

Section 080-040 Special Conditions

Boundaries of Village Center Zone

1. Village Center Zone: All properties lying within the area bounded as follows:

On the north: by the southerly line of Bennitt Street, thence along the northerly boundary line of properties abutting the north line of Elm Street and lying between Aspetuck Avenue and Treadwell Avenue, thence along the northerly line of Elm Street;

On the east: by the westerly line of East Street;

On the south: by the northerly boundary line of properties abutting the northerly line of Bridge Street from Railroad Street to Main Street, thence by the southerly boundary line of properties abutting the south line of Bridge Street and lying between South Main Street and Great Brook.

On the west: by the easterly line of Railroad Street.

2. Conditions:
 - a. No building or structure within said zones shall be erected, altered, restored, moved or demolished until after a plan of development has been approved by the Zoning Commission and filed with the Town Clerk. Ordinary repairs and/or replacement, as those terms are defined in Chapter 15 of these regulations, may be done upon acquisition of a zoning permit from the Zoning Enforcement Officer.
 - b. No area within said zones shall be used for industrial commercial, business, home industry or occupation parking, whether or not such area is zoned for such use, until after a plan of development has been approved by the Zoning Commission and filed with the Town Clerk. The provisions of this section shall not apply to the enlargement or alteration of any such parking area in existence on December 1, 1975.
 - c. The plan of development called for herein shall be consistent with the character of and in accordance with any plan of development of the immediate neighborhood.
 - d. For the purposes of this section, the word “structure” shall include signs, stone walls, fences, steps, walks, lights, driveways and paving of any kind, whether the same be gravel, stone or asphalt. However, when a sign replaces a previously approved sign of the same square footage or smaller, the Zoning Enforcement Officer may waive the need for a public hearing.
 - e. Nothing herein shall be construed to prevent the ordinary maintenance or repair of any exterior feature, which the Building Inspector or a similar

agent certifies, is required by the public safety because of an unsafe or dangerous condition.

- f. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure.
- g. In accordance with the standards and procedures listed below there shall be permitted in the Village Center Zone the non-permanent placement of merchandise, sandwich board signs and displays.
 1. No persons shall suspend or place any merchandise, sandwich board signs, decorative displays or street furniture in front of any building so as to obstruct the free use of the sidewalk and shall not place such so as to protrude more than thirty-six (36) inches from the building. Said displays shall conform to all other applicable state and local codes.
 2. The Zoning Enforcement Officer shall have the authority to issue, upon application and with approval from the office of the Mayor, written permits for sandwich board signs.
 3. No person shall place or cause to be placed in a highway, sidewalk or other public way any sandwich board sign, except as specifically permitted by this section.
 4. An application for such sandwich board sign shall be accompanied by a sketch, drawing or photograph of the proposed sandwich board sign and its proposed location.
 5. Such sandwich board signs shall not be larger than thirty (30) inches in width and thirty-six (36) inches from the exterior of the building wall of the applicant's establishment.
 6. A fee of ten dollars (\$10.00) shall accompany all applications for such sandwich board signs.
 7. All sandwich board signs so permitted shall have attached thereto the permit number and telephone number of the permit holder.
 8. The Zoning Enforcement Officer shall have the authority to refuse a permit for any such sandwich board sign which they find will have or is likely to have an adverse impact upon public health, safety and welfare and shall also have the authority to impose reasonable public health, safety and welfare.
 9. The Zoning Enforcement Officer may cause any encumbrance or structure, including sandwich board signs, existing in violation of this Article to be removed. Such removal may be effected when, if in the sole discretion of the Zoning Enforcement Officer, a determination is made that a danger exists to public health, safety or welfare.
 10. The Zoning Enforcement Officer shall, to the extent practicable, notify the owner or owners of all encumbrances or structures to be removed.