



Date: Thursday, November 29, 2007
 Time: 6:55 PM
 Place: Amphitheater, First Floor,
 26 Kendrick Street, Waterbury, CT
 (Enter from parking lot behind
 Sovereign Bank, take elevator
 down to first floor.)

Notice is hereby given that the following Public Hearings will be held before the Members of the Zoning commission at the above date, time and place:

(1) Public Hearing regarding the Adoption of a Citywide Comprehensive Zoning Map for the City of Waterbury which legalizes the incorporation of previously approved amendments as determined by staff research with associated Zoning Text modifications to Section 1.3 and Section 1.5 of the Zoning Regulation. The purpose of this action is to provide a firm legal basis for the existing citywide zoning map which has been redrawn to reflect previously approved zoning map amendments based on staff research and to establish that District boundaries extend to the center line of any street, road, highway, railroad, stream, river or other natural or manmade feature forming a boundary between two different zoning districts.

(2) Public Hearing regarding the Adoption of a Citywide comprehensive Zoning Map for the City of Waterbury which legalizes the incorporation of previously approved amendments as determined by staff research; the incorporation of the 2005 Plan of Conservation and Development recommendations related to curtailing the geographic extent of Moderate Density Residential (RM) Districts and the mapping of larger lot Single Family Residential (RS-12) District; and the change of zone from the RL District to the CA District adjacent to Homer Street, Dwight Street and Dixon Street with associated Zoning Text modifications to the following Sections of the Zoning Regulation:

- 1.2 Establishment of districts
- 1.3 Map of districts
- 1.5 Boundary of districts
- 2.3 Table of Permitted Uses
- 5.12-3 Funeral home, mortuary, or undertaking establishment.
- 5.12-4 Home occupations.
- 5.12-6 Place of religious worship.
- 5.12-11 Golf Driving Range.
- 5.13-2 Cemetery.
- 5.13-9 Communication transmission building or tower or wireless telecommunication facility(ies).

- 5.13-12 Public utility substation or tower.
 - 5.13-14 Group residence.
 - 5.14-2 College or university.
 - 5.14-5 School, public, private and parochial
 - 5.15-2 Active Adult Housing Project.
 - 5.16-1 Active Adult Housing Project
- and the addition of Section 3.0, subsections 3.01, 3.02, 3.03, 3.04, 3.05, 3.06 and 3.07 regarding the establishment and development standards of a Large Lot Single-Family residence district (R.S. - 12). The purpose of this action is to provide a firm legal basis for the existing citywide zoning map which has been redrawn to reflect previously approved zoning map amendments based on staff research, to establish that District boundaries extend to the center line of any street, road, highway, railroad, stream, river or other natural or manmade feature forming a boundary between two different zoning districts; to incorporate the aforesaid recommendations of the 2005 Plan of Conservation and Development into the Zoning Regulation and to legalize existing long term uses adjacent to Homer Street, Dwight Street and Dixon Street

(3) Zoning Text Amendment to modify Article 11, Sections 11.3 of the Zoning Regulation regarding the extension to June 30, 2008 of a moratorium on the acceptance of applications for a special permit site plan approval for a Designed development.

(4) Zoning Map Change from the RL - Low density Residential District to the CA - Arterial Commercial District for 1.34 acres of land located at 1387 Watertown Avenue; Applicant: Harlamon Homes, LLC, 132 Forest Ridge Road, Waterbury, CT 06708

(5) Modification to a Special Permit for Earth Excavation Associated with a Development Project; Location: 24.19 acres of land located on the south side of East Main Street between Austin Road and the Cheshire Town line. Applicant: Packard Development / Kohl's Department Stores, Inc. c/o Attorney Gary B. O'Connor, Pepe & Hazard, Goodwin Square, 225 Asylum Street, Hartford CT 06103-4302

The above applications are on file and available for public inspection in the Office of the City Plan Department, 26 Kendrick Street, 2nd Floor, Waterbury, Connecticut 06702.

ATTEST:
 James A. Sequin, AICP
 City Planner/Secretary
 R-A November 15 & 22, 2007