

AGENDA
SPECIAL MEETING
GROTON ZONING COMMISSION
MAY 23, 2016 – 6:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC COMMUNICATIONS

III. ITEMS OF BUSINESS

1. WRPD Permitted Uses Spreadsheet**
2. Consolidation of Zones
3. Definitions: Table of Permitted Uses*

IV. PUBLIC COMMENTS

V. ADJOURNMENT

* ENCLOSED

** Bring your notebooks and WRPD uses spreadsheet (from 3/2/16 meeting)

Next Regular Meeting: June 1, 2016

MEMORANDUM

TO: Town of Groton Zoning Commission
FROM: Diane Glemboski, Planner II *DG*
DATE: May 17, 2016
SUBJECT: Special Meeting May 23, 2016: Regulation Update

For the May 23, 2016 Special Meeting, staff and the consultant will be working with the Commission on the following items:

1. WRPD Permitted Uses Spreadsheet:

Please bring your WRPD spreadsheet. We will try and finish the spreadsheet starting on Page 3: Animal Feedlots. Please review and mark each use if you think the use should be; non-permitted, permitted with conditions, or permitted in the WRPD.

2. Consolidation of Zones:

The consultant has produced three maps for the Commission to review:

- RS-12 and R-12 Zoning Districts
- RU-20 and RS-20 Zoning Districts
- RU-40 and RU-80 Zoning Districts

The maps show the potential consolidation of these zones across the Town. They also provide additional information on current parcel sizes, vacant/underutilized parcels and open space parcels (also includes public land with no potential for residential development in the near future). We have included a memo from Horsley Witten that addresses each map. The maps and the memo will be reviewed with the Commission at the meeting. You may also want to review a previous memo on the consolidation of zones (Progress Report dated February 11, 2016).

The maps are large files that cannot be easily sent by email. We have put the agenda packet with the maps on the Town of Groton website under Meetings/Agendas (<http://www.groton-ct.gov/meetings/agendas.asp?mt=9>). We also have paper copies of the maps for you to pick up at our office. If you have trouble picking the maps up or accessing them on the website, please let us know.

3. Definitions for Table of Permitted Uses:

We have attached the list of definitions that correspond to the future Table of Permitted Uses. We will review the definitions and refer to and add to these use definitions as we move forward with creating a new table of permitted uses and revising other sections of the regulations.

Please bring your notebooks to the meeting. If you need additional help or information, please email dgilot@groton-ct.gov or dglemboski@groton.ct.gov.

Horsley Witten Group

Sustainable Environmental Solutions

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MEMORANDUM

TO: Jonathan Reiner, AICP
FROM: Nathan Kelly, AICP
DATE: May 13, 2016
RE: Analysis of Proposed Zoning District Change Maps

Horsley Witten has produced three maps for the Town of Groton showing several points of consideration that should help the Town decide on the merit of the Zoning District changes proposed by Horsley Witten. These maps include:

- Current R-12 and RS-12 districts, proposed to be combined into a single R-12 district
- Current RS-20 and RU-20 districts, proposed to be combined into a single R-20 district
- Current RU-40 and RU-80 districts. No proposed changes at this time, but the Town may consider up-zoning and down-zoning some of the parcels in these districts.

What follows is an analysis of these maps, and an interpretation of what they might mean for the Town. The maps at the scale of the whole Town are admittedly confusing and difficult to read at first look. They are designed to be more useful and readable zoomed in to areas of particular interest or concern. The data on the map is the best currently available. Local knowledge may add important “ground-truthing” to these maps.

R-12 and RS-12 Zoning Districts Map

This map was designed to show the potential impacts of allowing two-family homes in the current RS-12 district. The RS-12 districts are outlined in red, and the map layers include:

- Parcels zoned RS-12 that are 20,000 square feet or greater. Such parcels MAY have the potential to be subdivided, with two units on each lot.
- Vacant or Underutilized parcels (from the analysis conducted by Milone and MacBroom in 2013). Such parcels MAY be more likely to be redeveloped, and could include two-family homes.
- Open Space parcels (including State and local open space, parks, easements, and other such uses protected from future development). Where lot size and vacancy/underutilization might otherwise suggest potential for redevelopment, parcels marked as Open Space may not currently be developed.

There are six areas of Town currently zoned RS-12, marked 1 – 6 on the map. Below is an analysis of these six areas.

Area 1: This area is largely built out. It has a large wooded area in the middle through which the Bindloss Brook runs. While the Milone and MacBroom study show much of this area as underdeveloped, it is also largely wetlands, and unlikely to be developed. There are a few parcels at the edges that are larger than 20,000 square feet, but not enough to make a significant impact.

Potential Impact: Insignificant

Area 2: This area surrounds the Village of Mystic, and has a number of parcels greater than 20,000 square feet, as well as many deemed Underutilized by Milone and MacBroom. However, much of the southern and eastern portions of the area are within the Coastal Boundary, and other larger parcels to the north are open space and/or wetlands. One of the largest parcels in the area is a school. Another consideration is that part of the area is within the Historic District. All these constraints aside, there are still a number of parcels that could be converted to two-family residences, or redeveloped.

Potential Impact: Notable over a long time horizon.

Area 3: This area is much like Area 1. It is largely built out, and what undeveloped land there is, is largely protected open space and/or wetlands. Many of the larger parcels on the western end of the area abut wetlands, and are unlikely to be subdivided. Little activity is likely to occur here.

Potential Impact: Insignificant.

Area 4: This area is also largely built out, and the undeveloped areas are largely within the Coastal Boundary. The large parcels over 20,000 square feet are actually part of a mobile home park. It is conceivable that this mobile home park could be redeveloped in the future with permanent homes that could be built to the new proposed zoning standards.

Potential Impact: Notable. Tied to mobile home redevelopment.

Area 5: This area does have some potential for redevelopment. While small portions of the areas marked as Underutilized by Milone and MacBroom include wetlands, it appears that with some road extensions, additional homes could be built here. Many of the parcels of over 20,000 square feet are oriented toward the street in a way that would make subdivision unlikely, and one of the largest developed parcels is currently home to a church and its parking lot. While these factors reduce the development potential, some potential still exists.

Potential Impact: Notable over long time horizon.

Area 6: This area is already largely platted for homes associated with the nearby military base. And although it is zoned RS-12, there are already a number of newer attached homes built in the area. Development is likely to continue to fill in these plats with similar homes.

Potential Impact: Notable, but predictable, as the land has already largely been platted out.

RS-20 and RU-20 Zoning Districts Map

This map was designed to show the potential for development within these zoning districts, as well as for “up-zoning” and “down-zoning” parcels that might be more appropriate for another district. These districts are outlined in pink (RS-20) and blue (RU-20), and the map layers include:

- Parcels in either zone of less than 20,000 sq. ft. Such parcels MAY have the potential to be “up-zoned” to the new R-12 district if they are not part of Conservation Developments.
- Parcels in either zone of greater than 40,000 sq. ft. Such parcels MAY have the potential to be “down-zoned” to the RU-40 district.
- Parcels in either zone of greater than 80,000 sq. ft. Such parcels MAY have the potential to be “down-zoned” to the RU-80 district.
- Vacant or Underutilized parcels (from the analysis conducted by Milone and MacBroom in 2013). Such parcels MAY be more likely to be redeveloped.
- Open Space parcels (including State and local open space, parks, easements, and other such uses protected from future development). Where lot size and vacancy/underutilization might otherwise suggest potential for redevelopment, parcels marked as Open Space may not currently be developed.

Major Takeaways

- A great deal of these zoning districts are already protected open spaces or used for municipal purposes such as schools and Town offices. For the sake of clarity, and a more accurate depiction of future development potential, areas such as Bluff Point State Park, Haley Farm State Park, Beebe Pond Park, Groton Utility land, and others should be given an Open Space zoning designation. Likewise, the Town could consider establishing an institutional zone for municipal properties.
- Of those areas that are not protected open space, many large swaths are covered by wetlands.
- The vast majority of the parcels in these zoning districts are either less than 20,000 square feet or greater than 40,000 square feet. This indicates that larger, sensitive areas are being protected, and the development that is occurring is likely taking advantage of Conservation Development policies and building on smaller lots.
- Conservation Development should continue to be a very useful tool for the remaining developable land in these zoning districts.

Potential Impact: Insignificant for zoning district consolidation.

RU-40 and RU-80 Zoning Districts Map

This map was designed to show the potential for development within these zoning districts, as well as for “up-zoning” and “down-zoning” parcels that might be more appropriate for another district. These districts are outlined in purple (RU-40) and pink (RU-80), and the map layers include:

- Parcels in either zone of less than 40,000 sq. ft. Such parcels MAY have the potential to be “up-zoned” to the new R-20 district if they are not part of Conservation Developments.
- Parcels zoned RU-80 of less than 80,000 sq. ft. and 40,000 sq. ft. or greater. Such parcels MAY have the potential to be “up-zoned” to the RU-40 district.
- Parcels zoned RU-40 of 80,000 sq. ft. or greater. Such parcels MAY have the potential to be “down-zoned” to the RU-80 district.
- Vacant or Underutilized parcels (from the analysis conducted by Milone and MacBroom in 2013). Such parcels MAY be more likely to be redeveloped.
- Open Space parcels (including State and local open space, parks, easements, and other such uses protected from future development). Where lot size and vacancy/underutilization might otherwise suggest potential for redevelopment, parcels marked as Open Space may not currently be developed.

Major Takeaways

- A great deal of these zoning districts is already protected open spaces. For the sake of clarity, and a more accurate depiction of future development potential, areas such as Shady Oaks Park, Groton Utility land, and others should be given an Open Space zoning designation.
- Of those areas that are not protected open space, many large swaths are covered by wetlands.
- As with the RU-20 and RS-20 zoning districts, the vast majority of the parcels in these zoning districts are either less than 40,000 square feet or greater than 80,000 square feet. This could indicate that sensitive areas are being protected, and the development that is occurring is likely taking advantage of Conservation Development policies and building on smaller lots.
- Conservation Development should continue to be a very useful tool for the remaining developable land in these zoning districts. There is still a great deal of developable land in this area – more so than any other part of Town – and most of it can be subdivided into 1 acre lots. The Town should consider whether any of these larger parcels should be rezoned for lower densities, encouraging more development within the mixed-use and denser residential areas.

Potential Impact: Significant in the long run if all developable land is developed according to existing zoning.

Groton Zoning Ordinance – New Use Table Definitions – *as of May 2016*

ACCESSORY APARTMENT: A residential accessory use or building.

ACCESSORY USE OR BUILDING: A subordinate use or building or structure customarily incidental to and located on the same lot with the principal use or building or a contiguous lot under the same ownership.

ACTIVE SENIOR HOUSING: Housing designed for seniors, 55 years or older and providing several, but not all of the services and facilities required for Assisted Living and/or Congregate Living Facilities. (New Eff: 3/1/05)

ADAPTIVE REUSE: Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

ADULT DAY CARE FACILITY: A facility established to offer activity programs authorized by the Department of Mental Retardation including training in one or more of the following areas: self-care, activities on daily living, personal and social adjustment, work habits and skills, speech and language development. Such a facility may also offer a recreational program involving activities which may be of a social, athletic or purely diversionary nature. This definition does not include facilities that provide overnight care and accommodations. (New Eff: 8/1/92)

ALCOHOLIC BEVERAGE PRODUCTION: A processing plant used for the commercial purpose of processing grapes, other fruit products, grains or vegetables to produce wine, beer or spirits. Processing includes wholesale sales, crushing, brewing, distilling, fermenting, blending, aging, storage, bottling, administrative office functions and warehousing. Retail sales and tasting facilities of wine, beer, spirits and related promotional items, as well as a café with limited food service, may be permitted as part of any winery, brewery or distillery operations.

ANIMAL FEEDLOTS: The feeding of livestock, poultry, or small animals for commercial purposes usually in lots, pens, ponds, sheds or buildings where food is supplied primarily by means other than grazing, foraging, or other natural means.

ANTENNA: A device used to receive or transmit telecommunications or radio signals. Such signals shall include, but not be limited to, radio, television, cellular telephone, paging, personal communication services (PCS), and microwave communications. Examples include panels, microwave dishes, and single poles known as whip antennae. (New Eff: 4/15/97)

APPAREL AND OTHER FABRICATED TEXTILE PRODUCTION: The manufacture of clothing, fabrics, and other textiles.

APPAREL AND SHOE REPAIR: Stitching and tailoring of clothing and stitching, re-soling, and buffing of shoes.

ARTISAN AND CRAFT WORKSHOPS: An establishment, not exceeding 3,000 square feet of floor area, for the preparation, display, and sale of individually crafted (hand tools only) artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

ASSEMBLY, PACKAGING, WAREHOUSING AND WHOLESALING, INDOOR ONLY: A use engaged in storage, wholesale, assembly, packaging, and distribution of manufactured products, supplies and equipment.

ASSISTED LIVING FACILITY: Housing designed for more fragile seniors, including such facilities licensed and designed to meet the needs of seniors with Alzheimer or other dementia-related illnesses, that provides nursing services, communal dining facilities and meal services, and/or assistance with personal care activities of daily living to clients living within a managed residential community having supportive services that encourage clients, aged 55 or older, to maintain a maximum level of independence. (New Eff: 5/31/97; 12/10/2004)

AUTO AND TRUCK DEALERS (NEW OR USED): The use of any building, land area, or other premises or portion thereof, for the display, sale, or lease of new or used automobiles, panel trucks or vans, trailers, or recreational vehicles and including any warranty repair work and other repair service conducted as an accessory use.

AUTO PARTS AND SUPPLIES (NEW): Stores that sell new automobile parts, tires, batteries, and accessories. May also include minor parts installation. Does not include businesses dealing exclusively in used parts.

AUTO, TRUCK, TRAILER AND HEAVY EQUIPMENT RENTAL: The use of any building, land area, or other premises or portion thereof, for the display and rental of automobiles, panel trucks or vans, trailers, recreational vehicles, or heavy equipment, including incidental parking and servicing of vehicles and equipment for rent or lease.

AUTOMOBILE WASHING FACILITY: A building or portion thereof containing facilities for washing more than two automobiles or trucks. The use of personnel for one or more phases of this operation in conjunction with or without complete automatic or mechanical devices does not alter its classification. For the purpose of these regulations, coin-operated devices operated on a self-service basis shall be construed to be the same.

BAR/TAVERN: A commercial establishment open to the general public which sells and serves intoxicating beverages for consumption on the premises, and in which the service of food is only incidental to the consumption of such beverages.

BEAUTY AND BARBER SERVICES: Any establishment or place of business within which the practice of hair cutting, styling, dyeing, and/or curling is engaged in or carried on by one or more barbers or stylists, and/or where such beauty treatments such as manicures, pedicures, and nail painting may take place.

BED AND BREAKFAST: An owner-occupied building designed, used and occupied as a single-family residence managed by the property's owner and having, as an accessory use, bedroom accommodations and breakfast provisions for those accommodated as paying guests.

BREWERY

Included under the definition for Alcoholic Beverages Production.

BUILDING RETAIL TRADE: A retail establishment involved in the sale of building supplies such as electrical supplies, heating and plumbing supplies, lumber and building materials, modular/manufactured homes, etc.

BUS GARAGE AND MAINTENANCE: Any lot or land area used for the storage, layover, maintenance or repair of passenger buses or motor coaches.

BUS PASSENGER STATION: Any premises for the transient housing or parking of passenger buses or motor coaches, and the loading and unloading of passengers.

CAMPGROUND: A lot upon which two or more campsites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.

CAMPSITE: A plot of land within a campground intended for the accommodation of one tent, recreation vehicle, or other individual camping unit on a temporary basis not to exceed 30 days in any 12 month period.

CARETAKER/SECURITY SERVICE DWELLING: A dwelling for the provision of a caretaker or security services provided as an accessory use and located in the same building as the principal use. Such dwelling units are occupied by an employee or contractor of the principal use residing on the premises for the legitimate provision of maintenance and/or security services.

CARNIVAL OR FAIR: A traveling or transportable group or aggregation of rides, shows, games, exhibits, demonstrations, or concessions or any combination thereof.

CHEMICALS, DRUGS, PLASTICS, AND ALLIED PRODUCTION: The manufacture of agricultural and industrial chemicals, drugs and pharmaceuticals, gum and wood chemicals, paint, varnish, lacquer, and enamels, perfumes, cosmetics and toiletries, plastic forming, pressing and assembly, plastic materials and resins, and other such products.

CHILD DAY CARE CENTER: A facility which offers or provides a program of supplementary care to more than twelve (12) related or unrelated children outside their own homes on a regular basis for a part of the twenty-four (24) hours in one or more days in the week, which is operated either as a for profit or nonprofit business, and meets all the requirements of the State of Connecticut Department of Health Services "Public Health Code Regulations for Child

Day Care Centers and Group Day Care Homes", Sections 19a-79-1 through 19a-79-8 inclusive, and Connecticut General Statutes Sections 19a-77 through 19a-87 inclusive, as amended, and any other applicable regulations, statutes or ordinances. (New Eff: 10/31/89)

CLUB, LODGE OR ASSOCIATION: An association of persons which is the owner, lessee, or occupant of an establishment operated solely for a recreation, social, fraternal, religious, political, or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs the chief activity of which is a service customarily carried on primarily for business or gain.

CONTRACTOR'S AND CONSTRUCTION EQUIPMENT AND VEHICLE STORAGE:
Does this need a definition, or is it self-explanatory?

COMMERCIAL BROADCASTING ANTENNAE: Any antennae designed to receive television and radio signals relayed from one ground location to another ground location. Such antennae are typically mounted on a tower or support on the rooftop of a structure, or on free-standing towers.

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR: A recreational activity, carried out for profit, generally conducted entirely within a building or substantial structure such as bowling alleys, billiard and pool halls, exercise facilities, skating rinks and the like.

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR, SMALL SCALE: Small scale businesses conducted entirely indoors in a space not to exceed 1,500 square feet. Examples include small yoga and pilates studios, certified massage therapy, physical therapy, sports performance training, martial arts, etc. Such businesses have a limited number of clients at any given time, and can fit flexibly into a variety of spaces in several zoning districts.

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR, MEDIUM SCALE: Businesses conducted entirely indoors in a space not to exceed 20,000 square feet. The most common example is a small full-service commercial gym, health club or other establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses. Other example include bowling alleys, billiard and pool halls, skating rinks and the like. May also include larger areas dedicated to the uses typical to Indoor commercial recreation, health and fitness, small scale.

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR, LARGE SCALE: Businesses conducted entirely indoors in a space greater than 20,000 square feet. May include any combination of the uses described for Indoor commercial recreation, health and fitness, small scale and Indoor commercial recreation, health and fitness, medium scale.

COMMERCIAL RECREATION, OUTDOOR: A recreational activity, carried out for profit, conducted primarily outside of an enclosed building such as tennis courts, athletic fields, swimming pools and the like.

COMMUNITY RESIDENTIAL COUNSELING FACILITY: A residential building or group of buildings for the temporary, transitional housing of detoxified resident persons and/or their dependents seeking to arrest, reverse, or ameliorate the compulsive use of alcohol or drugs pursuant to an organized and structured program. Such a facility will either include onsite counselors and staff members providing counseling, rehabilitation, evaluation and other supportive services to the detoxified resident persons, or such support services will be provided off site. This definition shall not include community correction programs under the jurisdiction of the Department of Correction pursuant to Section 18-100 of the Connecticut General Statutes or court ordered treatment programs under Section 17a-653 to 17a-656 of the Connecticut General Statutes. (New Eff: 7/1/93) *(Added word 'Counseling' to the name, March 2016)*

CONGREGATE LIVING FACILITY: Housing designed for seniors, 55 years or older, who require little, if any, assistance with activities of daily living and who may have some home health care-type services provided to them by in-house staff or an outside agency, offering communal dining facilities and meal services and including, but not necessarily limited to, services such as housekeeping, organized social and recreational activities, and transportation services. (New Eff: 5/31/97; 12/10/2004)

DAY SPA: A commercial establishment, which offers patrons multiple services such as personal hygiene, grooming, relaxation therapy, and hydro therapy, and licensed massage therapy as defined by Connecticut General Statutes, and which may offer incidental light nourishment or refreshment for patrons. (New Eff: 11/8/00)

DISTILLERY

Included under the definition for Alcoholic Beverages Production.

DRIVE THROUGH FACILITY: A use accessory to a principle use with a building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service. Most commonly used as an accessory to fast food restaurants, banks, and drug stores.

DRUG STORE: An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

DWELLING, ONE FAMILY: A detached building designated for or occupied by one family.

DWELLING, TWO FAMILY: A detached building designated for or occupied by two families living independently of each other.

DWELLING, MULTI-FAMILY: A dwelling or group of dwellings on one lot containing separate living units for three or more families having separate or joint entrances, services, or facilities.

DWELLING, MULTI-FAMILY, ADAPTIVE RE-USE: A multi-family dwelling developed by converting an existing building from another use. Such dwellings shall not be subject to the Conditional Uses for other multi-family dwellings.

ELECTRIC SUBSTATIONS: An assemblage of equipment for purposes other than generation or utilization, through which electric energy in bulk is passed for the purposes of switching or modifying its characteristics to meet the needs of the general public, provided that in residence districts an electric substation shall not include rotating equipment, storage of materials, trucks or repair facilities, housing of repair crews, or office or place of business

ELECTRICAL EQUIPMENT PRODUCTION: Establishments that manufacture goods, such as electric motors, generators, transformers, and switchgear apparatus, and devices for storing electrical power (e.g., batteries), for transmitting electricity (e.g., insulated wire), and wiring devices (e.g., electrical outlets, fuse boxes, and light switches).

EXHIBITION HALL: A commercial facility used for assemblies or meetings, including exhibition space, conventions, conferences, seminars, product displays, etc.

FABRICATED METAL PRODUCTION: The building of metal structures and machines from various raw materials by cutting, bending, and assembling processes.

FAMILY DAY CARE HOME: A facility which consists of a private family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a twenty-four (24) hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three (3) additional children who are in school full time, including the provider's own children, shall be permitted, except that if the provider has more than three (3) children who are in school full time, all of the provider's children shall be permitted. Said facility shall be considered to conform to this definition if it operates either as a for profit or nonprofit business, and meets all the requirements of the State of Connecticut Department of Human Resources "Statutes and Regulations for Family Day Care", Connecticut General Statutes Section 17-31q inclusive, as amended, and any other applicable regulations, statutes or ordinances. This definition shall be deemed not to represent an intensification of use of a property. (New Eff: 10/31/89)

FARM AND GARDEN SUPPLIES: Establishments selling supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming, and/or hand garden tools, lawn and garden supplies such as potting soil, peat moss or other soil amendments, seed, pots, planters and the like. This definition specifically excludes products other than those described above, which, by their very nature must be manufactured in a commercial or industrial location, including, but not limited to,

automotive products, farm machinery, lawn mowers, chain saws, fabricated metal products, tools, or hardware.

FARM OR NURSERY, COMMERCIAL: Agricultural land of at least five acres in area, together with any principal and accessory agricultural buildings and residences, upon which agricultural operations are conducted, including the growing and harvesting of produce, cultivating of living tree, plant or other flora, keeping of livestock, etc.

FOOD AND KINDRED PRODUCTION: The production and packaging of food and foodstuff, including but not limited to bakery and confectionary products; canning and preservation of fruit, vegetables, and seafood; dairy and meat products; alcoholic beverage production including beer, wine, and spirits, and other non-alcoholic beverages; coffee roasting and tea blending; and macaroni, noodles, and grain products (excluding milling).

FUEL OIL DEALER: A business that sells and delivers home heating oil, and also provides in-home services such as furnace repair, cleaning, and maintenance.

FUNERAL AND CREMATORY SERVICES: An establishment providing services such as preparing the human dead for burial and arranging and managing funerals, and may include limited caretaker facilities. This classification excludes cemeteries, columbariums, and other permanent storage of human remains. The facility may include a chapel for the conduct of funeral services and other spaces for funeral services and informal gatherings or display of funeral equipment.

FURNITURE AND FIXTURES: Establishments engaged in manufacturing household, office, public building, and restaurant furniture; and office and store fixtures.

GASOLINE STATION: Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquified flammable gas, or flammable gas into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity, and repair service, if any, is minor and incidental.

GENERAL PERSONAL RETAIL TRADE: Retail establishments vending a broad array of goods to the public, including, but not limited to: apparel and accessories; art and hobby supplies; baked goods; books and stationery; cameras and photo supplies; confections; dairy products; florist; fruit, vegetables, and other farm products; gifts, novelties, and souvenirs; grocery store or delicatessen; jewelry; liquor store; luggage and leather goods; meat, fish, and poultry; music and musical instruments; newspapers and magazines; optical goods; tobacconist; and toys, sporting goods, and bicycles.

GENERAL SERVICES: A broad commercial land use category including, but not limited to, advertising, collection, consulting, detective, protective, employment, and secretarial services; banking and credit; duplicating and mailing; insurance, investment, and real estate services; general offices; office equipment rental and leasing; and offices of government agencies.

GROUP DAY CARE HOME: A facility which offers or provides a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for part of the twenty-four (24) hours in one or more days in the week, which is operated either as a for profit or nonprofit business, and meets all the requirements of the State of Connecticut Department of Health Services "Public Health Code Regulations for Child Day Care Centers and Group Day Care Homes", Sections 19a-79-1 through 19a-79-8 inclusive, and Connecticut General Statutes Sections 19a-77 through 19a-87 inclusive, as amended, and any other applicable regulations, statutes or ordinances. (New Eff: 10/31/89)

HAZARDOUS MATERIAL: Any substance, virgin or waste, which is hazardous under any federal law or regulation including Section 9002 of the RCRA, CERCLA, CFR 40 (Section 116.4), Federal Hazardous Substances Act, Toxic Substance Control Act, EPA Priority Pollutants List, State statute or regulation, and any material which has flammable, corrosive, reactive, toxic, or other physical, chemical, or infectious characteristics which poses an actual or potential hazard to water quality, human health, or environment if discharged.

HEALTH CARE FACILITY: A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human diseases, pain, injury, deformity, or physical condition, including but not limited to a hospital, diagnostic center, treatment center, rehabilitation center, extended care center, nursing home, intermediate care facility, outpatient laboratory, or central services facility serving one or more such institutions.

HOME OCCUPATION: An accessory use which produces a good or service for financial gain, is conducted entirely within and/or from a principal dwelling, carried on by the residents thereof, and which use is incidental and subordinate to the residential use of the dwelling. (Eff: 6/1/91) *(VHB suggested including this, but it's already here)*

HOTEL/MOTEL: A building open to the public and providing lodging for compensation for 12 or more persons with or without meals and/or kitchen facilities, and intended for the accommodation of transients or longer-term stays. Facilities intended for stays of more than 30 days shall provide laundry facilities for patron use within the development.

HOUSEHOLD RETAIL TRADE: Retail establishments vending a broad array of goods to the public, including, but not limited to: antiques; dry goods; furniture stores; general merchandise and department stores; hardware; home furnishings; household appliances; notions and household supplies; office equipment and supplies; paint, glass, and wallpaper; and radio, television, and phonographic equipment.

JEWELRY MANUFACTURING OR PLATING: Businesses involved in the manipulation of metals and gems into jewelry pieces by spinning, stamping, and cutting and/or the plating of base metals with other metals and specialized colors and finishes.

JUNK, SALVAGE, OR SCRAP YARD: A lot, land, or structure, or part thereof, used for the collection, storage, and sale of waste paper, rags, scrap metal, or other discarded material; or for the collecting, dismantling, storage, salvaging, or sale of parts or machinery or vehicles not in running condition.

KEEPING OF LIVESTOCK

HW will work on a draft definition for this.

KENNEL: Any lot on which 4 or more dogs or cats, six months old or older, are available for sale or boarded for compensation.

LARGE-SCALE CONFERENCE/ENTERTAINMENT FACILITIES: An indoor or outdoor land use attracting large numbers of both local and regional visitors for conference and/or entertainment purposes, including, but not limited to, business meetings, sporting events, concerts, family events and amusements, and trade shows. A large-scale conference facility is defined as having a minimum of 175 hotel rooms and/or greater than 20,000 square feet of meeting and exhibition space and could include meeting and exhibition rooms, guest rooms, suites, resort amenities, dining and food services, personal services for the occupants of the facility, and entertainment. A large-scale entertainment facility is defined as having a minimum seating capacity of 2,000 seats or capacity for 2,000 visitors during peak hours and could include arenas, amphitheatres, megatheaters, stadiums and ball parks, other sports facilities, and theme parks. (New Eff: 10/1/97)

LARGE-SCALE DESTINATION-ORIENTED COMMERCIAL: Single purpose/user commercial building, having a gross floor area of 100,000 square feet or greater, serving local and regional consumer needs. (New Eff: 10/1/92)

LAUNDERING, DRY CLEANING, AND DYEING: a building, portion of a building, or premises used or intended to be used for cleaning or dyeing of fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents including, but not limited to, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto.

LAUNDRY AND DRY CLEANING, SELF-SERVICE OR PICK-UP ONLY: An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

LUMBER AND WOOD PRODUCTION: The industrial manufacture of products from wood and lumber, including, but not limited to: millwork, veneer, plywood, and related products; sawmills and planing mills; and wooden containers.

MARINA: A facility for the secure mooring of boats, including facilities for the storage and repair of boats and sale of boating equipment, supplies and fuel and accessory facilities such as showers, restrooms and self-service laundries.

MARINE CRAFT AND EQUIPMENT DISPLAY AND SALES: A marine retail sales and service use in which boats are rented or sold, and in which goods are rented or sold primarily for use on boats and ships but excluding uses in which fuel for boats and ships is the primary item sold. Examples of goods sold include navigational instruments, marine hardware and paints, nautical publications, nautical clothing such as foul-weather gear, and marine engines

MEDICAL CLINIC: An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, other health care professionals, or similar professions.

MISCELLANEOUS INDUSTRIAL: All other industrial uses not otherwise herein defined, including, but not limited to: boats and small craft; musical instruments and parts; non-ferrous foundries and rolling and extruding of non-ferrous materials; office and artist's materials; paving and roofing materials; rubber tires, innertubes, and footwear; and toys, amusement, sporting, and athletic goods.

MOBILE HOME: A transportable single family dwelling unit in one or more sections which is suitable for year round habitation, and equipped with a means to connect to water, sanitary and electric facilities. A manufactured home shall include prefabricated, modular and/or unitized dwellings placed on permanent foundations and mobile homes which are dwelling units built on chassis.

For the purpose of flood management regulations, the term also includes park trailers and recreational vehicles placed on a site for 180 consecutive days or longer and intended to be improved property. This definition shall not include recreational vehicles placed on sites for fewer than 180 consecutive days and which are fully licensed and ready for highway use; a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions (Eff: 2/10/95)

MOBILE HOME PARK OR SUBDIVISION (EXISTING): A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before April 15, 1977, the effective date of the floodplain management regulations adopted by the community.

MOBILE HOME PARK OR SUBDIVISION (EXPANSION): The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

MOBILE HOME PARK OR SUBDIVISION (NEW): A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are

to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after April 15, 1977, the effective date of the floodplain management regulation adopted by the community.

MOTOR FREIGHT TERMINAL: A processing node at which freight is usually loaded onto and off of motor vehicles for delivery elsewhere.

MOTOR VEHICLE REPAIR AND SERVICE, MAJOR: Repair of construction equipment, commercial trucks, agricultural implements, and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops, and other similar uses where major repair activities are conducted.

MOTOR VEHICLE REPAIR AND SERVICE, MINOR: The business of minor repairs to any motor vehicle, including repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers, ignition systems, and mufflers.

MOVING AND STORAGE USES: Businesses that offer moving and storage services for residential, office, and other customers, including but not limited to packing and unpacking, temporary storage, loading and unloading of boxes, furniture, and other personal items, debris pick up, and cleaning services.

NIGHTCLUB/LOUNGE: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are permitted.

NURSING HOME: A chronic and convalescent nursing home, or a rest home with nursing supervision, as defined and licensed by the Connecticut State Department of Health.

ORGANIZED GROUP CAMP: An establishment consisting of a permanent building or group of permanent buildings used periodically by an association of persons where seasonal accommodations for recreational purposes are provided only to the members of such association and not to anyone who may apply.

PHOTO PROCESSORS AND PHOTO LABS: A facility primarily engaged in on-site processing or development of photographs, which uses silver-based fixers, stabilizers, and wash water, chromium based system cleaners, hydroquinone developers, or other toxic materials.

PREMISES: A 'lot' as defined in this section.

PAPER, PRINTING, PUBLISHING, AND ALLIED INDUSTRIES: Businesses involved in the manufacture of paper and paperboard products, including, but not limited to: bookbinding,

converted paper and paperboard products; paperboard containers and boxes; printing and publishing; and printing trade services.

PROFESSIONAL AND ARTS ORGANIZATIONS, SCHOOLS AND STUDIOS: Professional and educational service providers including, but not limited to: business, professional, and labor organizations; and business, secretarial, music, dance, and art schools or studios.

PROFESSIONAL OFFICE: The office of a member of a recognized profession including doctors or physicians, dentists, optometrists, ministers, architects, engineers, lawyers, and other recognized professional occupations. The issuance of a state or local license for regulation of any gainful occupation need not be deemed indicative of professional standing.

PROFESSIONAL, SCIENTIFIC, AND CONTROLLING INSTRUMENTS: Businesses involved in the manufacture of instruments, including, but not limited to: engineering, laboratory, scientific, and research instruments; mechanical measuring and controlling instruments; optical instruments and lenses; photographic equipment; surgical, medical, and dental instruments; and watches, clocks, and clockwork devices.

RADIO AND TELEVISION BROADCASTING STUDIOS: Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.

RAILROAD FREIGHT STATION: A processing node at which freight is usually loaded onto and off of trains and other rolling stock for delivery elsewhere. May include intermodal distribution facilities for truck or shipping transport.

RAILROAD PASSENGER STATION: A facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices.

REPAIR OF OFFICE EQUIPMENT AND PERSONAL AND HOUSEHOLD ITEMS: Businesses involved in the repair of office equipment such as personal computers, copying machines, printers, etc. and household items such as toasters, microwaves, vacuum cleaners, and other appliances.

RESEARCH AND TESTING SERVICES: An establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing.

RESIDENTIAL LIFE CARE COMMUNITIES: A service-enriched community comprised of a building or group of buildings located on one or more contiguous parcels of land containing dwelling units including such housing and facilities defined hereunder as congregate living facilities, assisted living facilities, and nursing homes, with or without licensed nursing or health care facilities, primarily for the aged. Said category of uses shall also contain meeting rooms, dining rooms and central kitchen, and recreation rooms or areas for the use of the residents of such facility and their guests appropriate to the facility. Any facility covered by this definition may

also contain offices used for the management and operation of the facility as well as services such as, but not limited to, a general store, beauty shop, and laundry for the use of the residents of such facility. In addition, other individuals having permanent and/or temporary difficulties with one or more essential activities of daily living such as feeding, bathing, grooming, dressing or transport may also be housed in any of the housing options noted herein. Dwelling units are either multi-bedroom units or individual housing units. The units may be rented, leased, or purchased. (Eff: 5/31/97; 12/10/2004)

RESTAURANT, FAST-FOOD: Any establishment whose business involves the sale of pre-prepared or rapidly prepared foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that customers normally order and obtain the product at a central location separate from the tables or counters used for consumption on site. This definition includes convenience stores which sell prepared food for on-site consumption. (New Eff: 12/16/88)

RESTAURANT, STANDARD: Any establishment whose business involves the sale of foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that an employee normally takes the seated customer's order and serves the food or beverages at tables and/or counters located inside or outside the building. (New Eff: 12/16/88)

RESTAURANT, TAKE-OUT ONLY: Any establishment whose business involves the sale of foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that customers normally order the product at a central location and take the product off the site for consumption elsewhere. This definition includes convenience stores which sell prepared food for off-site consumption. (New Eff: 12/16/88)

RETAIL/RETAIL TRADE: A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

RIDING OR BOARDING STABLE: A commercial riding stable open to the general public, including: boarding of equines not involved with current breeding or training; riding instruction for groups of students; fields or arenas used for scheduled, public, or club events; etc.

ROOMING AND BOARDING HOUSE: Any dwelling in which at least 3 persons but less than 12 persons are housed or lodged for hire or otherwise without separate kitchen facilities, with or without meals. If 12 or more persons are housed or lodged, such building shall be considered a hotel or motel.

SAILMAKING/SAIL LOFT: A manufacturing establishment that makes and repairs sails for sailboats, kites, hang gliders, wind art, architectural sails, or other structures using sails. A sailmaker typically works on shore in an indoor sail loft large enough to lay out sails for

construction or repair. Modern sailmaking may involve computer-aided design and manufacturing tools, including low-power lasers to cut sail materials.

SCIENTIFIC AND RESEARCH LABORATORIES: A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

The only significant difference between this and Research and Testing Services is that the latter can manufacture and sell its products. This may not be a significant enough difference to keep these two categories separate.

SCREEN PRINTING/EMBROIDERY OF CLOTHING: Businesses involved in custom screen printing (forcing ink or metal onto a surface through a prepared screen of fine material so as to create a picture or pattern) and embroidery (working raised and ornamental designs threads upon any woven fabric with a needle) for clothes, hats, bags, and other cloth products.

SELF-SERVICE STORAGE FACILITY: Any real property designed and used for the renting or leasing of individual self-contained units of storage space to occupants who are to have access to such units for storing and removing personal property only, and not for residential purposes. (New Eff: 12/9/96)

SEWER SYSTEM, COMMUNITY TYPE: A sewer system operated by the Town of Groton and/or a political subdivision or a private central plant approved by the State of Connecticut for sewage treatment consisting of a primary and secondary treatment and the production of a substantially clear effluent. Community type sewer system cannot be interpreted to mean a septic tank and leaching field.

SIGN: Any letters, words, figures, symbols, trademarks, or any other graphic representation which advertises, calls attention to, or indicates any premise, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, and painted, printed, or constructed and displayed in any manner whatsoever, for exterior observation.

SIGN AREA: The surface area of any sign is the entire area within a single continuous perimeter, enclosing the extreme limits of lettering, representations, emblems, or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. Only one side of a double-faced sign shall be used in computing the total area of said double-faced sign, providing that the two surfaces are joined at an angle of no greater than 60 degrees. The area of a sign composed of characters or words attached directly to a large, uniform building wall surface shall be the smallest rectangle which encloses the whole group of said characters or words.

SIGN, ACCESSORY: Any sign, or any other advertising device that advertises, calls attention to, or indicates the person occupying the premises on which the sign is erected or the business transacted thereon, or advertises the property itself or any part thereof, as for sale or to let, and which contains advertising matter pertaining to the business conducted on the premises only.

SIGN, NON-ACCESSORY: Any billboard, sign, or other advertising device that does not come within the foregoing definition of any accessory sign.

SIGN, TEMPORARY: A banner, pennant, poster, or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard, or other like materials and intended to be displayed for a limited period of time.

SOLID WASTE DISPOSAL FACILITY – TOWN: A public facility for the purpose of treating, compacting, composting, storing, or disposing of solid waste.

STONE, CLAY, AND GLASS PRODUCTION: Businesses involved in the manufacture of stone, clay, and glass products, including, but not limited to: concrete and structural clay products; cut stone and stone products; and glass, glassware, pottery, and porcelain products.

TELECOMMUNICATION FACILITY: Towers and/or antennae and accessory structures and equipment used in receiving or transmitting telecommunications or radio signals from a mobile communication source and transmitting those signals to another wireless site, and other communication source or receiver or to a central switching computer which connects the mobile unit with land based telephone lines. (New Eff: 4/15/97)

TELECOMMUNICATION TOWER: The structure designed to support equipment and antennae used to transmit and/or receive telecommunications or radio signals. Examples of such structures include, without limitation, freestanding towers, guy towers, monopoles, and lattice towers. (New Eff: 4/15/97)

TELEPHONE STATIONS: Buildings used exclusively for the transmission and exchange of telephone messages, but not including wireless service towers (see Telecommunication Tower).

TEXTILE MILL PRODUCTION: Businesses involved in the manufacture of textile products, including, but not limited to: dyeing and finishing of textiles; felt goods; knit goods; rugs and carpets; woven fabrics; and yarns and threads.

THEATER: An outdoor or indoor area, building, part of a building, structure, or defined area utilized primarily for rehearsal and production of dramatic, dance, musical, or other live performances. Such establishments may include related services such as food and beverage sales and other concessions, office space for theater management, costume shops, set design shops, and set and costume storage areas.

TRAILER, FARM, AND HEAVY EQUIPMENT SALES: The use of any building, land area, or other premises or portion thereof, for the display and sale of tractors, trailers, or heavy equipment, including incidental parking and servicing of vehicles and equipment.

UTILITIES: Utilities shall include water, sewer, gas, electricity, telephone and television lines and cables.

VEHICLE: Shall include all automobiles, trucks, vans, camp trailers, house trailers, mobile homes, motorcycles, or any other motorized, wheeled vehicle designated or used for highway purposes and required to be registered by the State of Connecticut Motor Vehicle Department. (New Eff: 5/1/89)

VETERINARY OR ANIMAL HOSPITAL: An establishment of a licensed practitioner primarily engaged in the practice of veterinary medicine, dentistry or surgery for pets such as horses, rabbits, dogs, cats, and birds and other pets with overnight keeping of pets which require continued medical attention.

WASTE HANDLING/REDUCTION FACILITIES: Facilities for the transfer and waste reduction of materials including: municipal solid waste, construction and demolition materials and bulky waste; composting including all aforementioned byproducts as well as sewer sludge; separation and remanufacturing of recyclables; educational and scientific facilities to further the retrieval methods and uses for the recyclables collected through the waste stream. (New Eff: 1/2/91)

WATER AND SEWER FACILITIES: Includes water storage tanks and water and sewer pumping stations.

WATER AND SEWER TREATMENT PLANTS: A facility or group of units used for the treatment of industrial or domestic wastewater and sewage for sewer systems and for the reduction and handling of solids and gases removed from such wastes.

WHOLESALE: An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

WINERIES

Included under Alcoholic Beverage Production.

YACHT CLUB: An institutional use that is classified as either a private club or community club that consists of structures and related grounds and/or moorage used for social and recreational purposes related to pleasure boating and/or swimming, the use of which is primarily restricted to members and their guests.