

5.50 MORATORIUM: LARGE-SCALE COMMERCIAL DEVELOPMENT

5.51 STATEMENT: This regulation is adopted pursuant to the authority granted to the Stafford Planning and Zoning Commission by Section 8-2 of the Connecticut General Statutes and is promulgated with the objective to:

- a. Examine the current zoning regulations applicable to development of commercial retail uses that involve the construction of a building or a complex of two or more buildings that in the aggregate exceed 30,000 square feet in size;
- b. Evaluate the needs of the community regarding commercial retail uses involving a building or a complex of two or more buildings that in the aggregate exceed 30,000 square feet in size;
- c. Ensure protection of the character of existing uses throughout the Town of Stafford;
- d. Ensure that future development in the Town of Stafford will be accomplished so as to create the least degradation to the environment, property values, traffic congestion and general character of the community;
- e. Ensure that future development in the Town of Stafford will proceed in accordance with a master plan of development; and
- f. Ensure that future development in the Town of Stafford will be accomplished in accordance with the Statement of Purpose set forth in Section 1.00 of these regulations.

5.52 Effective as of September 13, 2005, no application for any proposed retail use proposing a building or a complex of two or more buildings that in the aggregate exceed 30,000 square feet in size shall be accepted or processed by the Zoning Enforcement Officer or accepted or processed by the Planning and Zoning Commission.

5.53 The provisions of this moratorium regulation shall not affect the processing, review or approval of any application proposing a retail use involving a building or a complex of two or more buildings that in the aggregate exceed 30,000

square feet in size filed with the Zoning Enforcement Officer the Planning and Zoning Commission before the effective date of this regulation.

5.54 The Planning and Zoning Commission shall review the zoning regulations and consult with the Zoning Enforcement Officer, Board of Selectmen, Inland Wetlands & Watercourses Commission and other professionals, as may be appropriate, seeking specific recommendations regarding any proposed amendments to the regulations as they presently relate to retail use involving a building or a complex of two or more buildings that in the aggregate exceed 30,000 square feet in size.

5.55 This moratorium regulation is temporary in nature and is intended to be replaced by subsequent amendments to the zoning regulations pursuant to review, public hearing and subsequent promulgation, if any. The moratorium on the acceptance of and processing of applications for retail uses involving a building or a complex of two or more buildings that in the aggregate exceed 30,000 square feet in size shall terminate as of June 13, 2006.