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CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

Legal Notice/Easton, CT

The Easton Planning and Zoning Commission has scheduled a special meeting to hold a public hearing on **Tuesday, November 19, 2019 at 7:00PM**, in the Cafetorium of the Helen Keller Middle School, 360 Sport Hill Road, Easton, CT, to consider proposed **AMENDMENTS TO THE EASTON ZONING REGULATIONS: Add Section 4200, EASTON CENTER DISTRICT; Amend Subsection 6123 , IDENTIFICATION SIGNAGE; Amend Subsection 6130, STANDARDS; add new Subsection-8890, VILLAGE DISTRICT CONSIDERATIONS and proposed minor change to Town of Easton Zoning Map**, prepared for the Town by METROCOG, add Easton Center District. Copies of the proposed Amendments to the Easton Zoning Regulations and Maps are on the Town of Easton website at eastonct.gov. Copies of the proposed Amendments to the Regulations and Maps are on file in the Office of the Easton Town Clerk.

Dated this 25th day of October, 2019 by Robert Maquat, Chairman, Planning and Zoning Commission

Please publish in the November 8, 2019 and November 15, 2019 issues of the Fairfield Citizen

Easton's Village District FAQ

What is a Village District in Connecticut?

- In 1998, the Connecticut Legislature adopted legislation (CGS Section 8-2j.) authorizing local zoning commissions to create Village Districts and regulations that shall protect the distinctive character, landscape and historic structures within those districts.

Where is the Easton Center District?

- The Easton Center District is a Village District located at the intersection of Center, Banks and Sport Hill Roads (aka "Easton Center"). This district is approximately 15 acres and currently consists of primarily commercial and municipal uses (Silverman's store, Easton Village Store and EMS).

What are the proposed zoning regulations for the Easton Center District?

- Through the special permit process and a *comprehensive set of design criteria*, the proposed zoning regulations for the Easton Center District provide for greater regulatory control over any expansion of both existing commercial uses and the development of new commercial uses.

Why do we need these regulations?

- The Easton Center District area has been a hub of activity for many years without much planning or oversight. Since commercial uses are qualified as "non-conforming", the permitting process can be lengthy and challenging because of the legal restrictions related to non-conforming buildings and uses. Requiring new and existing businesses in the Easton Center District to go through the special permit process provides the Planning and Zoning Commission with the tools to better manage the approval process and ensure that the result of any future development activity is both appropriate and compatible for Easton.

If the regulations are approved, what will we get?

- The Easton Center District is an effort to enhance the character of Easton by creating a safer, compact, pedestrian-friendly neighborhood area comprised of traditional architecture and expressly designed to encourage the addition of uses beneficial to the health, prosperity and well-being of the entire town. Possible neighborhood business uses include:
 - Small retail, personal service
 - Restaurant, café, food service
 - Art/craft studio/gallery
 - Business, professional office
 - Public service, post office

What the Easton Center District is NOT!

- The Easton Center District is NOT an attempt to change the character of Easton. The Easton Center District has a variety of commercial uses today, but those uses are classified as "non-conforming" and thus property and business owners are limited in their ability to change in order to meet local consumer demand.
- The Easton Center District will NOT lead to big box chains and other uses incompatible with the character of Easton, nor will our small town have the sustainability or need for them. Per the proposed regulations, the commercial development in the Easton Center District is limited to structures no greater than 5,000 square feet and to uses strictly compatible with the character of the area and town as a whole.
- The Easton Center District is NOT an attempt to increase the grand list. As many have rightly pointed out, the limited amount of potential commercial development in the Easton Center District will have only a small direct impact on tax revenue.

4000 OTHER DISTRICTS

4100 FLOODPLAIN OVERLAY DISTRICT

4200 EASTON CENTER DISTRICT

4210 PURPOSE AND INTENT

This Section of the Regulations is intended to allow for small-scale business and other specified uses in the Easton Center area on Sport Hill Road.

4220 VILLAGE DISTRICT DECLARED

The Easton Center District is hereby declared to be a "village district" as authorized by CGS Section 8-2j. In accordance with CGS Section 8-2j, the Commission shall consider the design, placement, relationships and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view. The Commission shall encourage the conversion, conservation and preservation of existing buildings and sites in a manner that maintains the historic value, distinctive character and landscape of the district.

Any development in the Easton Center District shall be reviewed in accordance with the requirements of [Section 8890](#) of these Regulations.

4230 PERMITTED PRINCIPAL STRUCTURES AND USES

***No use variance of any kind shall be permitted
in the Easton Center District.***

4231 No Zoning Permit Required

1.	Open Space - Open space land, watershed land, and similar conservation lands.	No Zoning Permit Required
2.	Agriculture - Agriculture as a principal use in accordance with CGS Section 19a-341 and in accordance with generally accepted agricultural practices as determined by the Connecticut Department of Agriculture.	No Zoning Permit Required
3.	Special Temporary Uses – Special temporary uses subject to the same standards and criteria as in Section 3250.2	No Zoning Permit Required

4232 Permitted By Zoning Permit

1.	Residential Dwelling - Single family dwelling, not to exceed one dwelling per lot.	Zoning Permit (Staff)
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4232 Permitted By Special Permit

1.	Retail - Small-scale retail stores (not to exceed 2,500 SF of floor area, except that a small-scale grocery store up to 7,500 SF may be allowed).	Special Permit (Commission)
2.	Personal Service – Personal service establishments including but not limited to nail salon, day spa, yoga studio, barber shop, beauty shop, gym, or fitness training studio).	Special Permit (Commission)
3.	Restaurant / Café – A restaurant or café provided such establishment shall not serve customers at drive-in windows. Indoor seating limited to 75 seats. Outdoor seating approvable by separate Special Permit.	Special Permit (Commission)
4.	Food Service – A bakery, delicatessen, ice cream parlor, coffee shop, and/or similar food retail and serving establishments. Indoor seating limited to 15 percent of gross floor area or 15 seats. Accessory outdoor seating permitted.	Special Permit (Commission)
5.	Professional Offices - Professional offices for doctors, dentists, architects, engineers, attorneys, psychologists, therapists, realtors, accountants, and such other similar profession as the Commission may approve.	Special Permit (Commission)
6.	Craft Businesses – Artist's or craftsman's studio and/or art/craft gallery including furniture, cabinetry, sculpture, crafts, and similar ventures.	Special Permit (Commission)
7.	Farm And Garden Centers – Retail farm and garden centers on an active farm.	Special Permit (Commission)
8.	Institutional Uses – Institutional uses subject to the provisions of Section 5700.	Special Permit (Commission)
9.	Mixed Use Building – Mixed residential and commercial uses within the same building provided that: a. No property shall contain more than 4 residential bedrooms. b. No residential unit shall contain more than two bedrooms. c. No residential unit shall be located at street level or below.	Special Permit (Commission)
10.	Accessory Residential Unit – Limited to two bedrooms.	Special Permit (Commission)
11.	Utility Facility – Utility facility as provided in Section 3250.4.	Special Permit (Commission)
12.	Other Uses - Other uses, including civic, cultural and non-profit uses, which the Commission finds are similar to one or more of the uses permitted in Section 4130.	Special Permit (Commission)

4240 AREA AND DIMENSIONAL STANDARDS

	Easton Center
Minimum Lot Area	No minimum requirement
Minimum Buildable Area	No minimum requirement
Minimum Frontage (on a public street or highway)	No minimum requirement
Minimum Front Yard Setback	No minimum requirement provided that adequate provision is made for pedestrian circulation and overall accessibility with the District
Minimum Side Yard Setback	No minimum requirement
Minimum Rear Yard Setback	No minimum requirement
Maximum Building Height	Two-and-a-half (2.5) stories and 35 feet above the highest elevation where the foundation meets grade
Maximum Building Size	No building in the Easton Center District shall contain more than 5,000SF of gross floor area
Parking	Parking shall comply with the provisions of Section 6200. Such parking requirement may be satisfied from any lot within the Easton Center District provided that such parking is dedicated to the proposed use and will not be utilized to satisfy parking requirements for any other use.

4250 APPLICATION PROCESS

1. Pre-application review as provided in Section 8200 is strongly recommended.
2. Any Special Permit application shall include a precise description of all uses proposed to be conducted on the site and explicit data on proposed hours and days of operation, services to be rendered, and other information requested by the Commission.

5000 USE-RELATED PROVISIONS

6000 STANDARDS

6100 SIGNS

6110 PURPOSE AND INTENT

6120 PERMITTED SIGNS

6121 Public And Directional Signage

6122 Agricultural Signage

6123 Identification Signage

1.	House Numbers - Sign(s) in compliance with the Town Ordinance "Assignment Of Numbers To Houses" which otherwise comply with these Regulations.	No Sign Permit Required
2.	Identification - One sign per lot (such as identifying the name of the resident, the name of the property, or the address) not exceeding one (1) square foot in area per each sign face, located within ten (10) feet of the entrance driveway to the lot.	No Sign Permit Required
3.	Warning Signs - Private property posting or warning signs (such as "no trespassing" or "police protected"), non-illuminated, maximum of one sign along each 100 feet of property boundary or fraction thereof, not exceeding one (1) square foot in area per each sign.	No Sign Permit Required
4.	Special Use Identification Sign - An identification sign indicating a permitted professional office, home-based business, home-based professional office, or other legitimate sales activity, or any special use as provided by Section 3240 or Section 4200 of these Regulations, not more than one such sign per lot; such sign in conformance with all side line and rear line setback requirements of these Regulations, not over four (4) square feet in area for each sign face, and not above eight (8) feet in height above ground level.	Sign Permit (Staff)
5.	Special Identification Sign - An identification sign indicating a permitted professional office, home-based business, home-based professional office, or other legitimate sales activity, or any special use as provided by Section 3240 or Section 4200 of these Regulations if: a. More than one such sign per lot; b. To be illuminated and then only when illuminated by low-intensity lighting confined to the surface of the sign so that no direct sources of illumination are visible , c. More than four (4) square feet in area for each sign face, or d. More than eight (8) feet in height above ground level.	Special Permit (Commission)

6200 PARKING AND LOADING

6210 PURPOSE AND INTENT

6220 MINIMUM PARKING REQUIREMENTS

6230 STANDARDS

1. Parking spaces shall be at least 9 feet wide by at least 18 feet long.
2. Parking spaces shall be located off-street unless otherwise authorized and such spaces shall be served by an access aisle of at least 16 feet wide for one-way traffic flow or at least 24 feet wide for two-way traffic flow.
3. Handicapped spaces shall be provided in accordance with State requirements.
4. For a use permitted by Special Permit, the Commission may require that parking areas be:
 - a. Paved and continuously maintained in good condition.
 - b. Located at least 40 feet from a side or rear property line abutting a residential use unless otherwise approved by the Commission.
5. Bicycle racks are strongly encouraged in the Easton Center District and as part of major Special Permit uses and such bicycle racks may be required by the Commission.
6. Electric car charging stations are strongly encouraged in the Easton Center District and as part of major Special Permit uses and such charging stations may be required by the Commission.
7. In the Easton Center District, parking spaces should generally be located to the side and rear of buildings in order to enhance the desired pedestrian-friendly character and streetscape. Parking spaces located between buildings and the street are discouraged unless they enhance the desired pedestrian-friendly character and streetscape (i.e., shared on-street spaces, etc.).

7000 SPECIAL PROVISIONS

8000 PROCEDURES

8100 ZONING PERMIT / CERTIFICATE OF ZONING COMPLIANCE

8200 PRE-APPLICATION REVIEWS

8300 SITE PLAN APPLICATION

8400 SPECIAL PERMIT APPLICATION

8500 TEXT AMENDMENT APPLICATION

8600 ZONE CHANGE APPLICATION

8700 ZONING BOARD OF APPEALS

8800 PROCEDURAL REQUIREMENTS

8810 Application Submittal Requirements

8820 Date of Receipt

8830 Incomplete Applications

8840 Sequence of Hearings

8850 Consultations

8860 Notice Provisions

8870 Performance Guarantee

8880 Beneficiaries of a Trust

8890 Village District Considerations

8891 Design Considerations

1. Within any Village District, special attention shall be paid to protecting the distinctive character, landscape, and historic structures.
2. The conversion, conservation, and preservation of existing buildings and sites in a manner that maintains the historic or distinctive character of a Village District is encouraged. The removal or disruption of historic, traditional, or significant structures or architectural elements shall be avoided or minimized.
3. All applications submitted within the Village District shall be reviewed against the standards and criteria included in the CGS Section 8-2j, as contained elsewhere in these Regulations, and specifically the following:
 - a. The proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, the terrain in the district, and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification;
 - b. All spaces, structures, and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area of the Village District in and around the proposed building or modification;
 - c. The color, size, height, location, proportion of openings, roof treatments, building materials, and landscaping of commercial or residential property, and any proposed signs and lighting, shall be evaluated for compatibility with the local architectural motif;
 - d. Maintenance of views, historic buildings, monuments, and landscaping shall be encouraged;
 - e. The applicant shall provide information within the application indicating that the proposed building(s) architecture is compatible with the existing architecture of buildings within 200 feet of the site in question within the Village District; and
 - f. The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
4. In addition, all development in the village district shall be designed to achieve the following compatibility objectives:
 - a. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
 - b. Proposed streets and or driveway shall be connected to the existing Village District road and driveway network, wherever possible;
 - c. Pedestrian access shall be provided to connect with adjacent Village District sidewalks, uses, and buildings;
 - d. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
 - e. Locally significant features of the site such as distinctive buildings, specimen trees, or sight lines or vistas from within the district shall be integrated into the site design;
 - f. The landscape design shall complement the district's landscape patterns;
 - g. The accessory features and structures common in the Village District shall be continued in a uniform architectural theme throughout the proposed development and shall be compatible with their surroundings (including exterior signs, colonial style site lighting, white picket fences, brick paver walks, etc.); and,
 - h. The scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

1. **Overall** - These design guidelines are intended to aid in maintaining and enhancing the character and quality of the buildings and public spaces in the village district areas in Easton in order to accomplish the design considerations in Section 8891 of these Regulations.

As used in these guidelines:

The word "shall" means that the relevant standard, criterion or action must be followed unless the applicant demonstrates to the Commission's satisfaction that it would be unreasonable or undesirable to do so.

The word "should" means that the relevant standard, criterion or action will generally be required, but the applicant may offer, and the Commission may approve, an alternative standard, criterion or action if the Commission finds that the alternative would better fulfill the overall goals set forth in these guidelines.

2. **Building Design**

- a. Proposed buildings shall promote basic design elements and relationships that will help maintain and enhance a harmonious "New England"-type architectural character.
- b. Applicants should avoid long and large unarticulated structures that are uninviting and do not contribute to a harmonious "New England"-type architectural character.
- c. Applicants should maintain proportions between building height, length and width consistent with prevailing architectural customs in Easton.
- d. The public face of the building should present a clear, well-defined, and balanced façade.
- e. Applicants should provide a well-defined front facade with the main entrance clearly visible and identifiable from the primary public vantage points or public right-of-way.
- f. Applicants should align buildings so that the relationships between buildings and the street (such as front facades and major roof ridges) is either parallel or perpendicular, not oblique or diagonal.
- g. Rooflines should be simple, functional, and reflective of "New England"-type architectural character the broader community building stock.
- h. Building materials should be durable and functional and the use of color and texture should be reflective of local style and character.
- i. Applicants shall coordinate all exterior elevations of the building (color, materials, architectural form, and detailing) to achieve continuity.
- j. Building equipment, storage, and service areas should be integrated into the site plan and architectural composition in ways that minimize adverse impacts.

3. Site Design

- a. The overall design of the site shall provide for a safe, logical approach and entry to all buildings and site use areas for vehicles and pedestrians.
- b. Applicants should minimize conflicts between pedestrians (sidewalks) and vehicles (curb cuts).
- c. Applicants should locate all delivery areas toward the rear of the site concealed from the public right-of-way.
- d. The overall design of the site should integrate parking into the site design providing a positive visual element rather than the dominating one.
- e. The overall design of the site should minimize the safety hazards and visual impacts of service equipment and supporting structures.
- f. Planting material should be used in a logical, orderly manner that defines spatial organization and relates to buildings and structures.
- g. Applicants shall use indigenous plants and avoid unusual or exotic cultivars.
- h. Site lighting shall provide the functional and esthetic benefits of exterior lighting while mitigating the potential for nuisance.
- i. To ensure that light sources are not visible off site, light sources shall be directed down toward the ground surface, lighting fixtures shall have opaque hoods over all light elements, and all fixtures shall have sharp cut off shields.
- j. Fences, walls, and hedges should generally be residential in scale, character and materials, and architecturally compatible with the main structure.
- k. Site drainage should protect the health and safety of the public and promote ecologically sensitive approaches.
- l. Bicycle racks are strongly encouraged and may be required by the Commission in an appropriate location.
- m. Electric car charging stations are encouraged and may be required by the Commission in an appropriate location.
- n. Parking spaces should generally be located to the side and rear of buildings in order to enhance the desired pedestrian-friendly character and streetscape. Parking spaces located between buildings and the street are discouraged unless they enhance the desired pedestrian-friendly character and streetscape (i.e., shared on-street spaces, etc.).

4. Signage

- a. Applicants shall integrate any existing and/or proposed signage into the overall design insuring that it complements its surroundings.
- b. Applicants shall avoid visual competition with other signs in the area and repetitious signage information on the same building frontage.
- c. Signage should reflect the character of the architecture, site, and neighborhood without occurring at the expense of individual expression and creativity.
- d. Signage should be integrated with the ground plane by using complimentary plant materials as part of the overall planting plan.
- e. Sign lighting should be used judiciously and specifically to illuminate useful information.

8893 Procedures

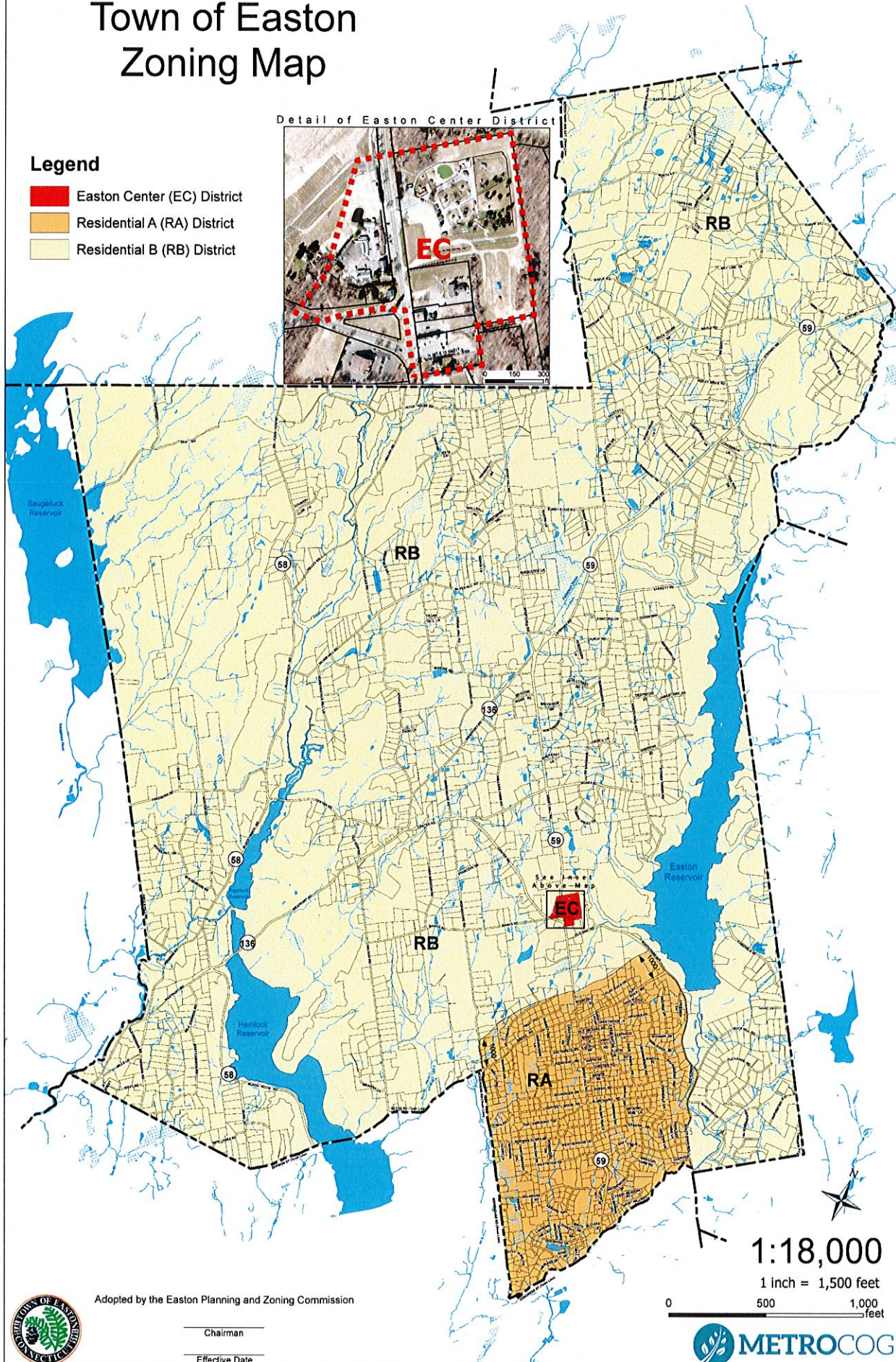
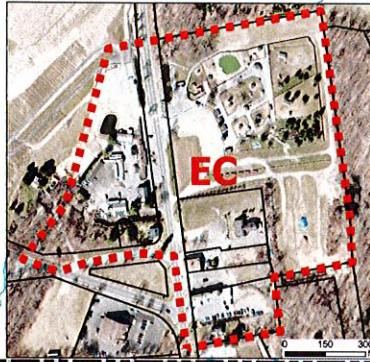
1. The Commission shall utilize one or more Village District consultants and such Village District consultants shall be:
 - a. A registered architect or an architectural firm,
 - b. A licensed landscape architect,
 - c. A planner who is a member of the American Institute of Certified Planners, or
 - d. A design review board provided the members shall include at least one (1) architect, landscape architect or planner who is a member of the American Institute of Certified Planners.
2. All applications shall be subject to review and recommendation by the Village District consultant designated by the Commission as the Village District consultant for such application.
3. The Village District consultant shall review an application and report to the Commission within thirty-five (35) days of receipt of the application.
4. Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision.
5. Failure of the Village District consultant to report within the specified time shall not alter or delay any other time limit imposed by these Regulations.
6. The Commission may seek the recommendations of any Town or regional agency or outside specialist including, but not limited to, the regional planning agency, the Connecticut Trust for Historic Preservation, the Office of the State Archeologist, and/or The University of Connecticut College of Agriculture and Natural Resources.
7. Any reports or recommendations from such agencies or organizations shall be entered into the public hearing record.

Town of Easton Zoning Map

Legend

- Easton Center (EC) District
- Residential A (RA) District
- Residential B (RB) District

Detail of Easton Center District



Adopted by the Easton Planning and Zoning Commission




Chairman

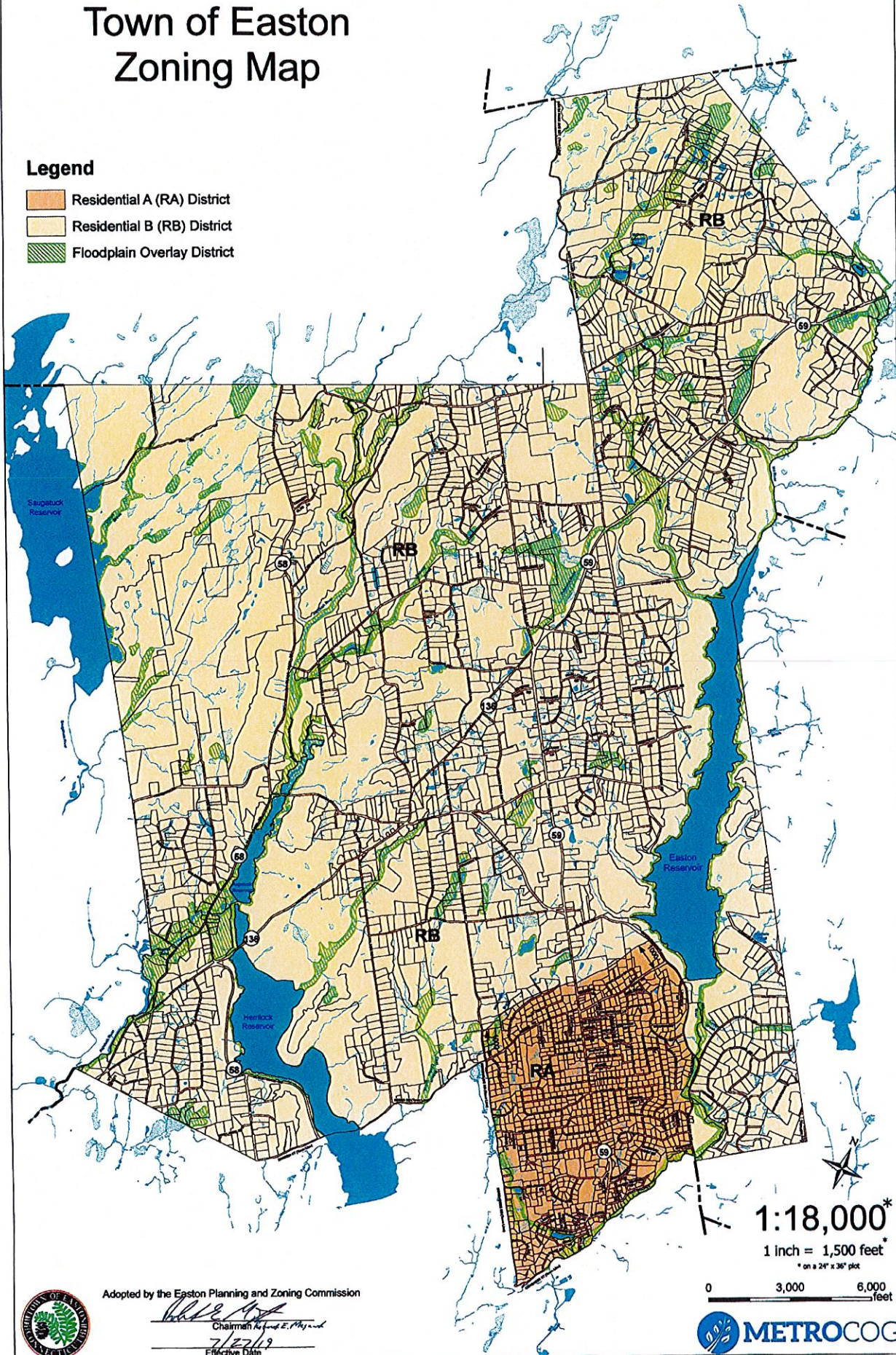
Effective Date



Town of Easton Zoning Map

Legend

-  Residential A (RA) District
-  Residential B (RB) District
-  Floodplain Overlay District



Adopted by the Easton Planning and Zoning Commission

Andrew E. Maynard
Chairman Andrew E. Maynard
7/27/19
Effective Date

