

**SOUTHBURY ZONING COMMISSION
TOWN OF SOUTHBURY, CONNECTICUT**

RESOLUTION - AMENDMENT TO ZONING REGULATIONS - ZONE B-3B
December 10, 2008

WHEREAS, on October 7, 2008, the Zoning Commission received a petition from Dr. Lawrence Pezzullo, DVM of the Maple Ridge Animal Clinic seeking to amend the Zoning Regulation text of Schedule A, Line C-13 (Veterinary Hospitals), all as more fully described in the petition submitted therewith, to allow the use of Veterinary Hospitals/ Animal Clinics in the zone by Special Exception application process.

WHEREAS, the B-3B zone currently allows medical facilities of various types; medical and dental clinics; kennels, livery and boarding stables and riding academies;

WHEREAS, the petition was heard at a public hearing conducted by the Zoning Commission on November 12, 2008 and concluded at the December 10, 2008.

WHEREAS, the Zoning Commission has reviewed and considered all of the oral testimony and documents presented at the above public hearing which included, without limitation a favorable report from the Southbury Planning Commission (under the provisions of Connecticut General Statutes Section 8-3a(b)) dated November 18, 2008, which found the use to be in conformance with the 2002 Plan of Conservation and Development. Based upon that review the Zoning Commission finds that the proposed petition to amend the Zoning Regulations is granted and the use is deemed to be permitted.

WHEREAS, the Planning Commission noted that veterinary offices are permitted in 7 of the 12 business/commercial zones, and that kennels are allowed in all but four zones entirely, and they further find that a veterinary use is less intensive a use then kennels;

NOW THEREFORE BE IT RESOLVED, the Zoning Commission voted to approve the following amendment as follows:

- Text under Schedule A, Line C-13 (Zone B-3B) currently showing a prohibited use in the district as so designated by an (X);
- Shall be modified to allow the use as permitted and so designated by an (ES) Special Exception.

Adopted at a regular meeting of the Southbury Zoning Commission on December 10, 2008

Effective date to be December 18, 2008

Gary Giroux, Chairman
Southbury Zoning Commission