

#201500052

TOWN OF BROOKFIELD ZONING COMMISSION



APPLICATION FOR ZONE OR REGULATION CHANGE

Applicant:
 Zoning Commission _____
 Brookfield Town Hall _____
 Brookfield, CT 06804 _____
 Phone #: 203-775-7316 _____
 Contact Person: Fran Lollie _____
 Phone #: 203-775-7316 _____

Land Owner of Record: (if for specific parcel)

 Phone #: _____
 Contact Person: _____
 Phone #: _____

Regulation Change:

A. The current Section Numbers 242-202 & 242-501:

§242-202:

DRIVE-THROUGH RESTAURANT

A drive-through facility is defined as one at which a patron, remaining in his or her car at all times, places, receives and pays for the order via a service window and continues driving through the order aisle and out into the existing lanes of traffic. *[added 11/8/82, revised eff. 11/1/12]*

§242-501: Table of Permitted Uses – Industrial and Commercial Districts:

PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80S E	IRC 80/40	RC 41	RS 40	TCD
Research Laboratories:								
Note: Requires HAZMAT control plan	80	80	80	80	80			
Restaurants & Taverns:								
Cocktail Lounges/Cabarets				40C	40C			10
Diners/Coffee Shops			80C	40C	40C	40C		10
Drive-Thru Restaurants				40C	40C	40C		
Full Service -tables, liquor, takeout			40C	40C	40C	40C	40C	10
Taverns			40	40	40	40		10
Sales:								
Adult Oriented Business					40C			
General Retail, products, supplies, equipment				40	40	40		10
Flower, Nursery, Garden Centers				40C	40C	40C		10
Food Products				40	40	40		10

PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80S E	IRC 80/40	RC 41	RS 40	TCD
Alcoholic Beverages				40C	40C	40C		10
Supermarkets					80			10
Major Shopping Centers			C	C	C	C		
Salesrooms with outdoor displays: Auto/boats/trailers					80			
Wholesale Establishments		80	80	80	80			

B. The proposed text for Section Numbers: 242-202 & 242-501

§242-202:

DRIVE-THROUGH RESTAURANT FACILITY

A drive-through facility is defined as one at which a patron, remaining in his or her car at all times, places, receives and pays for ~~the~~ **an** order via a service window and continues driving through the order aisle and out into the existing lanes of traffic. *[added 11/8/82, revised eff. 11/1/12]*

§242-501: Table of Permitted Uses – Industrial and Commercial Districts:

PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80S E	IRC 80/40	RC 41	RS 40	TCD
Research Laboratories:								
Note: Requires HAZMAT control plan	80	80	80	80	80			
Restaurants & Taverns:								
Cocktail Lounges/Cabarets				40C	40C			10
Diners/Coffee Shops			80C	40C	40C	40C		10
Drive Thru Restaurants				40C	40C	40C		
Full Service -tables, liquor, takeout			40C	40C	40C	40C	40C	10
Taverns			40	40	40	40		10
Sales:								
Adult Oriented Business					40C			
Drive Thru Facility				40C	40C	40C		
General Retail, products, supplies, equipment				40	40	40		10
Flower, Nursery, Garden Centers				40C	40C	40C		10
Food Products				40	40	40		10
Alcoholic Beverages				40C	40C	40C		10
Supermarkets					80			10
Major Shopping Centers			C	C	C	C		
Salesrooms with outdoor displays: Auto/boats/trailers					80			
Wholesale Establishments		80	80	80	80			

C. Rationale for the requested change is: There is currently a regulation that defines and allows drive-through restaurants; however, there are also inquiries for other drive-through facilities, such as banks, pharmacies, etc. This regulation would allow for other drive-through facilities. See the letter from Cohen & Wolf, dated October 10, 2012 in the application file.

Signature and Representation:

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

Applicant's Signature: Fran Lollie / awd