

APPLICATION FOR ZONING TEXT/MAP AMENDMENT

TOWN OF HADDAM  
30 FIELD PARK DRIVE - HADDAM, CT 06438  
(860) 345-8531

PZ App # 2

LOCATION/MAP of AMENDMENT 310 old Say brooke Rd

CURRENT ZONE \_\_\_\_\_

OWNER OF PROPERTY Rob Lloyd

PHONE: 860-554-5147

EMAIL: Goodspeed Tattoo@gmail.com

APPLICANTS SIGNATURE: George Smith George Smith

\*\*\*\*\*

Is proposed property within 500ft of Municipal Building or within Gateway Conservation Zone: YES \_\_\_\_\_ NO \_\_\_\_\_

\*\*\*\*\*

DESCRIPTION OF PROPOSED AMENDMENT AND SECTION: S.6

I would like to move Goodspeed Tattoo down the road to a different building in haddam.

Town Planner \_\_\_\_\_

P&Z MEETING date: 12/3/11-5-2020

Approved  Unapproved

Check #1054 \$250.00

Date Stamp RECEIVED  
OCT 29 2020  
RECEIVED

RECEIVED  
FEB 3 - 2021  
BUILDING DEPARTMENT

**Please Print in the March 4th and March 11th, 2021  
Edition of the Haddam News.**

**PLANNING and ZONING PUBLIC HEARING**

The Planning and Zoning Commission of Haddam, Connecticut will hold a Public Hearing at the former Haddam Elementary School, 272 Saybrook Road, Higganum CT on March 18th, 2021 at 7:00 p.m. to act upon the following item(s):

1. Proposed Zoning Text Amendment to the Haddam Zoning Regulations - Section 5.6 C.5 Tattoo and/or body piercing studios with a site plan approval at 310 Saybrook Road, Higganum, CT. A copy of existing and proposed text is on file in the Office of the Town Clerk. Applicant/Property Owner: George Smith / Robert Lloyd

Proposed Language

5.) Tattoo and/or body piercing studios; provided, however, that existing & licensed tattoo businesses in the Town of Haddam are allowed by site plan review to terminate and abandon their current location and relocate to other zones in the Town which allow personal service establishments.

Said application is on file in the Land Use Office of the Town of Haddam and on the web site at [www.haddam.org](http://www.haddam.org).

Planning and Zoning Commission, Haddam CT

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Planning and Zoning Commission, Haddam CT

## **Fw: Support for the Tattoo Parlor**

William Warner <townplanner@haddam.org>

Tue 2/23/2021 11:42 AM

To: Rachel Francisco <landuse@haddam.org>

print and file

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**From:** timberwolf2005@comcast.net <timberwolf2005@comcast.net>

**Sent:** Tuesday, February 23, 2021 10:36 AM

**To:** William Warner <townplanner@haddam.org>

**Subject:** Support for the Tattoo Parlor

*Mr. Warner,*

*I am writing this email to you in support of the tattoo parlor that now occupies a portion of the building where the former "Fork in the Road" conducted business. After months and months of waiting to see if the Fork In The Road business would return, after it abruptly closed, I was pleasantly surprised to see that another business had recently moved into that empty portion of the building. The renovations that were made to the building enhanced the outwardly appearance, and brought life to an otherwise empty building in the center of Higganum. I support the business and offer kudo's to the owner who has moved his business into the area. Now if we could only do something with the defunct bank in the center, that would be great. The "Center" needs to attract new businesses, to continue to grow and move forward. Hopefully this one business is only the start of a trend, where others will follow, and grow their businesses in Higganum Center.*

*Best Regards,*

*Frank & Shari Bugaj  
188 Old Cart Road  
Haddam, CT. 06438*

Amendment to Section 5.6 Prohibited Uses of the Haddam Zoning Regulations.

Proposed Language RED, BOLD & UNDERLINED

Public hearing March 18<sup>th</sup>, 2018

5.6 Any use not listed as permitted in a zone shall be deemed prohibited.

Without limiting the scope of this provision, the following uses are expressly prohibited, whether as a principal or accessory use or in any other guise:

A. Outdoor wood-burning furnaces except those complying with PA 05-227 (CGS 22a-174k) and receiving a special exception from the Planning and Zoning Commission.

B. Dumping, incineration and / or storage of Solid Waste, Biomedical Waste, or Bulky Waste, Construction and Demolition Waste other than the temporary storage of small amounts such material for brief periods pending final lawful disposition.

C. Other prohibited uses

1.) Private correctional facilities;

2.) Alternative incarceration centers;

3.) Methadone clinics;

4.) The sale of drug paraphernalia as defined by C.G.S. § 21a-240(A)(20);

5.) Tattoo and/or body piercing studios; **provided, however, that existing & licensed tattoo businesses in the Town of Haddam are allowed by site plan review to terminate and abandon their current location and relocate to other zones in the Town which allow personal service establishments.**

6.) Conducting business as a pawn broker or secondhand dealer as defined by C.G.S. § 21-39a;

7.) Check cashing establishments;

8.) On site gambling (excluding any form of gambling legally existing as of January 1, 2019) including manually or automatically operated gambling devices, video or otherwise, including, but not limited to slot machines;

9.) Junk dealers and motor vehicle junk/salvage yards;

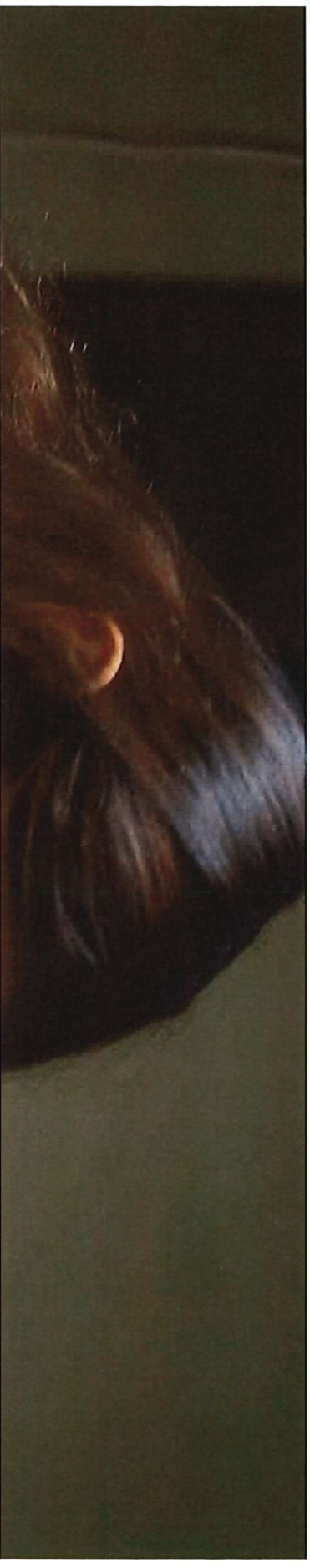
10.) Hookah lounge;

11.) Sale or dispensation of any form of recreational marijuana.

MANCHESTER

# Proposal would allow tattoo studios to open downtown

After long prohibition, leaders no longer see 'stigma' in business







Jessie Luna, owner of Dragon's Den tattoo studio in Uncasville, tattoos a customer. Luna recently approached planning officials about opening a studio in Manchester. Courtesy

◀ PREVIOUS IMAGE

Image

NEXT IMAGE ▶

## **By Jesse Leavenworth Hartford Courant**

**MANCHESTER** — As tattoos become more prevalent and accepted, Manchester zoning officials may allow body ink businesses downtown after a long exclusion.



“That prohibition comes from another era, and tattoos are now really more of an art form,” planning and economic development Director Gary Anderson said Tuesday. “The business model has changed a great deal over the years and I don’t think there is the stigma attached to them that there once was.”

Jessie Luna, owner of Dragon’s Den tattoo studio in the Uncasville section of Montville, prompted the reconsideration of Manchester’s zoning rules. Luna recently approached planning officials about opening a studio downtown, Anderson said.

“She wanted to be part of the positive momentum in the district and thought her business fit well with some of the art-oriented establishments and events there,” he said.

Although town staff have fielded other inquiries about downtown tattoo businesses, Luna was adamant about her intent to move her studio, Anderson said. She was going to apply for a zoning variance, but the planning staff decided it was time to float a zoning amendment to remove tattoo studios from a list of prohibited uses downtown, he said. The planning and zoning commission is to take up the proposal at an upcoming meeting.

Luna confirmed in a phone call that she is intent on moving her business to Manchester. The 25-year-old Colchester native, who opened her own tattoo studio when she was 21, said she was surprised to hear that Manchester prohibited tattooing in its central business district.

The town's Main Street vibe, with framing shops, an art gallery and music store, is just what she was looking for, Luna said. Also, she said, Manchester's central location promises more customers.

"I am so ready — as soon as they approve it," Luna said of moving her business.

Current zoning rules list tattoo studios along with "correctional facilities," halfway houses and other prohibited uses downtown. Such exclusionary rules are from the days when tattoos were not acceptable in many businesses and professions and tattoo parlors had a reputation for rough customers.

But polls and statistics show attitudes have changed. Nearly four in 10 millennials, those born from 1981-96, have at least one tattoo, according to a Pew Research

Center report (pewrsr.ch/2TnbQXR). Those in the previous generation, Generation X, are not far behind, with 32% inked, while only 15% of Baby Boomers (1946-64) said they have a tattoo, according to the report.

Jesse Leavenworth can be reached at  
[jleavenworth@courant.com](mailto:jleavenworth@courant.com)

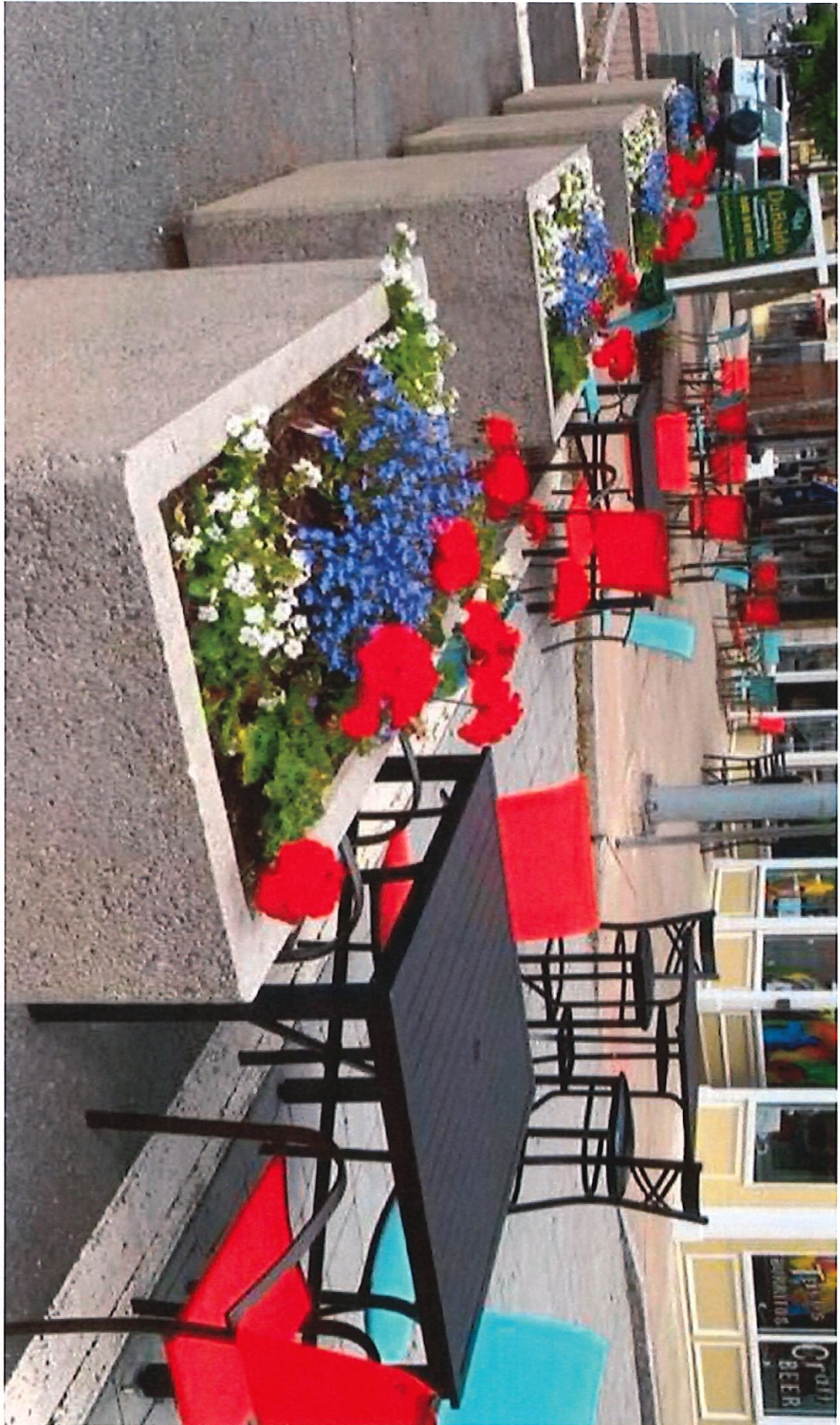
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# **Manchester PZC eases rules for outdoor dining, tattoo parlors downtown**

By Skyler Frazer

[sfrazer@journalinquirer.com](mailto:sfrazer@journalinquirer.com)

Feb 18, 2021



Lucky Taco has been able to expand patio seating during the COVID-19 pandemic thanks to the town blocking off Purnell Place, a practice that has benefitted many other restaurants in Manchester.

Photo provided by Lucy Taco

**MANCHESTER** – With a unanimous vote Wednesday, the Planning and Zoning Commission approved several zoning regulation amendments to allow tattoo and piercing businesses downtown while also making it easier for existing downtown businesses to set up outdoor dining areas.

The Planning and Zoning Commission held a public hearing and regular meeting Wednesday to discuss removing the town's prohibition on tattoo and piercing businesses in the Central Business District zone, which includes a majority of downtown.

Town Planner Megan Pilla called the prohibition ordinance

“outdated” Wednesday during the meeting and said that such businesses aren't prohibited in any other zone in Manchester.

“It technically falls into the category of personal services, so any zone where personal services are listed, they're included in that,” Pilla said.



The commission also approved a series of changes that Pilla said would give greater flexibility to property and business owners on Main Street during the COVID-19 pandemic.

The commission voted to allow businesses to have a larger setback from Main Street if that space is for public use or used as an outdoor dining space for the adjacent business.

The minimum setback is 5 feet for the entire length of the building's frontage on Main Street; previously, regulations allowed for that setback requirement to apply to only 80% of the length of the building's frontage as long as the space created includes public spaces or plazas. Now, the setback requirement

is reduced to 50% of the building's frontage, which Pilla said would allow greater flexibility in use of the space as some sort of outdoor dining area.

Other ordinance revisions now allow sidewalk cafes and seasonal vestibules such as outdoor eating areas to be in extended areas not previously allowed, pending approval from property owners. Businesses can also now have things like outdoor heaters, trash receptacles, and food preparation areas with certain approvals.

Sidewalk cafes can also now have pre-set tables and use surfaces other than the sidewalk — like fake grass turf — with review and approval from town staff.

Tattoo parlors and piercing shops have been prohibited from downtown unless they receive proper zoning variances, though there are several located just outside of the Central Business District zone.

The amendments were proposed by the town's Economic Development Commission and presented to the Downtown Special Services District Board of Commissioners in January.

The EDC unanimously voted to recommend approval of these changes to the PZC.

For updates on Manchester and Bolton, follow Skyler Frazer on  
Twitter: @SkyFrACT, Facebook: SkyFrACT, and  
Instagram: SkylerFrazerJI to stay updated on his latest articles.

**MORE INFORMATION**

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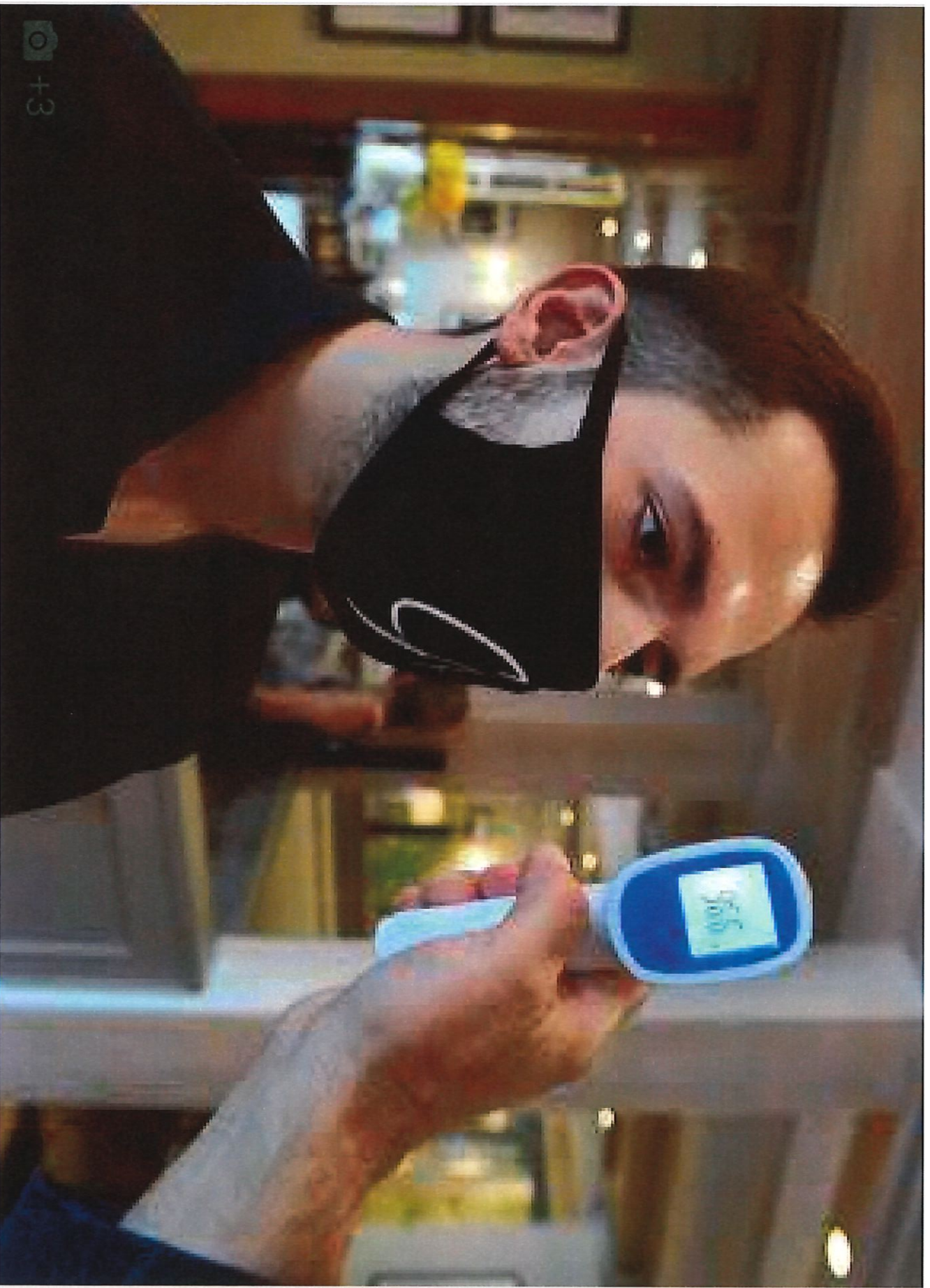


While some businesses struggle, tattoo parlors thrive

# Manchester PZC to consider lifting downtown ban on tattoo, piercing parlors

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Diners opt for outdoors





**Welcoming back diners: Restaurants look forward to serving customers outdoors**

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**Manchester PZC clears way for restaurants to add outdoor service**

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Manchester speeds process for restaurants to add outdoor seating

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## Skyler Frazer

Town Reporter

Skyler covers the towns of Manchester and Bolton. He joined the JI in February 2019. He graduated from Keene State College, and he enjoys traveling, hiking, and kayaking in his free time. Skyler roots for the Tampa Bay Buccaneers & Boston Celtics.