

# SECOR, CASSIDY & MCPARTLAND, P.C.

## ATTORNEYS AT LAW

GAIL E. MCTAGGART  
THOMAS G. PARISOT  
PATRICK W. FINN  
DAVID J. BOZZUTO  
JAMES R. STRUB  
TARA L. SHAW  
CONNOR P. MCNAMARA  
AMY B. SMITH  
WILLIAM F. BREG  
ANNE MURDICA

41 Church Street  
P.O. Box 2818  
Waterbury, CT 06723-2818  
Phone (203) 757-9261  
Fax (203) 756-5762  
www.ctlawyers.com

*Southbury Office:*  
555 Heritage Road, Suite 105  
P.O. Box 304  
Southbury, CT 06488  
(203) 264-8223  
Fax (203) 264-6730

\*\*Also Admitted in New York

*Of Counsel*  
DONALD MCPARTLAND

*Tax Counsel*

JOHN J. PALMERI, CPA, JD, LL.M. †\*\*  
† Taxation

May 8, 2023

Judi Lynch, Planning Director  
Jordan Marcinko, Land Use Inspector/Enforcement Officer  
Zoning Commission  
Town of Southbury  
501 Main Street South  
Southbury, CT 06488  
[JMarcinko@southbury-ct.gov](mailto:JMarcinko@southbury-ct.gov)  
[JLynch@southbury-ct.gov](mailto:JLynch@southbury-ct.gov)

RE: Zoning Text Amendment to create zone B-3E and Zone Change from B-3 to new zoning district B-3E both by Triangulum Associates, LLC (Owner and "Petitioner") for two commercial parcels on Heritage Road, Southbury known as Parcel G (493 Heritage Road) and Parcel H (519 Heritage Road) as shown on a map entitled "LOT LINE REVISION IMPROVEMENT LOCATION SURVEY" prepared by Smith & Company Surveyors and Engineers, Woodbury, CT, dated 3/9/23 scale 1" = 40' recorded May 4, 2023 as Map #4588 in the Office of the Southbury Town Clerk. (Assessor's Map: 28 Block 77 Lot 2 -- includes two parcels).

Dear Commissioners:

On behalf of our client, Triangulum Associates, LLC (Petitioner) acting by Keith Sorensen, its Manager we hereby submit this petition for the following attached Text Amendment and Zone Map Change pursuant to Zoning Regulation ("ZR") Sections 15.

1. Text Amendment: 12 copies of the Petition for Text Amendment pursuant to ZR Section 15.1.1 to create a new zone entitled B-3E. With this, as attached, Section 3 Permitted uses by District will add a new column for B-3E as will Section 4 Schedule B Standards. Section 9 will add B-3E parking to the Location chart. These columns for Standards and Uses reflect the current development of these properties within the Center-District Village Green that pursuant to ZR Section 2.1.4 is described as "to promote orderly use and development." Parcels G and H involved here have been fully developed since late 1960's and thus the changes proposed reflect that established development. See attached Petition and maps.

2. Zone Map Amendment: Two (2) copies of Zoning Map pursuant to ZR Section 15.1.2 showing property rezoned from B-3 to B 3E. showing the area of the proposed change with existing and proposed zoning district boundary lines, areas and names of current owners within 500 feet of the proposed change as indicated in the Southbury Assessor's records. This map also attaches the list of owners within 500 feet. See reduced size copy of Zoning Map attached.
3. Estimated Fee of \$300 for petition for text amendment and -zoning district map amendment.

In furtherance of this Petition please consider the following:

1. Rationale for change:

The key reason for these Petitions is that these parcels G and H and on Heritage Green in Heritage Village, are fully developed and landscaped professional/business office and retail commercial facilities in the Heritage Village Green District that are currently zoned B-3 requiring a special exception every time a tenant changes, even though there are no substantial changes to the properties and uses are within the allowed uses. This zone change would allow tenant changes for permitted uses to be reviewed administratively and efficiently through the zoning permit process. With the current special exception process a public hearing is required so that from the time the application is received at the next regularly scheduled meeting after submission, the public hearing date is set up to 65 days hence and noticed twice in the newspaper, there is then 35 days to close the hearing, and another 65 days to decide the application –and such time frames can be extended for another 65 days total. Although the Commission often handles these types of applications as expeditiously as it can, these built in statutory time limits and process for special exceptions, serve as a chilling effect to attract and finalize leases with new tenants. They are hesitant to sign a lease until the approvals are in hand, and often their lender requires the special exception approval as a precondition because it is set out in the Regulations. Tenants predictably are moving from another location with an expiring lease, and do not have 3 or more months to wait to relocate. To this time-frame is then added the time for internal fit-up which typically is not funded until the occupancy is certain.

Our client's experience is that it loses potential tenants that are a good fit for this area but who cannot afford the permit time frame before opening for business. While the special exception may make sense where new buildings and new development is proposed in the Village Green, it does not make sense where the buildings, parking areas and landscaping are very well-established, and the allowed uses are well-defined. All renovations go through the building department, so the zoning requirements are looked at again because zoning permit approval is required before any building permit or c/o is issued. Also, the Village Green including Parcels G and H is served by public water and sewer (Heritage Village Water Company operated and owned by Connecticut Water Company) thus use plans are simplified for G and H because they do not require septic system and private well analysis as is the case with other locations in Town including other B-3 locations.

Thus the B-3E zone as proposed will continue to allow business and professional offices, retail, banking and corporate offices similar to the current B-3 zone, but for these uses the B-3E zone will require a zoning permit issued by the Zoning Officer evidencing compliance with the district standards for these typical uses (i.e. uses with "P on Schedule "A") instead of a special exception review with the more extensive review process. Of course, the zoning officer as the Commission's agent, may refer zoning permit applications to the Commission if deemed necessary. Further, where applicable, substantial changes to prior special exception uses could be picked up under Section 6.12 *Revisions and Extension*: that provides: "Any substantial revision of an approved SPECIAL EXCEPTION application and any reconstruction, enlargement, extension, moving or structural alteration of an approved SPECIAL EXCEPTION use or any building or structure in connection therewith shall require submission of a SPECIAL EXCEPTION application as for the original application." ,

The current Regulations at Schedule A cross reference Section 1.7 for definitions for “Business and Professional” uses, but Section 1.7 contains no such definition. The same is true of medical and dental clinics. As a housekeeping matter, we added these definitions (making them consistent with long-applied prior interpretations) so that there is clarity that medical offices are treated the same as any professional office and that a “medical clinic” is a different and typically more intensive use that is commonly subject to facility licensing requirements. These definitions make clear what is and is not available by zoning permit versus special exception.

2. Consistency with 2022 Plan of Conservation and Development (POCD): The amendments are consistent with the POCD based on the following:

Page 11-5 of the POCD confirms that Heritage Village Green is part of the Southbury Center planning area that serves as Southbury’s commercial “Town Center.” The POCD incorporates by reference the 1994 Southbury Center Plan that provides detailed guidance on land use in the Heritage Village Green. With that background, the amendments are consistent with the following provisions of the POCD:

Page 11-6 confirms that the “Heritage Village Green Program Goals” are to “Maintain the Southbury Center Area as a civic and business hub . . . .” and to “D. Avoid expansion of the commercial zones beyond existing boundaries.” The B-3E zone proposed recognizes the existing commercial development area of the Village Green and does not expand beyond the current B-3 zone boundaries; it is consistent with these goals by enabling more efficient and flexible tenant changes within this designated area; which helps to preserve a vibrant commercial center to serve Villagers and perpetuate the Heritage Village business hub.

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The POCD serves to “Recognize the importance of Heritage Village, the Village Green commercial area and the neighborhood, the high quality of building and site design, and the comfort and convenience desired by its residents, and [has as its goal to] institute land use measures appropriate to assure the long term quality, desirability, and value of the neighborhood.” The proposed regulations foster keeping commercial spaces leased, occupied and active for patronage by residents of Heritage Village and recognizes the continuation of the same uses and site development that already exist and have historically served Heritage Village.

Also, as noted in the 1994 Center Plan, page 31-32, the “buildings , site layout, lighting and signs of the Heritage Village Green have a theme that is continuous throughout the Village” including “vertical wood siding, wood clad chimneys, color continuity and soft, earth tone colors.” The internal tenant use of the commercial spaces does not change this well-established architectural theme. This Center Plan specifically references the commercial uses of the Village Green as including medical and other professional services, business office service, restaurants, convenience stores and shops, and banks. Of interest is that the 1994 Center Plan page 34 sets out the “preferred uses” as retail store, business/professional offices, sit-down restaurant and the inn. The uses under the amendments that may be administratively approved by zoning permit uses are within this POCD recommended list.

3. The 2021 CT Zoning Enabling Act Revisions to CGS § 8-2 (b) (2)(I) under “REQUIRED GOALS AND CONSIDERATIONS” now requires that zoning regulations be designed to “5. promote efficient review of proposals and applications.” As described below, the proposed zoning permit review process for tenant changes for allowed business and professional uses is in keeping with this new State statutory requirement to promote “efficiency” in zoning reviews.

4. The Petitioner/owner is as follows:

Triangulum Associates, LLC  
Acting by Keith Sorensen, Its Manager  
c/o Heritage Development Group, Inc.  
493 Heritage Road, Suite 1-C  
P.O. Box 873  
Southbury, Connecticut 06488  
Tel: 203-264-8291 ext. 205  
Email: [ksorensen@hdginc.net](mailto:ksorensen@hdginc.net)

5. Applicant's experts are:

Marc A. Brassard, A.I.A., Vice President and Director of Architecture & Planning,  
Heritage Development Group, Inc.  
493 Heritage Road, Suite 1-C  
P.O. Box 873  
Southbury, CT. 06488  
Tel: 203-264-8291, Ext. 203  
Cell: 203-733-4397  
Email: [mbrassard@hdginc.net](mailto:mbrassard@hdginc.net)

Attorney Gail E. McTaggart, Land Use Counsel  
Secor, Cassidy & McPartland, P.C.  
41 Church Street  
Waterbury, CT 06702  
Direct: 203.805.6852  
Phone: 203.757.9261 (x1008)  
E-Mail: [GEM@ctlawyers.com](mailto:GEM@ctlawyers.com)

Smith & Compay Surveyors & Engineers, Inc  
Mark S. Riefenhauser, P.E.  
247 Main Street South  
Woodbury, CT 06798-0996  
(203) 263-0068 ext. 1  
[www.smithsurveyors.com](http://www.smithsurveyors.com)  
[mark@smithsurveyors.com](mailto:mark@smithsurveyors.com)

See also attached authorization for Secor Cassidy & McPartland PC (Gail E. McTaggart) to represent owner and petitioner, Triangulum Associates, LLC on these two related petitions.

Please place these petitions for B-3E text amendment and zone change on the next Zoning Commission agenda and refer as required to the Planning Commission for review. Thank you for your consideration.

Very truly yours,



Secor, Cassidy & McPartland, P.C.  
By Gail E. McTaggart, counsel to Petitioner

cc.

[landuseadmin@southbury-ct.gov](mailto:landuseadmin@southbury-ct.gov)

[landuseofc@southbury-ct.gov](mailto:landuseofc@southbury-ct.gov)

[ksorensen@hdginc.net](mailto:ksorensen@hdginc.net)

[mbrassard@hdginc.net](mailto:mbrassard@hdginc.net)



At SECTION 3—Permitted use by district:

SCHEDULE A: Add new column for B-3E shown in red for permitted uses for this new zone as follows (Where different application process than existing B-3 the change is also highlighted):

B-3E

<b>SCHEDULE A—PERMITTED USES—Cont'd.</b>	
ART A: RESIDENTIAL AND FARMING USES	
A-1. A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot.	P
A-1.1 Accessory Dwelling Unit (ADU) subject to the standards as outlined in Section 3.3.2.	P
A-2. Dwellings containing two (2) dwelling units, including conversion of an existing dwelling to contain two (2) dwelling units, provided that the dwelling shall be located on a lot containing an area 1.75 times the minimum lot area specified on Line 1 of Schedule B, or 1.75 times the minimum lot area specified on Line 2 of Schedule B if the lot is an interior lot, and the dwelling has a minimum floor area of 1,800 square feet.	X
A-3. Dwellings containing two (2) or more dwelling units, subject to the following conditions:	X
a.The dwelling shall be located on a lot of not less than five (5) acres, and there shall be not less than 15,000 square feet of lot area for each dwelling unit; and	
b.The dwelling shall be served by a sanitary sewer system* and a public or community water supply system, each approved by the Director of Health of the Town of Southbury and the Connecticut State Health Department.	
*See Par. 1.7.16	
A-3a. Dwellings containing two (2) or more dwelling units, owned by a Town agency or nonprofit corporation, and occupied by elderly and/or physically handicapped persons.	X
A-3b. Dwellings containing two (2) or more dwelling units located on the second floor of buildings used for purposes designated on Lines C-1.3, C-2.1, C-3, C-8.1 and C-14.	X
A-4. A professional or business office in a dwelling unit, or a building accessory thereto, subject to the additional standards of Par. 3.3.	P
A-5. Customary home enterprises in a dwelling unit, or a building accessory thereto, subject to the additional standards of Par. 3.3.	P



A-6. The letting of rooms and/or the furnishing of board in a dwelling unit to a total of not more than four (4) persons, subject to the following conditions:	P
a.The person or persons letting the rooms and/or furnishing board shall reside in the dwelling unit;	
b.When rooms are let, the dwelling unit shall contain a total minimum floor area of 200 square feet times the number of persons to whom rooms are let;	
c.The letting of rooms shall not include the provision of cooking facilities for such rooms but may include sharing of the cooking facilities of the dwelling unit; and	
d.No accessory building shall be used for letting of rooms or furnishing of board;	
e.No such letting of a room or rooms is permitted on a lot which contains a Bed-and-Breakfast use as provided in Schedule A—Permitted Uses, line A-11.	
A-7. Farms, truck gardens, forestry and the keeping of livestock and poultry, except commercial piggeries and mink farms, provided that no livestock or poultry shall be kept on a lot of less than 40,000 square feet and any building or shelter in which livestock or poultry are kept is located not less than 50 feet from any property or street line, except that an aggregate of not more than 20 chickens or similar poultry may be kept on a smaller lot if kept in a building or enclosure located not less than 30 feet from any property or street line.	P
A-7.1. Wildlife rehabilitation.	P
A-8. Stands for the display and sale of farm and truck garden and forestry produce grown on the premises, provided that such stand does not exceed 300 square feet in area.	P
A-8.1 Seasonal outdoor farmer's market may be permitted on town owned property, subject to a zoning permit, on a temporary basis as a common marketplace for the sale of locally grown fresh produce and farm products provided no permanent structure is constructed.	X
A-9. Commercial nurseries and greenhouses.	ES
A-9.1. Commercial nurseries, including greenhouses incidental thereto, provided that any building in connection therewith is located not less than 50 feet from any property or street line and that there is no sale of products on the premises other than those grown on the premises.	ES
A-10. Kennels; livery and boarding stables and riding academies.	X
A-11. Bed-and-breakfast transient lodging.	X



<p>A-12. Farm Brewery/Farm Winery/Farm Distillery.  Said facility shall be located on a parcel of land containing a minimum of 10 acres.  Any newly constructed buildings and structures associated with the facility, including parking areas, shall be located a minimum distance of 100' to all property lines.  The conversion of existing buildings or structures shall be permitted provided the original building or structure was constructed prior to (the effective date of this regulation) and said building or structure is located a minimum distance of 50' from an abutting residentially zoned property containing a single family dwelling.  Permitted by Special Exception in all districts.</p>	X
PART B: COMMUNITY FACILITIES AND SERVICE USES	
B-1. Buildings, uses and facilities of the Town of Southbury.	P
B-2. Buildings, uses and facilities of the State of Connecticut and Federal Government.	P
B-3. Churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic, scientific, literary, historical and charitable institutions; and agricultural and horticultural societies.	ES
B-3.1. The following uses when conducted by a nonprofit corporation and not as a business or for profit: churches and places of worship; parish halls; schools; colleges; universities; general hospitals; cemeteries; educational, religious, philanthropic, scientific, literary, historical and charitable institutions; and agricultural and horticultural societies.	ES
B-4. Membership clubs; lodges; and community houses.	ES
B-5. A golf, tennis, swimming or similar club, whether conducted as a business or for profit or not.	X
B-6. Outdoor recreation facilities when not conducted as or in connection with a business or for profit.	X
B-6.1. Outdoor athletic lighting with an illuminated play surface greater than three thousand (3,000) square feet or light fixture(s) mounted to a pole at a height greater than twelve (12) feet with a designation of "ES" in all zones.	X
B-7. Private hospitals, convalescent homes and sanitarium licensed by the State of Connecticut.	X
B-8. Public utility substations, telephone equipment buildings and maintenance and service facilities.	X
B-8.1. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.	ES

B-9. Public utility and community water supply reservoirs, wells, towers, treatment facilities and pump stations and sewage treatment facilities.	ES
B-10. Public utility plants and facilities for the generation of electric power.	X
B-11. Child day care facility, licensed by the State of Connecticut.	ES
B-11.1. Adult day care facility, which have all appropriate state licenses if any.	ES
B-12. Boat houses, docks and launching ramps and facilities when owned and operated (a) by a bona fide membership club or neighborhood association, or (b) by a person, firm or corporation and not eligible otherwise to be established as a use accessory to a dwelling, and in either case when not conducted as a business nor open to the public generally. [See also Line C-21 of Schedule A in Item B and Line D-1d. in Item C]	X
B-13. Wireless communication facilities	E
PART C: COMMERCIAL AND INDUSTRIAL USES	
C-1. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.	P
C-1.1. Stores and other buildings and structures where goods are sold or service is rendered at retail when accessory and subordinate to a permitted use on the same premises.	P
NA means not applicable	
C-1.2. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail when the total floor area occupied by a single proprietorship does not exceed 15,000 square feet.	P
C-1.3. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail when the total floor area occupied by a single proprietorship does not exceed 5,000 square feet.	P
C-2. Business and professional offices, (See Par. 1.7)	P
C-2.1. Business and professional offices when the total floor area occupied by a single proprietorship does not exceed 2,500 square feet. (See Par. 1.7)	P
C-2.2. Buildings containing offices for the administration and operation of corporations, firms and organizations.	P
C-3. Banks and other financial institutions.	P

C-4. Undertakers' establishments, human and pet crematories.	ES
C-4.1. Undertakers' establishments.	X
C-4.2. Human crematories and pet crematories	X
C-5. Indoor commercial theater for live performances and/or up to two (2) cinema screens, and only one (1) such theater per lot and located not less than one (1) mile radius from any other building containing such a theater.	X
C-6. Laundry, cleaning and dyeing plants.	X
C-6.1. Self-service cleaning establishments or cleaning agency, including clothes pressing and cleaning with nonflammable liquids; laundry agency or self-service laundry not using steam.	P
C-7. Hotels and motels.	ES
C-8. Restaurants and other food and beverage service establishments. (See Par. 1.7)	ES
C-8.1. Table service restaurants.	ES
C-8.2. General service restaurants.	ES
C-8.3. Take-out food service restaurants.	ES
C-8.4. Accessory service restaurants.	X
C-8.5. Restaurant-Brewery.	ES
C-8.6. Microwinery, Microbrewery, Microdistillery.	X
C-9. Printing and publishing establishments.	X
C-9.1. Printing and publishing establishments occupying not more than 5,000 square feet of floor area.	X
C-10. Motor vehicle and farm equipment service, sales and leasing facilities as follows.	
C-10.1. Retail dealer's station for the sale of motor fuels, provided that no pump for the dispensing of such fuel on any lot shall be located within less than 1,000 feet of a pump for the dispensing of such fuel on any other lot.	X

C-10.2. Motor vehicle service facility or repairer's garage when either has a limited repairer's license issued by the State of Connecticut.	ES
C-10.3. Motor vehicle service facility or repairer's garage, including automobile, truck, trailer, bus and farm equipment repairing, painting and upholstering, when either has a general repairer's license issued by the State of Connecticut.	X
C-10.4. Motor vehicle service facility or repairer's garage when clearly accessory and subordinate to a permitted use on the same premises.	X
C-10.5. New or used motor vehicle dealer's establishment for the sale of automobiles, excluding trucks, trailers, buses and farm equipment.	X
C-10.6. Establishment for the rental or leasing of automobiles, excluding trucks, trailers, buses and farm equipment, and having facilities on the premises only for storage of automobiles without maintenance of such automobiles.	ES
C-11. Depot or stop for public service company passenger transportation by bus, limousine or other public service motor vehicle, including ticket counter and waiting room facilities for passengers, provided that such use does not include facilities on the lot for storage, repair or maintenance of such vehicles.	ES
C-11.1 Motor vehicle on livery service, as defined in the Connecticut General Statutes and licensed by the State of Connecticut, and expressly excluding vehicles classified as a taxicab or hacker service or classified as a motor bus, which use may include facilities on the lot for storage and cleaning of livery service motor vehicles but no facilities on the lot for repair or maintenance of such motor vehicles.	ES
C-12. Bowling alleys and billiard or pool halls.	X
C-13. Veterinary hospitals.	ES
C-14. Medical and dental clinics (See Par. 1.7).	ES
C-14.1. Medical Facility including a mobile motor vehicle on the premises providing diagnostic imaging services and/or therapeutic radiology services, provided such accessory use is subordinate to the business of conducting a medical facility on the premises. Subject to the additional standards set forth in Paragraph 3.3.3.	X
C-15. Research laboratories.	X
C-15.1. Research laboratories, provided there is no manufacture, processing or assembling of goods except as incidental to research.	X
C-16. The manufacture, processing or assembling of goods.	X

C-16.1. The manufacture, processing or assembling of goods when accessory and subordinate to a permitted use being conducted on the same premises and when located within an enclosed building.	X
C-16.2. Breweries and Distilleries. (See Par. 1.7)	X
C-17. Warehousing and wholesale businesses.	X
C-17.1. Warehousing and wholesale businesses when the total floor area occupied by a single proprietorship does not exceed 5,000 square feet.	X
C-18. Building contractors' businesses and storage yards.	X
C-19. Lumber and building materials businesses.	X
C-20. Freight and materials and trucking businesses and terminals.	X
C-20.1. Freight and materials trucking businesses when accessory and subordinate to a permitted use on the same premises.	X
C-21. Boat houses, docks, launching ramps and facilities and marinas.	X
C-22. Plants for the processing and distribution of milk and edible dairy products and the packaging and distribution of beverages.	X
C-23. Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons.	X
C-24. Painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops.	X
C-24.1. Painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops when occupying not more than 5,000 square feet of floor area.	X
C-25. Bulk storage of cement and petroleum products; concrete mixing plants.	X
C-26. Signs as provided in Section 10.	S
C-27. Excavation, grading, deposit or removal of earth, loam, topsoil, sand, gravel, clay or quarry stone, including Soil Extraction operations, subject to the provisions of Section 8.	
C-28. Commercial antennae and support buildings and facilities for outer space satellite telecommunications.	X

PART D: ACCESSORY USES	
D-1. Accessory uses customary with and incidental to any aforesaid permitted use, subject to the securing of a special exception or administrative approval of a site plan if required for such permitted use and subject to the following additional standards and conditions applicable in Residential Districts:	P
a. The accessory use shall be located on the same lot with the permitted use to which it is accessory;	
b. Accessory uses may include off-street parking spaces and private garages, except that no unregistered motor vehicle or parts of motor vehicles shall be maintained on any lot unless located in an enclosed building;	
c. An accessory off-street parking space outdoors or in a garage may be provided on any lot for only one (1) commercial vehicle, and such vehicle shall not exceed 10,000 pounds gross vehicle weight (weight empty plus rated load capacity), or for one (1) tractor for a highway tractor-trailer combination (excluding the trailer), provided however that off-street parking spaces for more than one (1) such commercial vehicle, and of greater gross vehicle weight, may be provided on any lot containing one or more of the following:	
i. A permitted farm, truck garden, commercial nursery or forestry operation;	
ii. A Permitted Operation listed in Section 8, or a Soil Extraction Operation authorized under Section 8;	
iii. A use or facility operated by the Town of Southbury, Regional School District No. 15, State of Connecticut or Federal Government;	
iv. A maintenance facility in support of dwellings containing two (2) or more dwelling units on the lot, or in support of a Special Exception use, if authorized under such Special Exception.	
d. A use accessory to a dwelling may include a boat house, dock and/or launching ramp or facility for use by the occupants of the dwelling; and [See also Line B-12 in Item A and Line C-21 in Item B].	
e. No land shall be used for access to a use permitted only in a Business or Industrial District.	
f. In residential zones, Falconers who hold a valid Connecticut falconry permit issued pursuant to Section 26-67e of the Connecticut General Statutes and a federal falconry permit pursuant to 50 CFR 21.28 and 21.29, may keep no more than three Raptors at any time on their premises as an accessory use provided that such birds are housed and maintained strictly according to state and federal laws and regulations for the enjoyment of the occupants of the lot and providing the Raptors are not kept primarily for the purpose of sale or commercial endeavor.	



Amend SECTION 4—AREA, LOCATION AND BULK STANDARDS: SCHEDULE B: by Adding new column for B-3E (in red) as follows (highlighted entry shows one change from current B-3 standards) :

<b>SCHEDULE B-STANDARDS</b>		<b>B-3E</b>
1.	Minimum lot area (in sq. ft. or acres.)	40,000
2.	Minimum lot area for interior lot (in sq. ft. or acres.)	40,000
3.	Minimum dimension of square on the lot	150
4.	Minimum lot frontage, except interior lots	135'
5.	Maximum number of stories for a building	3
6.	Maximum height of a building or structure	40'
7.	Minimum setback from street line of—	50'
	7.1 Main Street South or any State Highway	
	7.2 Any other street	50'
8.	Minimum setback from property line	25'
9.	Minimum setback from Residential District boundary line	50''
10.	Maximum lot coverage by buildings and structures as percent of lot area	15%
11.	Maximum floor area as percent of lot area	20%
12.	Minimum floor area on ground floor for one-story dwelling (in sq. ft.)	900
13.	Minimum floor area on upper two floors for split-level dwelling (in sq. ft.)	1200
14.	Minimum floor area for two or more story dwelling (in sq. ft.)	800
	<u>Ground Floor</u>	
	Total Floor Area	1200
15.	Minimum floor area for each dwelling unit (in sq. ft.)	500

Add a row for B-3E at SECTION 9—OFF-STREET PARKING AND LOADING, at subsection 9.3.5 as follows:

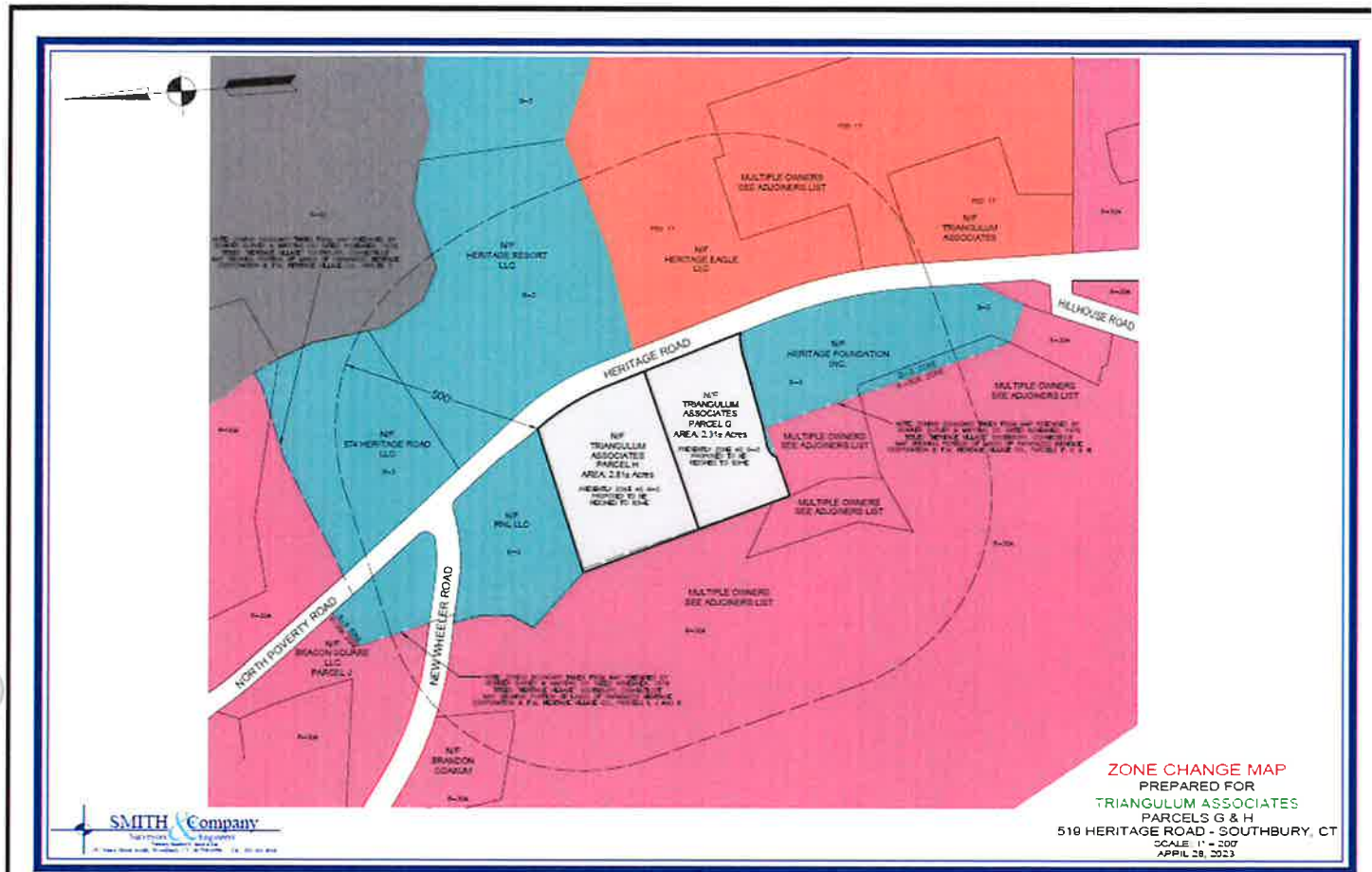
9.3.5 *Location—Parking:* Except when authorized under Par. 9.8.6, all off-street parking spaces shall be located outdoors on the ground level grade of the lot, or in the case of parking spaces provided in connection with dwelling units, on an extension of such grade in a garage. No parking space or access aisle in connection therewith shall extend within less than the following distances of a street line, property line or Residential District boundary line:

	Street Line	Property Line	Residential Boundary
B-3E	25'	10'	50'



PETITION BY TRIANGULUM ASSOCIATES, LLC FOR ZONING DISTRICT CHANGE AS FOLLOWS

Zoning Map for change of Parcels G and H as shown from B-3 to B-3E in Heritage Village Green Commercial Area (Full size map provided along with list of owners within 500' from assessor's records).



Below is existing Zoning Map:

Southbury Zoning Map enlargement

