

TOWN OF DURHAM
Planning and Zoning Commission
P.O. Box 428
Durham, Connecticut 06422
NOTICE OF REGULAR MEETING

Wednesday, August 5, 2020

7:30 p.m.

MEETING WILL BE HELD VIA ZOOM- A REMOTE TELECONFERENCING MEDIA PLATFORM

Join Zoom Meeting

<https://us02web.zoom.us/j/86910077207?pwd=Q1VDcXZ6V2haWUoyeG4zbFNYaG50QT09>

Meeting ID: 869 1007 7207

Password: 215357

One tap mobile

+13126266799,,86910077207# US (Chicago)

+19294362866,,86910077207# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

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888 475 4499 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 869 1007 7207

Find your local number: <https://us02web.zoom.us/u/kb7js9LkkB>

AGENDA:

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Amendments to Agenda
5. Approval of Agenda
6. Public Comment
7. Zoning Enforcement Officer's Report

Public Hearing

1. Torrison Stone & Garden, Text Amendment, Section 5, Commercial Zones, 5.3 Permitted Uses, to add Accessory Commercial Use-Small Event Center.

Documents for public hearings can be found here: <https://www.townofdurhamct.org/PZ-Public-Hearing>

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8. Torrison Stone, Text Amendment, Section 5, Commercial Zones, 5.3 Permitted Uses, to add Accessory Commercial Use-Small Event Center.
 9. Discussion on Revised Commercial Use Table
 10. Payment of Bills
 11. Minutes of Previous Meeting(s)
 12. Town Planner's Report
 13. Miscellaneous
 14. Adjournment

/jak
7/30/2020

cc: P&ZC Members and Alternates
First Selectman
Bascom and Benjamin, LLC
ZBA Members
J. Russ

K. Garvis
B. Curtis, P.E.
J. Corona, Esq.
S. Ciofalo, Torrison Stone & Garden
R. Newton

APPLICATION # _____

TOWN OF DURHAM

PLANNING AND ZONING COMMISSION

PETITION FOR ZONE CHANGE

Applicant's Name: Torkison Stone & Garden LLC Phone: 860.349.0119

Address: 422 Main Street Durham CT 06422

Record Owner: Gerry Group LLC

Address: 422 Main Street Durham CT 06422

AMENDMENT TO ZONING BOUNDARY

1. Existing Zone: _____ Proposed Zone: _____
2. Approximate Number of Acres in Zone Change: _____
3. Assessor's Map No.: _____ Block No.: _____ Lot No.: _____
4. Attach Map Showing Dimensions of the Perimeter Boundaries
5. Legal Description of Proposed Change: _____

(attach additional page(s) if needed)

AMENDMENT TO ZONING REGULATIONS

1. Text of Proposed Amendment: (see attached)

(attach additional page(s) if needed)

FEE: \$100 CK. 757639

Date: June 11, 2020 Suzanne M. Ciofalo
Applicant's/Owner's Signature

(For use by Planning and Zoning Commission)

Date Received: 6-17-2020 Date of Public Hearing: _____

* 20-609

Proposed Text Amendment to Section 5 Commercial Zones - 5.3 Permitted Uses of the Durham Zoning Regulations

Text Amendment as follows:

Add the following to Section 5.3 Permitted Uses:

Accessory Commercial Use - Small Event Center

Temporary (up to 5 hours) rental of indoor and/or outdoor structures up to 50 times a year for educational, business, entertainment and private social gatherings of up to 30 vehicles and/or 50 people. These events may include special interest clubs, conferences, seminars, business meetings or workshops. Alcoholic beverages will only be supplied or served by licensed professionals.

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- In the SWOT Analysis Results of the Visioning Charrette, one of the main weaknesses identified was the “Need for more businesses, services and destination points.” (Fifth largest theme identified on the SWOT Analysis)
 - According to the 2020 Durham Economic Development Survey, the second greatest economic strength identified by 314 respondents (62% of responses) was the “Durham Fair - Attracts Many to the Town”
 - Several of the individual responses noted a need for attractions to bring people from out of town to Durham.

The above proposed text amendment will benefit the town of Durham in the following ways:

- Small Events held at businesses within the Durham Commercial district will promote a healthy influx of people coming from surrounding towns, increasing patronage to Durham small businesses more frequently than just once a year (the Durham Fair). Adds destination points to Durham - but they are only temporary (fixed length of time events)
- Allow businesses, small interest clubs, and groups to rent and meet in a location that is easier for social distancing if their indoor space doesn't allow for adequate social distancing measures during COVID. This opens up the opportunity for these groups to meet at a remote location that allows for safe, social distancing measures.
- Helps small businesses in Durham promote each other, keeping commerce healthy.

LEGAL NOTICE
TOWN OF DURHAM

Public Hearing of the Planning and Zoning Commission

The Town Planning and Zoning Commission of Durham, Connecticut will hold a public hearing on Wednesday, August 5, 2020 at 8:00 p.m. via remote video teleconferencing platform, login information found at:

<https://us02web.zoom.us/j/86910077207?pwd=Q1VDcXZ6V2haWUoyeG4zbFNYaG50QT09>

Meeting ID: 869 1007 7207

Password: 215357

on the following:

1. Text Amendment, Section 5, Commercial Zones, 5.3 Permitted Uses, to add Accessory Commercial Use-Small Event Center.

At this hearing, interested persons may appear and be heard and written communications will be received. A copy of this application is on file in the Land Use Office, Durham Town Hall, or at www.townofdurhamct.org, for public inspection.

Dated in Durham, Connecticut, this 23rd day of July 2020.

Planning and Zoning Commission
Town of Durham, Connecticut

Frank DeFelice, Chairman

Publish On: July 23, 2020 and July 30, 2020

/jak

7/21/2020

cc: P&ZC Members and Alternates
K. Garvis
First Selectman
R. Newton

Building Dept.
J. Corona
ZBA Members and Alternates
S. Ciofalo, Torrison Stone & Garden