

CHAPTER 14 PLANNING AND ZONING*

**Cross references:*

As to zoning ordinances, see reference in App. A.; as to subdivision ordinance, see reference in App. B; as to flood plain management, see § 3-30 et seq.; as to inland wetlands and watercourses management, see ordinance on file in the town clerk's office.

- Art. I. In General, §§ 14-1—14-19
- Art. II. Town Planning and Zoning Commission, §§ 14-20—14-29
- Art. III. Zoning Board of Appeals, §§ 14-30—14-39
- Art. IV. Conservation Commission, §§ 14-40—14-49
- Art. V. Historic Districts, §§ 14-50—14-59
- Art. VI. Economic Development Commission, §§ 14-60—14-69
- Art. VII. Commission on Inland Wetlands and Watercourses, §§ 14-70—14-90
- Art. VIII. Public Building Commission, §§ 14-91—14-100
- Art. IX. Board of Assessment Appeals, §§ 14-101—14-110
- Art. X. Capital Improvement Committee, §§ 14-111—14-120
- Art. XI. Aquifer Protection Agency, §§ 14-121—14-130
- Art. XII. Windsor Redevelopment, Agency, §§ 14-131—14-140

ARTICLE I. IN GENERAL

Sec. 14-1. Regional council of governments—Joining by town; scope.

The town does hereby adopt sections 4-124i through 4-124p of the General Statutes, providing for the formation of a regional council of governments within a planning region as defined or redefined by the secretary of the state office of policy and management and does hereby join such regional

council of governments when and as such council is duly established in accordance with said statutes, upon the adoption of said statutes by not less than sixty (60) percent of all municipalities within such planning region. The adoption of such sections of the General Statutes is intended to include the provisions of any special act of the 1973 General Assembly respecting additional representation for the core city within the capitol region on a regional council of governments, and a non-voting advisory regional forum thereunder, consistent with proposed bylaws of such regional council of governments dated January 25, 1973 and endorsed by the existing regional council of governments on May 3, 1973.
(Code 1961, § 13.21.01; Ord. No. 73-3, 11-19-73)

Sec. 14-2. Same—Filing ordinance with state.

The clerk is directed to immediately prepare and file with the secretary of the office of policy and management a certified copy of the ordinance from which this section is derived.
(Code 1961, § 13.21.02; Ord. No. 73-3, 11-19-73)

Sec. 14-3. Same—Appointment of town representative.

The mayor, with the advice and consent of the town council, shall appoint a council member to serve in the mayor's absence as the town's representative on the regional council of governments.
(Code 1961, § 13.21.03; Ord. No. 73-3, 11-19-73)

Secs. 14-4—14-12. Reserved.

Editor's note:

Ordinance No. 81-12, § 1, enacted Sept. 8, 1981, repealed §§ 14-4—14-7, and Ord. No. 81-3, § 1, enacted March 9, 1981, repealed §§ 14-8—14-12. Said sections pertained to the flood and erosion control commission and the capital improvement committee, and were derived from Code 1961 §§ 13.05.01—13.05.04, 13.13.01—13.13.05.

Secs. 14-13—14-19. Reserved.

**ARTICLE II. TOWN PLANNING AND ZONING
COMMISSION**

Sec. 14-20. Established.

There is hereby established in accordance with General Statutes, section 8-4a, a town planning and zoning commission.
(Code 1961, § 13.01.02; Ord. No. 75-1, 2-3-75)

Sec. 14-21. Regular members—Number; qualifications.

The town planning and zoning commission shall consist of five (5) members who shall be electors of the town, holding no salaried municipal office, and who shall not also be alternate members of this commission, members or alternate members of the zoning board of appeals, or the town commission on inland wetlands and watercourses.
(Code 1961, § 13.01.03; Ord. No. 75-1, 2-3-75)

Sec. 14-22. Same—Appointment and terms.

Each member shall be appointed by the town council to serve a term of five (5) years, commencing the second Monday of November. All members servicing on said commission with terms expiring

November, 1986, November, 1987, November, 1988, November 1989, and November, 1990, are reappointed for the remainder of their terms. In the event no successor member is appointed on the expiration of any term, the term shall automatically be extended until that member's successor is appointed and qualified.

(Code 1961, § 13.01.04; Ord. No. 75-1, 2-3-75; Ord. No. 86-1, § 1, 2-3-86)

Charter references:

Appointment, §§ 5-1(c), 5-8.

Sec. 14-23. Alternates—Number; qualifications.

There is hereby established a panel of three (3) alternate members who shall be electors of the town, holding no salaried municipal office, and who shall not also be regular members of the planning and zoning commission, or members or alternate members of the zoning board of appeals, or the town commission on inland wetlands and watercourses.
(Code 1961, § 13.01.05; Ord. No. 75-1, 2-3-75)

Sec. 14-24. Same—Appointment and terms.

Each alternate member shall be appointed by the town council to serve a term of two (2) years, commencing the second Monday of November. All alternate members serving on the commission with terms expiring November, 1987, are reappointed for the remainder of their terms. In the event no successor member is appointed on the expiration of any term, the term shall automatically be extended until that member's successor is appointed and qualified.
(Code 1961, § 13.01.06; Ord. No. 75-1, 2-3-75; Ord. No. 86-1, § 2, 2-3-86)

Sec. 14-25. Same—Powers and duties.

Such alternate members shall, when seated as herein provided, have all the powers and duties set forth in the general statutes for regular members of

the planning and zoning commission. If a regular member of the commission is absent or is disqualified, the chairperson of the commission shall designate an alternate to so act, choosing alternates in rotation so that they shall act as nearly equal a number of times as possible. If any alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting.

(Code 1961, § 13.01.07; Ord. No. 75-1, 2-3-75)

Sec. 14-26. Ex-officio members.

Under the authority of General Statutes, section 8-19, the town manager and the town engineer shall also be members of said commission without voting privileges.
(Code 1961, § 13.01.09; Ord. No. 75-1, 2-3-75)

Sec. 14-27. Powers and duties.

The planning and zoning commission shall have all the powers and duties now or hereinafter conferred upon it by the General Statutes of the state or ordinance of the town, including but not limited to the power to issue, adopt, promulgate, repeal or amend zoning regulations and subdivision regulations for the town. All regulations adopted by the commission which were in effect prior to the effective date of the ordinance from which this section is derived shall continue in full force and effect until modified, repealed or superseded in accordance with the provisions of Chapters 124 and 126 of Title 8 of the General Statutes.
(Code 1961, § 13.01.08; Ord. No. 75-1, 2-3-75)

Sec. 14-28. Council not to appoint more than bare majority from one political party.

In appointing members and alternates to the commission, the council shall not appoint more than a bare majority of any one (1) party on the commission, and in filling a vacancy, the appointee shall be chosen from the same political party as the person vacating the office if he or she was a member of a political party. This shall not, however, preclude the appointment by the council of any person who is not a member of any political party.
(Ord. No. 90-1, § 1, 9-10-90)

Sec. 14-29. Reserved.

ARTICLE III. ZONING BOARD OF APPEALS

Sec. 14-30. Authority.

This article is enacted pursuant to Title 8, Chapter 124, of the General Statutes.
(Code 1961, § 13.02.01; Ord. No. 75-2, 2-3-75)
Charter references:
Appointment, §§ 5-1(c), 5-8(c).

Sec. 14-31. Establishment.

There is hereby established in accordance with General Statutes, section 8-5, a zoning board of appeals for the town.
(Code 1961, § 13.02.02; Ord. No. 75-2, 2-3-75)

Sec. 14-32. Regular members—Number; qualifications.

The zoning board of appeals shall consist of five (5) members, who shall be electors of the town, holding no salaried municipal office, and who shall not also be alternate members of this board, or members or alternate members of the town planning and zoning commission, or commission on inland wetlands and watercourses.
(Code 1961, § 13.02.03; Ord. No. 75-2, 2-3-75)

Sec. 14-33. Same—Appointment and terms.

Each member shall be appointed by the town council to serve a term of four (4) years, commencing on the second Monday of November. All members currently serving in terms to expire November, 1987, and November, 1989, are appointed to so serve until the expiration of their respective terms. In the event no successor member is appointed on the expiration of any term, the term shall automatically be extended until that member's successor is appointed and qualified.
(Code 1961, § 13.02.04; Ord. No. 75-2, 2-3-75; Ord. No. 86-2, § 1, 2-3-86)