

**PLANNING & ZONING REGULATIONS SUB-COMMITTEE AGENDA FOR MEETING MAY 1, 2018 AT 6:30 P.M.
AT CITY HALL AUDITORIUM, 110 RIVER STREET**

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes.
- D. **Status of Pending Regulation Changes:**
N/A
- E. **Previously Discussed Proposed Regulation Changes**
N/A
- F. **Proposed Deletion of Existing Regulations(proposed by J. Grant):**
 - 1. Article 10, Section 10.1 Authority:
~~10.1.4 Approval of Location: The Planning and Zoning Board shall determine whether a proposed junk yard location is suitable in accordance with the factors specified in Section 14-67K of the Connecticut General Statutes.~~
- G. **Proposed Word Deletion, Additions or Other Changes to Existing Regulation (proposed by J. Grant):**
 - 1. Article 3, Section 3.11.2 Special Uses:
3.11.2.9 Recycling plants, including accessory junk yard; provided that any such junk yard shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height, **and all provisions required by CGS 13a-123 have been complied with.**
 - 2. Article 4, Section 4.1.7 Fences and Walls:
4.1.7.4 The following requires a permit to be issued by the Planning and Zoning Office. In the HDD, ID and LI zones, an eight (8) foot chain link or similar security fence that does not obscure visibility may be erected along the property line and behind the front set back requirement for the district. ~~Barbed wire or similar security wire may be allowed atop the fence, provided the parcel does not abut a residential district. The maximum 8 foot height shall include the barbed or similar security wire.~~
 - 3. Article 4, Section 4.1.7 Fences and Walls:
4.1.7.5 Security Wire: The use of razor wire is prohibited in all zones. Barbed wire or other security type wire shall be prohibited in all zones except atop fences in HDD, ID and LI zones that do not abut residential zones. Where security wire is used in HDD, ID and LI zones the height of the fence shall include the security wire.
- H. **Proposed Changes to Section 3.1.5 Prohibited Uses (proposed by staff):**
 - 1. Sec. 3.1.5.3 The parking or storing of commercial-type vehicles on residential property except as permitted in Section 3.1.3.8, above.
PROPOSED TEXT:
Section 3.1.5.3 The parking or storing of commercial-type vehicles, **trailers or equipment used for commercial purposes** on residential property except as permitted in Section 3.1.3.8, above.
REASON FOR CHANGE:
Recurring Enforcement Issue.
- I. Adjournment