

Proposed P&Z Initiated Zone (Text) Change #11-991:

To Section 310- Definitions, ADD

Heavy equipment and heavy specialized vehicles – Commercial motor vehicles as defined by the Connecticut Department of Motor Vehicles, and/or vehicles with a gross vehicle weight rating of 10,001 or more pounds, fire apparatus, farm and construction machinery or equipment; buses and vans designed primarily for the transportation of ten (10) or more passengers; mobile homes, motor homes, recreational vehicles, trailers and boats of any size, transport trucks or trailers and other equipment and vehicles of a like nature as determined by the Commission.

To Section 420.2.2 – General Commercial Special Permitted Uses, ADD

M Heavy Equipment and Heavy Specialized Vehicle Sale, Rental and/or Service/Repair Establishments provided:

No outdoor display of vehicles or equipment for sale shall be within 20 feet of any side or rear property line or any street right-of-way and shall be screened, using vegetation and/or fencing, from any adjacent residential property.

Fuel, oils, lubricants, and other potentially contaminating materials must be stored within 110% secondary protection containment areas. Such materials stored outside must also be within 110% secondary protection containment areas and located on suitable impermeable surfaces with a closed drainage system and oil separator(s).

All vehicles stored out-of-doors waiting for service and/or pick-up shall be located at the rear of the building and screened, using vegetation and/or fencing, from any adjacent residential property.

Approval of the proposed location is obtained in full compliance with the Connecticut General Statutes.

No vehicle or equipment salvage or bone yard shall be maintained on site. A part yard not to exceed 10,000 square feet in area and screened, using vegetation and/or fencing from any adjacent residential property, may be allowed.

Repairs shall take place within enclosed buildings or structures whenever possible or take place to the rear of the building and shall be screened, using vegetation and /or fencing, from any adjacent residential property. Outdoor repairs shall be conducted on a suitable reinforced concrete impermeable surface, and constructed with a closed drainage system with oil separator(s) to prevent storm water runoff and/or ground water contamination.

A spill prevention and response plan and emergency spill response equipment shall be maintained on site at all times.