanimously.

III. PUBLIC COMMUNICATIONS –

Pritchard noted Munn's resignation from the Planning Commission.

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Grasso Tech Entry Improvements, 189 Fort Hill Road (SIT16-14)– Request for Start of Construction Extension

Staff explained that the Commission approved the site plan for the Grasso Tech entryway originally in February of 2017. The applicants plan to construct the entryway in the summer of 2018, which will require an extension of the one-year start of construction requirement under section 8.4-3D.

MOTION: To approve a one-year extension of the start of construction requirement for SIT16-14, Grasso Tech Entry Improvements, 189 Fort Hill Road from February 14, 2018 to February 14, 2019.

Motion made by Kane, seconded by Zod, so voted unanimously.

2. Mystic Shipyard Mast Storage Shed, 100 Essex Street (ASP17-33) (CAM)

Staff explained the site plan approval for the mast shed will be handled administratively because the application involves a minor modification to a previously approved site plan. However, the location of the proposed work within the Coastal Area Management Zone requires Planning Commission approval under section 8.4-2B-1.

Clint Brown of Loureiro Engineering described the property and the location of the buildings, offices, and parking on the lot. The proposed 20' by 100' shed will be located on the north side of the lot and will be used to store masts. Parking is delineated using poles and ten spaces will be shifted to the north to allow the addition. The small shed on the lot will be removed and the transformer will be relocated and raised above the flood zone.

Rusty Sergeant, the project architect, passed out photos to the Commission and explained that the new structure will be compliant with FEMA flood requirements. The shed will not have heat or plumbing and all lighting will be overhead.

Clint Brown stated that there was a staff review of the site plan and there were no comments made. A Coastal Site Plan Report was prepared finding no impact on coastal resources.

**MOTION:** To approve the coastal area management plan application for Mystic Shipyard, 100 Essex Street with the following modification:

1. All technical items raised by staff shall be addressed.

Motion made by Kane, seconded by Zod, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Report of Commission

Kane attended the December 14<sup>th</sup> RTM meeting and spoke against the Planning Commission and Zoning Commission consolidation. He expressed concern regarding a lack of communication between the commissions, Town Council, and town staff as a whole; he worries knowledge will be lost unless the commissions meet and discuss the merge in more detail. Staff has begun development of a training program and suggested discussion and training take place in September of 2018. Staff noted the Town Council may appoint interested Zoning Commissioners to vacant Planning and Zoning Commission seats.

2. New Applications- None

VIII. REPORT OF CHAIRMAN

Pritchard noted that officers have to be re-elected in January, which will be on the agenda for next meeting. Staff stated that they have been working on the CIP and it has gone to Public

Works. A Planning Commission review date will be scheduled after the Town Manager has completed his review.

REPORT OF STAFF

Staff reported in regards to the Zoning Commission regulation update, a new website has been launched ([www.grotonzoning.com](http://www.grotonzoning.com)) and contains all of the minutes, documents, and maps being reviewed.

ADJOURNMENT

Motion to adjourn at 7:40 p.m. was made by Kane, seconded by Zod, so voted unanimously.

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Hal Zod, Secretary  
Planning Commission

Prepared by Kara Hovland  
Office Assistant II

Not Approved



# THE CITY OF GROTON CONNECTICUT

*Planning and Zoning Commission*

295 Meridian Street  
Groton, CT 06340-4000  
Telephone (860) 446-4169  
Fax (860) 446-4109

December 28, 2017

Ms. Betsy Moukawsher  
Town Clerk  
Groton Town Hall  
45 Fort Hill Rd.  
Groton, CT 06340

**SUBJECT: Legal Notice of Proposed Zoning Text amendments, for City of Groton,  
Groton Sail Foundation, Applicant**

Dear Betsy,

Please be advised that the City of Groton Planning and Zoning Commission has received an application for a Zoning text amendment to add a new permitted use, Cultural/Historical Memorial Parklet to the General Commercial Zone in the City of Groton Zoning Regulations.

A copy of the proposed revised regulations is enclosed. Please be advised that the public hearing for the above project is scheduled to open at **7:30 p.m. on Wednesday January 17, 2018**, and will be held at the **City Council Chambers at the Municipal Building, 295 Meridian Street, Groton, CT 06340**.

If you have any questions or need additional information, please do not hesitate to call me at 446-4169.

Sincerely,

Barbara Goodrich  
City Planner

RECEIVED  
TOWN CLERK'S OFFICE  
2018 JAN 11 AM 11:01  
RECORDED VOL. PAGE  
Betsy Moukawsher  
Town Clerk  
Groton, CT

CITY OF GROTON  
GROTON SAIL



City of Groton, Connecticut  
 Planning and Zoning Commission

Municipal Building  
 295 Meridian Street  
 Groton, CT 06340  
 (860) 446-4104  
 (860) 446-4109 FAX

Application for Zone Change

\_\_\_\_\_ Zone Change- Map Amendment\*        X   Zone Change- Text Amendment

PROPERTY ADDRESS (if applicable):   NA    
 APPLICANT NAME:   U.S.S. GROTON SAIL FOUNDATION    
 APPLICANT ADDRESS:   201 BROAD ST., GROTON, CT, 06340    
 APPLICANT PHONE:   860-445-8612   PIN#   NA    
 OWNER NAME:   MARK R. DEFINGER - REPRESENTATIVE   ZONE:   GC    
  U.S.S. GROTON SAIL FOUNDATION - AGENT  

PROPOSED AMENDMENT(S): (Section, title, and text):

- 4.3 GC - GENERAL COMMERCIAL ZONE
- ADD ADDITIONAL USE TO SECTION 4.3C - PRINCIPAL USES PERMITTED BY SITE PLAN APPROVAL
- NEW #15. CULTURAL / HISTORICAL MEMORIAL PARKLET (P.58)

REASONS FOR AMENDMENT REQUEST(S)

  THE U.S.S. GROTON SAIL FOUNDATION WOULD LIKE TO CONSTRUCT A U.S.S. GROTON SAIL MEMORIAL NORTH OF THE OFFICE BUILDING AT 15 THAMES ST.; WEST OF THE USS FLASHER MEMORIAL. THE AREA IS CURRENTLY ZONED GENERAL COMMERCIAL (GC) AND THE PROPOSED USE IS NOT IDENTIFIED AS AN ALLOWED USE.  

SUBMIT 3 COPIES OF THIS APPLICATION AND ATTACHMENTS, ALONG WITH THE FOLLOWING:

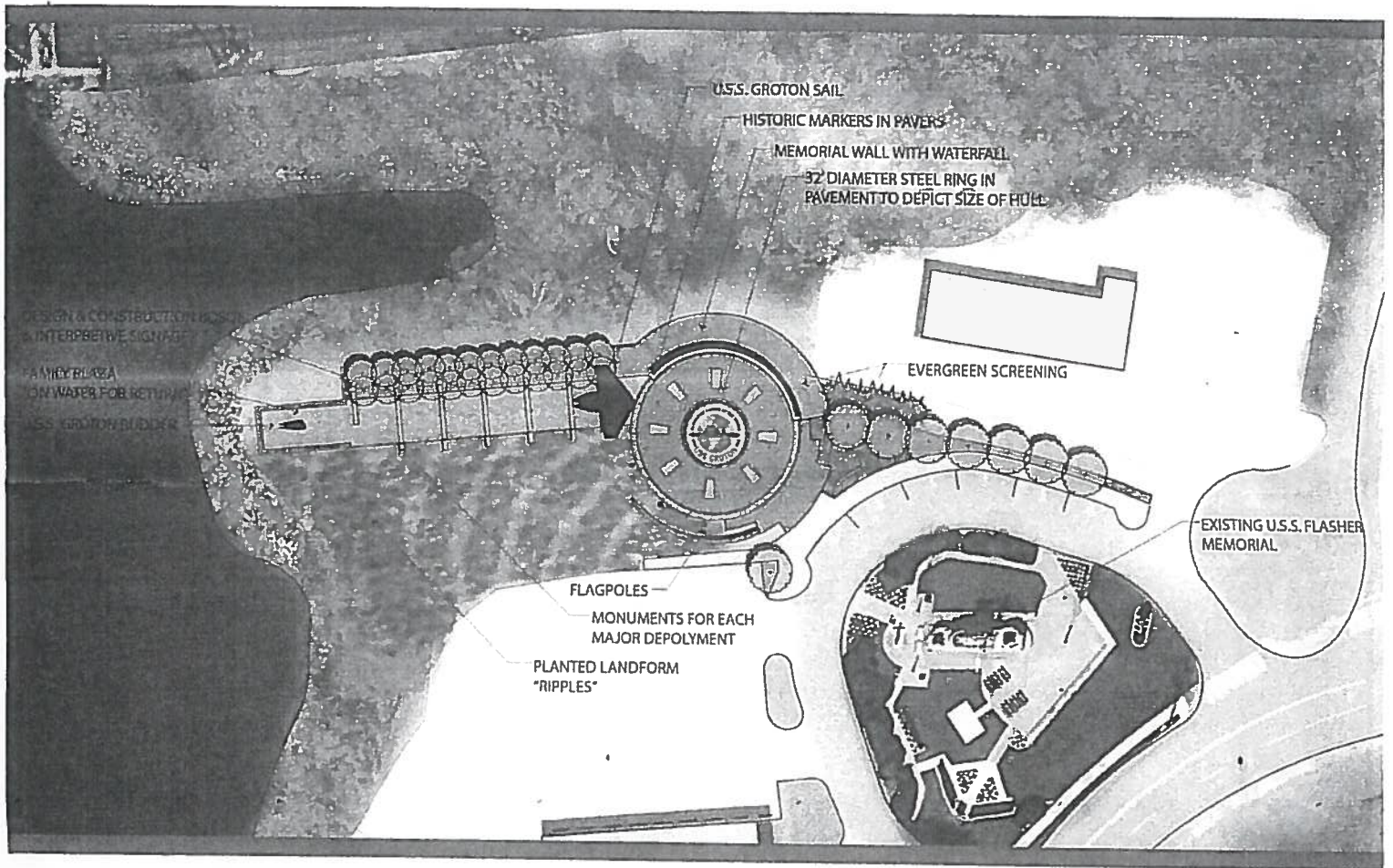
\* For Map Amendment Applications, please provide location map of proposed zone change.

Fee of \$250.00, plus \$60.00 State fee   waiver requested   (Payable to the City of Groton)

Applicant's Signature   [Signature] - AGENT   Date:   12/11/17  

Owner's Signature   NA   Date: \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_



# USS Groton Sail Foundation

134 Groton Long Point Rd. • Groton, CT 06340

[www.GrotonSail.com](http://www.GrotonSail.com)

GROTON SAIL

RC MTG  
1/23/18  
02  
2/13/18

Noank Fire District  
Noank Zoning Commission  
10 Ward Avenue  
Noank, Connecticut 06340

January 9, 2018, 2018

Groton Planning Commission  
c/o Michael Murphy - Director of Planning and Development  
134 Groton Long Point Road  
Groton, CT 06340

To Whom It May Concern:

SUBJECT: Zoning Ordinance for the Noank Fire District Text Amendment Application

I am writing to refer the following zoning regulation text amendment for your review and comment.

Application of "Earth Friendly Farms" to amend the Noank Fire District Zoning Regulations by adding new language to permit "Farm Stands."

The Zoning Commission has scheduled a Public Hearing for Tuesday, February 20, 2018 at 7:00 PM at the Noank Firehouse. Please forward any comment for inclusion into the Public Hearing record.

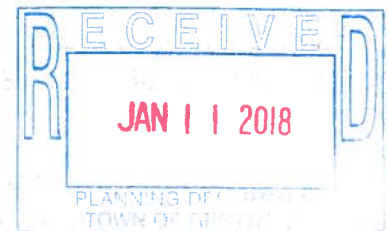
If you have any questions, please do not hesitate to contact me, Peter DeBiasi, Chairman, Noank Zoning Commission at 860-572-8020.

Sincerely,



Peter DeBiasi  
Noank Fire District Zoning Commission  
Chairman

Cc: N. Gilmore, NFD Clerk  
W. Mulholland, NFD ZEO



NOANK - FARM  
STANDS



December 5, 2017

Earth Friendly Farms  
159 Fishtown Road  
Mystic, CT 06355

## FARM STAND

6.1.8 Agriculture, forestry, truck or nursery gardening, including greenhouses incidental thereto, but not including commercial kennels, livery or boarding stables or veterinary Hospitals. No livestock or poultry may be kept on any lot of less than two acres nor in any building within 100 feet of any street or property line, except that not more than 20 chickens or other poultry or rabbits, or similar small animals may be kept within a building or enclosure not less than 40 feet from a property line on any lot.

- A. The sale of farm produce, garden produce, and nursery stock, the majority of which is raised on the premises or on local associated farms, is permitted as an accessory use to a farm or nursery in any residential district, provided: 1. The display and sales is limited to one building not to exceed 300 sq. ft. in area. 2. Provision is made for at least two off-street parking spaces.
- B. Farm stands shall be on private property setback at least ten (10) feet from the paved roadway surface, and at least fifty (50) feet from any intersection.
- C. No more than one (1) farm stand shall be permitted on a farm.
- D. One sign will be permitted for the farm stand, no more than twelve (12) sq. ft., double-sided.
- E. Subject to section 11 -

NOANK - PROPOSED  
ZONING REGULATION  
FARM STANDS

Section 6 - Rural Residential District (R-40)


6.1 GENERAL

The minimum lot in this district shall be 40,000 square feet and the purpose of this district is to control development in those areas of the Fire District which are mostly undeveloped and in which large tracts of vacant land occur.

The following are permitted uses within this zone:

- 6.1.1 One-family detached dwelling.
- 6.1.2 Parks and playgrounds and other municipally owned recreation facilities and buildings, subject to the approval of a site plan in accordance with the provisions of Section 11 of these Regulations.
- 6.1.3 Any structure owned by the Noank Fire District whose site is approved by the Noank Executive Committee, subject to the approval of a site plan in accordance with the provisions of Section 11 of these Regulations.
- 6.1.4 Public schools, libraries and museums, subject to the approval of a site plan in accordance with the provisions of Section 11 of these Regulations.
- 6.1.5 Customary home occupations as defined in Section 18.2.40 of these Regulations, subject to the conditions enumerated in Section 2.15.
- 6.1.6 Accessory uses as defined in Section 18.2.2 of these Regulations, subject to the conditions enumerated in Section 2.15 and Section 14.
- 6.1.7 The owner or occupant of any dwelling who is residing in such dwelling may use the lot on which the dwelling is located for the purpose of building or rebuilding a single boat for his own personal use or sale or may use such lot for the storing of his own boat or boats. In interpreting the provisions of this section, receipt of compensation for the storing of a boat or production of more than one boat at any given time is prima facie evidence of a zoning violation.
- 6.1.8 Agriculture, forestry, truck or nursery gardening, including greenhouses incidental thereto, but not including commercial kennels, livery or boarding stables or veterinary hospitals. No livestock or poultry may be kept on any lot of less than two acres nor in any building within 100 feet of any street or property line, except that not more than 20 chickens or other poultry or rabbits, or similar small animals may be kept within a building or enclosure not less than 40 feet from a property line on any lot.
- 6.1.9 A base for fishing and lobstering, excluding sale of lobsters or fish on the premises, except as a customary home occupation in accordance with Section 6.1.5.

MEMORANDUM

TO: Planning Commission  
FROM:  Deborah G. Jones, Assistant Director  
DATE: January 17, 2018  
SUBJECT: Referral for February 7, 2018 Public Hearing:  
Special Permit #356, 32 West Main Street

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Please be advised that the Town of Groton Zoning Commission will be considering the application described in the attached Notice of Public Hearing.

This referral is being sent pursuant to Section 8-3a (b) of the Connecticut General Statutes.

DGJ:dlg

Attachment

SPEC 356



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

JONATHAN J. REINER  
DIRECTOR  
JREINER@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340  
TELEPHONE (860) 446-5970 FAX (860) 448-4094  
WWW.GROTON-CT.GOV

January 3, 2018

VIA EMAIL  
Attention: Legal Ads  
The Day  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on January 26, 2018 and February 2, 2018:

TOWN OF GROTON  
ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on February 7, 2018 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #356, 32 West Main Street, PIN 261918410043, WDD Zone. Proposal is to add outdoor seating with alcohol service and outdoor music to an existing restaurant.

Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Dan Van Kruiningen, Applicant)(Mom Jerry & Jerry, LLC, Owner).

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 26<sup>th</sup> day of January 2018 at Groton, Connecticut. (On second insertion please put "Dated this 2<sup>nd</sup> day of February 2018 at Groton, Connecticut".)

Susan Sutherland, Chairperson

Account #30384  
P. O. # 17000327

If you have any questions, please do not hesitate to contact me at 446-5970.

Sincerely,

Jonathan J. Reiner, AICP

Director  
JJR:dlg

Please note: this should run as a one-column ad without bolding or additional white space

TOWN OF GROTON  
LAND USE APPLICATION  
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE REQUIRED APPLICATION(S):

SUBDIVISION OR RESUBDIVISION _____	COASTAL SITE PLAN REVIEW _____
SITE PLAN _____	SPECIAL PERMIT <u>  X  </u>
ADMINISTRATIVE SITE PLAN _____	ZONE CHANGE _____
INLAND WETLANDS PERMIT _____	REGULATION AMENDMENT _____
INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY _____	VARIANCE/APPEAL _____
	APPROVAL OF LOCATION _____

PROJECT DESCRIPTION: Outdoor seating in the form of two (2) cafe tables, with seating for two (2) persons each, for a total of four (4) outdoor dining seats on the State-owned sidewalk immediately outside the storefront for Chapter One restaurant. Tables will be placed outside in the Spring, Summer and early Fall as weather permits, between the hours of 10 am and 10 pm.

PROJECT NAME: Seasonal Outdoor Dining

STREET ADDRESS OF PROPERTY: 32 W. Main Street, Mystic, CT 06355

IF ADDRESS NOT AVAILABLE, LOCATION: \_\_\_\_\_

PARCEL IDENTIFICATION NUMBER: 261918410043 ACREAGE: .12 ZONING: WDD

CORRESPONDENCE WILL BE SENT TO PRIMARY APPLICANT AS CHECKED BELOW:

NAMES, ADDRESSES & TELEPHONE NUMBERS

APPLICANT: Dan Van Kruiningen of 32 Shewville Road, Old Mystic, CT 06372

EMAIL: danvank33@aol.com TELEPHONE: (860) 912-1111 FAX: \_\_\_\_\_

APPLICANT'S AGENT (IF ANY): \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

OWNER/TRUSTEE: Mom Jerry & Jerry, LLC, Carol Cooper Upright, Manager, c/o Peter V. Lathouris, Attorney, The Law Offices of Peter

V. Lathouris, LLC, 1100 Summer St., Stamford, CT 06905 TELEPHONE: (203) 359-2047 FAX: (203) 359-3251

ENGINEER/SURVEY OR / ARCHITECT: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

- Note:
- 1) TO BE ACCEPTED BY THE PLANNING DIVISION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
  - 2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
  - 3) I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE OFFICE OF PLANNING AND DEVELOPMENT SERVICES AS DESCRIBED IN PART THREE OF THIS APPLICATION.

SIGNATURE OF APPLICANT  
OR APPLICANT'S AGENT \_\_\_\_\_

DATE

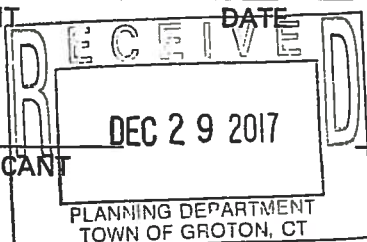
Carol Upright 12/4/17  
SIGNATURE OF RECORD OWNER \_\_\_\_\_ DATE  
I HEREBY, CERTIFY THAT I AM THE OWNER OF THE  
PROPERTY STATED ABOVE.

PRINTED NAME OF APPLICANT \_\_\_\_\_

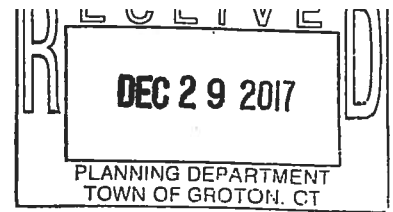
PRINTED NAME OF RECORD OWNER \_\_\_\_\_

FOR OFFICE USE ONLY:

FEE RECEIVED: 430- WORK TYPE: \_\_\_\_\_ PROJECT # SPEC356 PLANNER: \_\_\_\_\_ 4/07



*SPEC 356*



## **Attachment "A"**

### **Part Two of the Land Use Application - Special Permit Checklist Detailed Statement Describing Existing and Proposed Use and Surrounding Neighborhood**

Presently the area immediately in front of the Chapter One storefront is vacant. The area is sidewalk space, more formerly recognized as the State-owned land located at the northerly side of US route 1 (32 West Main Street), in the Town of Mystic (Groton). The sidewalk space in the aforementioned area is approximately eleven (11) feet wide.

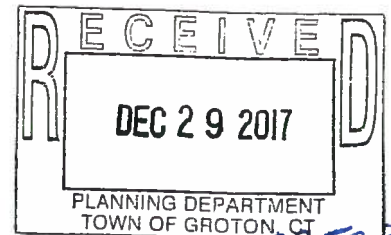
The intent of the Seasonal Outdoor Dining project is to establish two outdoor dining tables, each with two chairs, and each occupying approximately seven hundred and twenty (720) square inches immediately in front of Chapter One. Each set of tables and chairs will extend thirty (30) inches along Chapter One's storefront and protrude twenty four (24) inches into the sidewalk space. The tables will be placed seasonally, in the Spring, Summer and early Fall, as weather permits. Wait staff will provide patrons with food and non-alcoholic beverage service, between the hours of 10 a.m. and 10 p.m. Upon proper approval from the Connecticut Department of Consumer Protection, Liquor control division, wait staff will provide patrons with alcoholic beverage service, to include wine, cocktails and beer, commiserate with Chapter One's existing liquor permit between the hours of 10 a.m. and 10 p.m. Service will utilize the same dishware, glassware and utensils used inside the restaurant. Upon patrons' departure wait staff will ensure that the table(s), and immediate seven hundred and twenty (720) square inch area(s), are promptly cleared and cleaned of any debris. A staged photograph of the two tables and chairs is included with this application as Attachment "A-3"

Chapter One has submitted an application to lease from the State of Connecticut the sidewalk space in question. A copy of the Lease Application submitted to the State of Connecticut, Department of Transportation Division of Rights of Way, Property Management Section, along with the Temporary Right of Entry granted by the same pursuant to the final execution of the lease are both attached as Attachment "A-2". During the approval process for the lease, the project was amended from three tables to two tables. Pursuant to Section C of this application, the plan for the project, as modified, is attached as Attachment "A-3".

Outdoor patrons will enjoy music played on two outdoor speakers. Since Section 6.3-3 does not define at what decibel outdoor music can be played, Chapter One will rely on Section 7.1-42(l) and will play music at a reasonable volume that does not negatively impact existing residential neighbors. The music volume will not exceed 70dBA.

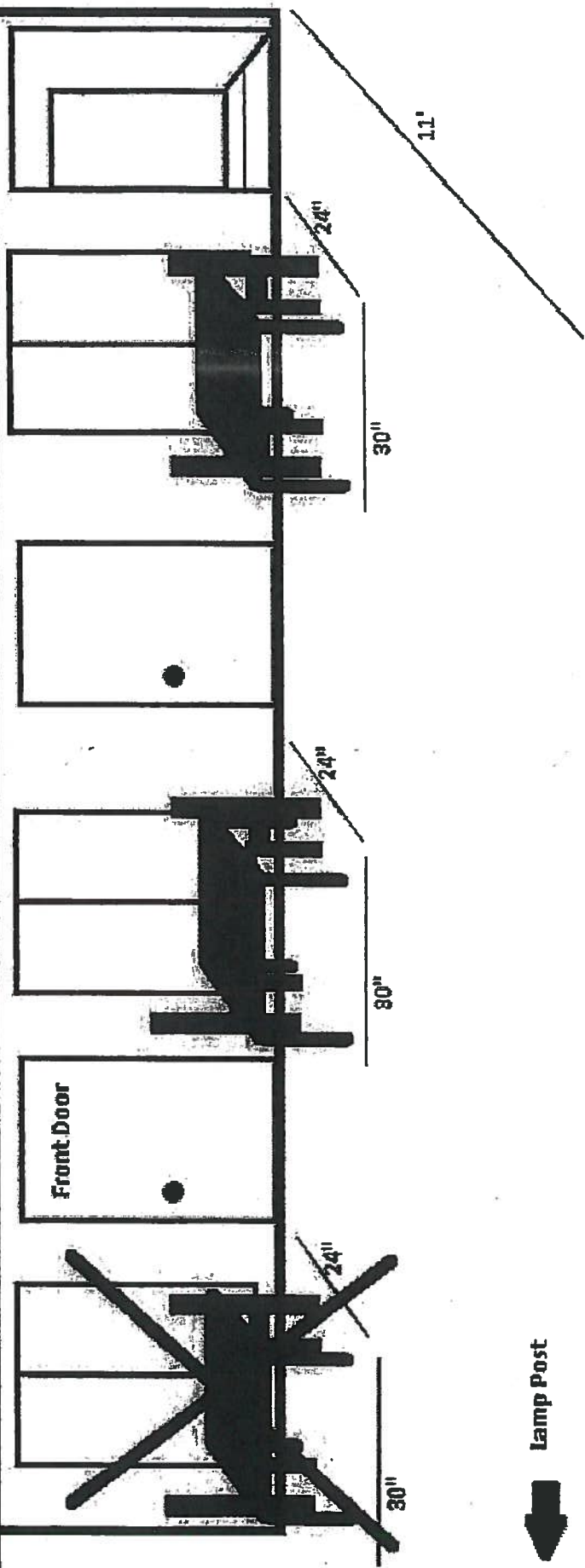
*SPEC 356*

The neighborhood is mixed use, with retail, dining and residential space attracting both locals and tourists. Outdoor dining along the West Main Street corridor is becoming common place. The Ancient Mariner, across the street from Chapter One, was recently approved for outdoor dining.



*SPEC 356*

CHAPTER  
**ONE**  
FINE FOOD & DRINK



Front Door

Lamp Post

**ROADWAY**



**Attachment "B"**  
**Part Two of the Land Use Application - Special Permit Criteria**  
**Of Section 8.3-8**

**A. Location**

The location and size of the two café tables and four café chairs are appropriate for the sidewalk space outside the Chapter One storefront, more formerly recognized as the State-owned land located at the northerly side of US route 1 (32 West Main Street), in the Town of Mystic (Groton). The sidewalk in the aforementioned area is approximately eleven (11) feet wide.

**B. Buildings**

The tables and chairs as described above, are of a type and size consistent with the area and are appropriate for the use of outdoor dining at the proposed site. Placement of the tables does not necessitate any new buildings, structures or modifications to existing buildings and structures.

**C. Neighborhood Compatibility**

The tables and chairs are compatible with the development in the district. The tables are consistent with other restaurants, to include the Ancient Mariner across the street, that have placed tables outside their storefronts for outdoor dining. The tables do not hinder or discourage the orderly development and use of other properties in the area or alter the essential characteristics of the area.

**D. Parking and Access**

The design does not impact parking and access points to and from the site, nor does it impact sidewalk foot traffic. The placement of the tables and chairs does not impact the building's entrances and exits; nor ingress and egress from the same.

**E. Streets**

The placement of the tables and chairs do not impact streets serving the proposed use area. There is space for pedestrians to pass the tables while remaining on the sidewalk, entry into the street to pass is not necessary. Traffic control systems are not impacted.

**F. Public Safety**

Each table and pair of chairs occupies seven hundred and twenty (720) square inches, protruding out twenty four (24) inches from Chapter One's storefront. Pedestrians and

emergency personnel have a minimum clearance of eight (8) feet to pass the tables and chairs safely while remaining on the sidewalk, consistent with Section 7.5-2. The placement of the tables and chairs does not impact the building's entrances and exits; nor ingress and egress from the same.

#### G. Utilities

The placement of the tables and chairs do not impact the water supply, sewage disposal, storm water management, and other utility systems, whether public or private.

#### H. Environmental Protection, Conservation, and Long Island Sound

1. The placement of the tables and chairs will not impact the area's natural systems and historic resources. 2. The design does not have an environmental impact on the Long Island Sound I. Consistent with Purpose

1. The placement of the tables and chairs do not have any detrimental effects upon the public health, safety, and welfare; see sections E and F above.

2. The placement of the tables and chairs do not conflict with the purposes of these regulations.

3. The placement of the tables and chairs further the goals, objectives, and policies of the Town's Plan of Conservation and Development, consistent with its goals of promoting community character and business development. The design is sympathetic to the community character and consistent with other outdoor dining designs in the community, and along West Main Street.

**Attachment "C"**  
**Part Two of the Land Use Application - Special Permit Criteria**  
**Of Section 7.1**

Pursuant to section 6.3-3, not Section 7.1, the placement of any outdoor tables is an intensification of use of a structure necessitating a special permit. This project does not constitute a significant intrusion as the placement of two café tables and four café chairs will not significantly impact traffic circulation, public safety, or the surrounding area.