

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

RESOLUTION - AMENDMENT TO ZONING REGULATIONS - ZONE B-3D

March 14, 2007

PEDIMENT REALTY COMPANY, INC. - 1449 Old Waterbury Road - Reservoir Office Park

WHEREAS, on November 8, 2006, the Zoning Commission received an application from Bennett Sullivan Associates ("Applicant") seeking to amend the Zoning Regulation text of Schedule A, Line C-1.1, all as more fully described in the petition submitted therewith, to allow the sale of products when accessory to a permitted use in the B-3D Zone.

WHEREAS, the application was heard at a public hearing conducted by the Zoning Commission on January 10, 2007 and concluded by the Zoning Commission on March 14, 2007.

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, reports from the Southbury Planning Commission dated December 12, 2006 and from the Land Use Administrator dated February 9, 2007 as well as a report from the Southbury Fire Marshal dated December 15, 2006. 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.

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

- 1) **A STANDARD UNDER SCHEDULE A, LINE C-2 AND UNDER SECTION 1, LINE 1.7 DEFINITIONS THAT CURRENTLY READS:**
 - Schedule A, Line C-2 Business and professional offices
 - Section 1, Line 1.7 Definitions
- 2) **SHALL BE MODIFIED TO READ:**
 - Add after Schedule A, Line C-2 **"(See Par.1.7)"**
 - Add under Section 1, Line 1.7 Definitions - **Accessory**
 - **Accessory** uses that are customary with and incidental to business and professional offices may include the sale of goods or services rendered at retail when accessory and subordinate to a permitted use on the same premises subject to securing approval of a Special Exception for such use.

Adopted at a regular meeting of the Southbury Zoning Commission on March 14, 2007

Effective date to be March 22, 2007

Gary Giroux, Chairman
Southbury Zoning Commission