



**RPC  
Representatives**

**Bethany:**  
Mary Shurtleff

**Branford:**  
Charles Andres

**East Haven:**  
David Anderson

**Guilford:**  
Peter Goletz

**Hamden:**  
Richard Szczypek

**Madison:**  
Christopher Traugh  
(Secretary)

**Meriden:**  
David White

**Milford:**  
Susan Shaw

**New Haven:**  
Kevin DiAdamo

**North Branford:**  
Frances Lescovich

**North Haven:**  
Brian Cummings  
(Vice-chair)

**Orange:**  
Paul Kaplan

**Wallingford:**  
James Fitzsimmons

**West Haven:**  
John Panza

**Woodbridge:**  
Peggy Rubens-Duhl  
(Chair)

**AGENDA**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Agenda for Thursday, October 13, 2011 RPC Meeting, 5:15pm @ SCRCOG Offices: 127  
Washington Avenue, North Haven, CT 06473

**1. Administration**

1.1. Minutes of the September 8, 2011 RPC Meeting **1**

**2. Statutory Referrals – October Action Items**

2.1. Town of Bethany: Proposed Subdivision Application for 46 Mesa Drive, Bethany, CT. Submitted  
by: Private Applicant. Received: August 25, 2011. Public Hearing: October 24, 2011 **3**

2.2. Town of Bethany: Proposed Zoning Regulation Amendments to Section 6 – Prohibited Uses. **5**  
Submitted by: Town of Bethany. Received: September 9, 2011. Public Hearing: October 5, 2011.

2.3. City of Meriden: Proposed Amendment to the POCD Future Land Use Map. Submitted by: City of **7**  
Meriden. Received: September 16, 2011. Public Hearing: November 22, 2011.

2.4. Town of Southington: Proposed Zoning Regulation Amendments to Sections 9-06 and 9-07.1. **10**  
Submitted by: Town of Southington. Received: September 27, 2011. Public Hearing: November 1,  
2011

**3. Other Business**





**DRAFT - Not yet approved by the Commission**

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Minutes for Thursday, September 8, 2011 Meeting

**Present:** Peggy Rubens-Duhl, Brian Cummings, Christopher Traugh, Charles Andres, Peter Goletz, Kevin J. DiAdamo, Mary Shurtleff, David White, Eugene Livshits

**1 Administration**

1.1 Minutes of the August 11, 2011 RPC meeting. Motion to accept the minutes as presented: Peter Goletz. Second: Brian Cummings. Vote: Unanimous.

**2 Statutory Referrals**

2.1 Town of East Haven: Proposed Rezoning Application of a PEFD District

By resolution, the RPC has determined that the proposed Zoning Amendment for the site to remain a PEFD District does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Charles Andres. Second: Christopher Traugh. Vote: Unanimous.

2.2 Town of Orange: Proposed Zoning Regulation Amendment to define a detached garage in the Residential District

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Brian Cummings. Second: Peggy Rubens-Duhl. Vote: Unanimous.

2.3 Town of Southington: Proposed Zoning Regulation Amendments to Section 4-01.3 – Special Exception

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Christopher Traugh. Second: Mary Shurtleff. Vote: Unanimous.



2.4 Town of Seymour: Proposed Zoning Map Amendment to rezone a parcel in a C-2 District to LI-1 District

By resolution, the RPC has determined that the proposed Zoning Map Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Peter Goletz Second: Christopher Traugh. Vote: Unanimous. Abstain: Mary Shurtleff.

2.5 Town of Prospect: Proposed Moratorium on accepting wind energy regulation applications

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Brian Cummings. Second: Peggy Rubens-Duhl. Vote: Unanimous.

The following Referral from the Town of Prospect was received after the Agenda Packet for the September 8, 2011 RPC meeting was sent out. Motion to add the Town of Prospect Referral to the Agenda: Peggy Rubens-Duhl. Second: Christopher Traugh. Vote: Unanimous

2.6 Town of Prospect: Proposed Zoning Regulation Amendment to Section 6.4 – Off-Street Parking Requirements

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Kevin DiAdamo. Second: Peter Goletz. Vote: Unanimous.

### 3 Other Business

3.1 Vacancies on the Executive Committee

There are currently two vacancies on the executive committee that need to be filled. There was a discussion regarding the procedures of appointing representatives to the executive committee. Due to the circumstance of the vacancies, the RPC bylaws do not have clear guidelines. It was recommended for the commission to appoint representatives to fill the vacancies. Mary Shurtleff and David White volunteered to join the executive committee.

Motion to appoint Mary Shurtleff and David White to the Executive Committee: Peggy Rubens-Duhl. Second: Brian Cummings. Vote: Unanimous.

Motion to Adjourn: Peggy Rubens-Duhl. Second: Brian Cummings. Vote: Unanimous.

## **Referral 2.1 Town of Bethany**

### **Subject:**

Proposed Subdivision Application for 46 Mesa Drive, Bethany, CT.

### **Staff Recommendation:**

The roadway design in the proposed five-lot subdivision crosses a wetland and a stream, which may have the potential to impact the habitat or eco-system of the Long Island Sound. The impacts would be caused by the potential run-off from the roadway draining into rivers and eventually into the Long Island Sound. The sub-division application does not represent the amount of the open space that would be associated with the development, as the Town of Bethany has a requirement of at least 20% of open space to be set aside.

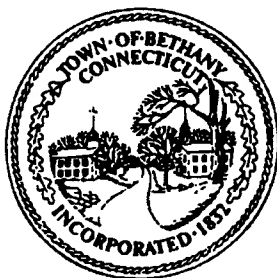
### **Background:**

A private applicant has proposed a five lot subdivision within Bethany on land which abuts Beacon Falls. The subdivision depicts a conservation easement, but the size of the easement has not been provided. The percentage of dedicated open space is not represented within the subdivision map. The application shows one roadway, which extends to the town line of Beacon Falls and goes over wetlands and a stream within Bethany.

The review is based on the information received to date. Upon obtaining further information pertaining to the application the staff recommendation will be revised accordingly.

### **Communication:**

In researching this proposal, I spoke with the planning staff for Bethany and notified the adjacent municipalities in the South Central Region.



\*1888 Town of Bethany

## INLAND WETLANDS COMMISSION

**TOWN OF BETHANY**  
Town Hall – 40 Peck Road  
Bethany, Connecticut 06524-3338  
Tel. (203) 393-2100, Ext. 115  
Fax: (203) 393-8907 *1571*

August 24, 2011

South Central Regional Council of Governments  
127 Washington Avenue  
4<sup>th</sup> Floor West  
North Haven, CT 06473-1715

Attention: Mr. Carl Amento, Executive Director

Dear Mr. Amento:

In accordance with the General Statutes of the State of Connecticut, you are hereby notified that the Bethany Inland Wetlands Commission at its regular meeting of August 22, 2011, received Application #1170 submitted by James W. Woodward, for a Five-Lot Subdivision located at 46 Mesa Drive, Bethany, Connecticut, which is within 500 feet of the Beacon Falls Town line.

A public hearing has been scheduled for Monday, October 24, 2011, at 8:00 p.m. in the Commission Meeting Room of the Bethany Town Hall. Enclosed for your review is the subdivision map. Other documents pertaining to this application are available for review in the Inland Wetlands Office at the Bethany Town Hall.

Respectfully submitted,

Antonia R. Marek, Clerk  
For the Inland Wetlands Commission

Enclosure

## **Referral 2.2: Town of Bethany**

### **Subject:**

Proposed Zoning Regulation Amendments to Section 6 – Prohibited Uses

### **Staff Recommendation:**

The proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

### **Background:**

The Town of Bethany has proposed a Zoning Regulation Amendment to prohibit signs with any type of internal lighting or internal illumination. The amendment would be made with the addition of subsection 6.28 to Section 6 – Prohibited Uses. The uses in Section 6 are prohibited in all zones anywhere in Bethany, subject to Section 2 – nonconformities.

### **Communication:**

In researching this proposal, I spoke with the planning staff for Bethany and notified the adjacent municipalities in the South Central Region.



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## PLANNING AND ZONING COMMISSION

TOWN OF BETHANY  
Town Hall - 40 Peck Road  
Bethany, Connecticut 06524-3338  
Tel. (203) 393-2100 Ext. 115  
Fax: (203) 393-0821

September 9, 2011

South Central Regional Council of Governments  
127 Washington Avenue  
North Haven, CT 06473-1715

Attention: Mr. Carl Amento

Re: Bethany Zoning Regulation Amendment

Dear Mr. Amento:

Pursuant to Section 8.3b of the Connecticut General Statutes, this letter is to serve as notification that the Bethany Planning and Zoning Commission will hold a public hearing in the Commission Meeting Room of the Bethany Town Hall, 40 Peck Road, on Wednesday, October 5, 2011, at 7:30 p.m., pertaining to the following amendment to the Zoning Regulations proposed by the Planning and Zoning Commission:

- Add to Section 6 – Prohibited Uses  
6.28 Signs with any type of internal lighting or internal illumination.

Comments on the proposed zoning regulation amendment are welcome to be made at the public hearing or submitted in writing for receipt into the hearing record.

Very truly yours,

Antonia R. Marek, Clerk  
For the Planning and Zoning Commission



## **Referral 2.3: City of Meriden**

### **Subject:**

Proposed Amendment to the POCD Future Land Use Map

### **Staff Recommendation:**

The proposed amendment to the Future Land Use Map in the Meriden Plan of Conservation and Development is consistent with the policies identified in both the Regional and State Plan's of Conservation and Development. The State Locational Guide Map depicts a small portion of the site as a Regional Center, but this appears to be a discrepancy between the existing conditions and the designation.

### **Background:**

The City of Meriden has proposed an amendment to the Future Land Use Map in the City's Plan of Conservation and Development. The amendment is applicable to the area south of Wall Street and west of North Pearl Street; the area is outside of City's denser core. The area is proposed to be changed from Medium Density to Low Density Residential. The Meriden POCD defines Medium Density as two and three family homes, while the proposed Low Density designation would apply to lots greater than a quarter acre. The site currently consists of low density single family homes and the intent of the City is to preserve the existing neighborhood.

The Regional Plan of Conservation and Development does have a policy of leveraging the region's transit hubs via TOD and promotes development in the region's strong central corridors rather than in areas lacking existing infrastructure. The City of Meriden is preserving an existing affordable single family neighborhood which may not have the infrastructure to support further growth. The majority of the site that is proposed to be amended to low density residential is represented within a neighborhood conservation area on the State Locational Guide Map. The neighborhood conservation area promotes infill development and redevelopment in areas that are at least 80% built up and have existing infrastructure to support such development. A portion of the site is within an area designated as a regional center on the State Locational Guide Map. The intent of the regional center designation is to redevelop and revitalize the economic, social, and physical environment of the state's traditional centers of industry and commerce. The regional plan has a general land use map that lists the site as single family – 10,000 SF and less. This is based on the existing zoning of the site

Considering the site is a single family neighborhood and outside the city center it does meet the State's policy of encouraging growth in regional centers and transportation corridors to support transportation choices.

### **Communication:**

In researching this proposal, I spoke to the planning staff in Meriden and notified the adjacent municipalities in the South Central Region.

**PLANNING  
COMMISSION – DIVISION****CITY OF MERIDEN, CT**

Tel: (203) 630-4081 Fax (203) 630-5883

September 16, 2011

Eugene Livshits, Regional Planner  
South Central Regional Planning Commission  
127 Washington Ave, 4th Floor West  
North Haven, CT 06473

**RE: Proposed Amendment to the POCD Future Land Use Map for area south of  
Wall Street and west of North Pearl Street**


Dear Mr. Livshits (Eugene):

This letter is to notify you, in accordance with Connecticut General Statutes for Planning Commissions, that the Meriden Planning Commission has scheduled a public hearing on a Proposed Amendment to the Plan of Conservation and Development (POCD) Future Land Use Map for Tuesday, November 22, 2011 at 6:30 PM in room 131 of City Hall. The attached map shows the proposed change.

The POCD identifies a few neighborhoods primarily comprised of single family homes that should continue as Low Density single family. The area south of Wall Street and west of North Pearl Street is one additional Low Density area that is proposed to be so designated on the POCD map. This single area east of Broad Street, currently designated Medium Density, is comprised of 25.8 acres. It is both well removed from the denser City core and from all surrounding municipalities. Zoning map changes may be expected in the future to make areas consistent with the desired future land use shown on the POCD map. Meriden's zoning district corresponding to this Low Density designation is the City's primary residential zone. The district hosts, on compact lots, the most affordable single family housing in the region apparently.

Staff is available to provide further information if requested, and answer any questions regarding the amendment.

Respectfully,

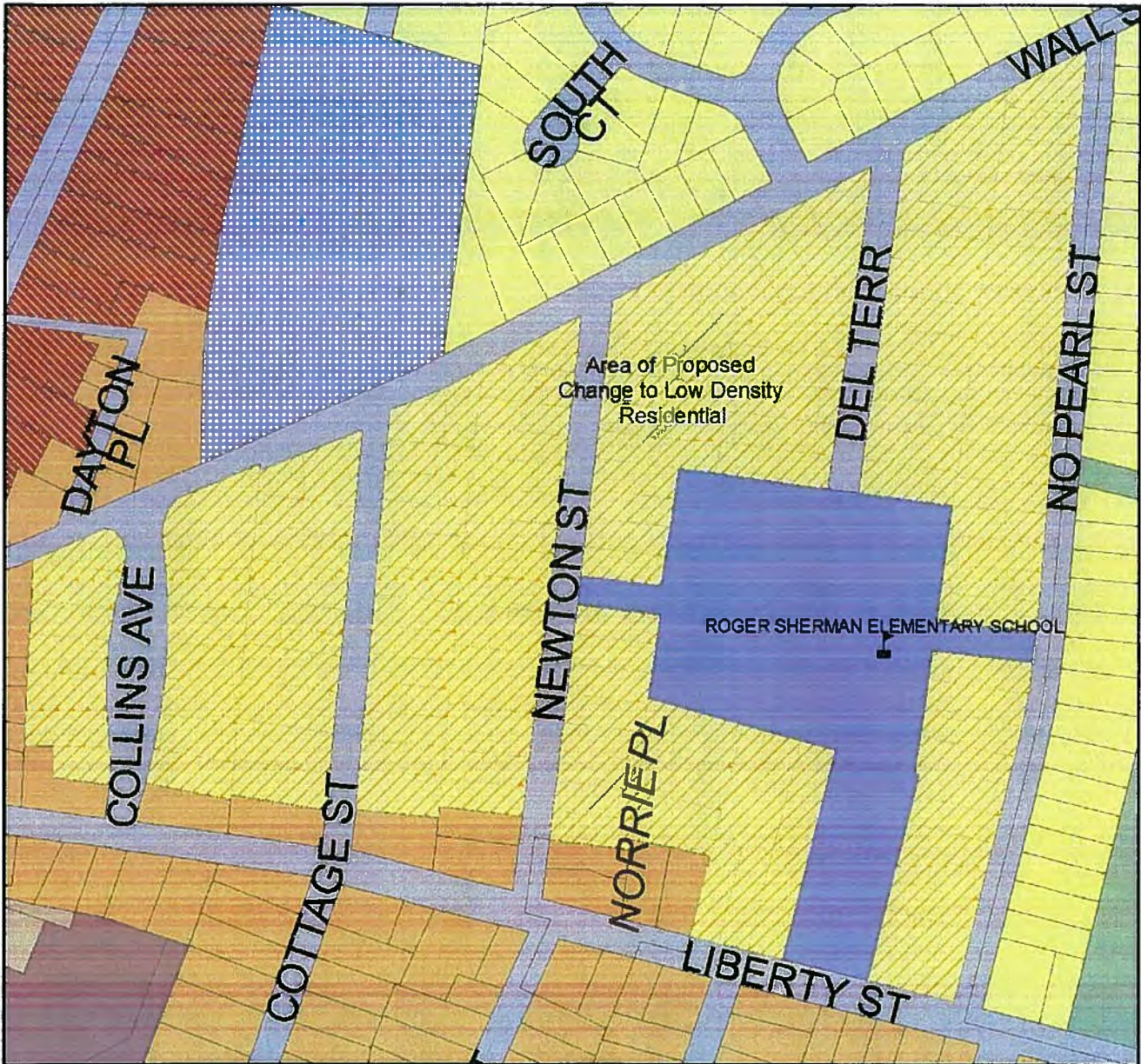
  
Thomas Skoglund, AICP  
Assistant Planning Director

Map Attachment

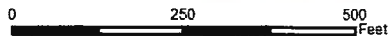
Cc: David White, Planning Commission representative to South Central Regional Planning

142 East Main Street, City Hall • Meriden, Connecticut 06450

City of Meriden Plan of Conservation and Development  
 Future Land Use Map  
 Proposed Amendment - September, 2011



Legend			
	Curr. Med. Density/Prop. Low Density		City Shopping Centers & Gen. Comm
	Berlin Tpke Dev Dist		High Density Residential: High Density MF
	Broad & Main Commercial Dev Dist		High Density Residential, Low Scale
	Desireable Open Space		1-91 North-Preston Ave
	Downtown District		Industrial
	Existing Open Space		Low Density Residential. > 25 Acre
			Low Density Residential. > 1 Acre
	Medium Density Residential: Two & Three Family		Mixed Use: Heavy Commercial / Industrial
	Mixed Use: Res / Office		Mixed Use: Res / Office & Limited Comm
	Mixed Use: Res / Commercial / Office		Private Institutional
	Public Facilities		ROW
	Regional Commercial Dev Dist		Research Pkwy Development Dist
	South Menden Village District		South Mtn Area





## **Referral 2.4: Town of Southington**

### **Subject:**

Proposed Zoning Regulation Amendments to Sections 9-06 and 9-07.1

### **Staff Recommendation:**

The proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

### **Background:**

The Town of Southington has proposed Zoning Regulation Amendments to Sections 9-06 and 9-07.1 with the intention of clarifying bonding procedures. The amendment to Section 9-06 – Bonds replaces the following: “Before approval is granted under this Section, the applicant shall file a bond in the form...” with “Before work on a project with site plan approval begins, the applicant shall secure a zoning permit, have a preconstruction meeting with staff and file a bond in the form...” In addition, the contingency percentage has been decreased from 20% to 10%.

In Section 9-07 – Certificate of Site Plan Compliance, the amendment includes reduction in the contingency percentage from 20% to 10%. The following provision has been added as well; “In such cases, the applicant shall post a bond in lieu of site plan compliance in the form of a certified check...” The existing provision did not have the reference to the bond in lieu of site plan compliance.

### **Communication:**

In researching this proposal, I spoke with the planning staff in Southington and notified the adjacent municipalities in the South Central Region.

# PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

Certified Mail, Return Receipt Requested #7010 2780 0000 3479 4288

September 26, 2011

RPC Referral  
South Central Regional COG  
127 Washington St., 4th Fl  
North Haven, CT 06473

RE: Proposed Zoning Regulation Amendment – Sections 9-06 and 9-07.1 (ZA #562)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, enclosed please find a copy of proposed revisions to Sections 9-06 and 9-07.1 of the Town of Southington Zoning Regulations (ZA #562). This matter will be the subject of a public hearing at the November 1, 2011 Planning and Zoning Commission meeting.

The purpose of the proposed revisions are to clarify and adjust bonding procedures.

If you need clarification or any additional information regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

  
Mary F. Savage-Dunham, AICP  
Town Planner

enclosures

Z:\REFERRALS\ZA #562\referral letter.doc

Please mail to:

Re: RPC Referral  
South Central Regional COG  
127 Washington Avenue, 4<sup>th</sup> Floor West  
North Haven, CT 06473

# RPC Referral Submission Form

South Central CT Regional Planning Commission

### 1.) General Information:

Date Sent: 9/26/11

Subject: Zoning Reg Amendment

Applicant Name: Town of Southington

Property Address (if applicable): \_\_\_\_\_

Town/City: Southington

Referral is from a private individual

Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: 11/1/11

### 2.) Statutory Responsibility:

Application involves a subdivision of land within 500 feet of a town/city border

Application involves a proposed change to a town/city zoning regulation

If neither, applicant requests a voluntary RPC review for informational purposes

Material is for informational purposes only; an RPC resolution is not necessary

Other: \_\_\_\_\_

### 3.) Process:

Material sent "Return Receipt Requested" (as required by law)

Information on proposed change included

Existing language included (if applicable)

### 4.) Preferred contact regarding this RPC referral:

Name: Mary F. Savage Dunham

Telephone Number: 860-276-6248

E-mail Address: \_\_\_\_\_

Comments: \_\_\_\_\_

Questions: (203) 234-7555

South Central Regional Council of Governments | <http://www.scrkog.org>

**PROPOSED NEW TEXT = BOLD ITALICS**  
**PROPOSED DELETIONS = [ITALICS]**

9-06 BONDS

Before *[approval is granted under this Section]* work on a project with site plan approval begins, the applicant shall **secure a zoning permit, have a preconstruction meeting with staff and** file a bond in the form of a line of credit or a certified check payable to the Town of Southington with the Commission, in a form satisfactory to the Town Attorney and in conformity with the provisions of these regulations, in an amount recommended by the Town Engineer as sufficient to guarantee completion of all public improvements within an existing street and right-of-way, including but not limited to utility extensions and associated resurfacing, drainage improvements, curbing, and sidewalks, and in addition thereto *[20]* **10%** thereof for contingency. Such bond or certified check shall not be released by the Commission until written certification from the Town Engineer has been received that all of the requirements of these regulations have been fully satisfied.

9-07 CERTIFICATE OF SITE PLAN COMPLIANCE

In all cases where these regulations require approval of site plans, no land shall be used and no building or other structure shall be occupied or used, nor shall a Certificate of Occupancy be issued by the Building Official until a Certificate of Site Plan Compliance has been issued by the Town Engineer stating that all of the provisions of these regulations, any special conditions imposed by the Zoning Board of Appeals or the Planning and Zoning Commission, and all site improvements as approved by the Commission have been completed.

9-07.1 The Planning and Zoning Commission may waive the requirements of this section in the case of exceptional winter weather or other extenuating condition when in its opinion the strict application of this section would cause exceptional hardship but would not be injurious to the neighborhood or otherwise detrimental to the public welfare. In such cases, the applicant shall post a ***bond in lieu of site plan compliance in the form of a certified check***, payable to the Town of Southington, to cover the balance of all remaining site work as determined by the Town Engineer and in addition thereto, *[20]* **10%** thereof for contingency. Upon filing of such security and execution of an agreement between the applicant and the Town stipulating the items remaining to be completed, the cost of said items plus a *[20]* **10%** contingency, and the date by which said items must be completed, and such other terms and conditions as deemed appropriate by the Commission, a ***Temporary*** Certificate of Occupancy shall be issued.

9-07.2 Security shall not be released until the Town certifies completion of all public and site improvements as appears on the site development plans approved by the Commission per Section 9-03 herein.