



**RPC
Representatives**

Bethany:
Sharon Huxley

Branford:
Charles Andres

East Haven:
David Anderson

Guilford:
Peter Goletz

Hamden:
Robert Roscow

Madison:
Christopher Traugh
(Secretary)

Meriden:
William Lake

Milford:
Susan Shaw

New Haven:
Karyn Gilvarg

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, June 9, 2011 RPC Meeting, 5:15pm @ SCRCOG Offices:
127 Washington Avenue, North Haven, CT 06473

1. Administration

1.1. Minutes of the May 12, 2011 RPC Meeting **Page: 1**

2. Statutory Referrals – June Action Items

2.1. Town of Orange: Proposed Zoning Regulation Amendments to re-establish the Office Park District. Submitted by: Town of Orange. Received: May 4, 2011. Public Hearing: June 21, 2011 **Page: 3**

2.2. Town of North Branford: Proposed Zoning Regulation Amendments pertaining to “Limited sale of used motor vehicles when accessory and subordinate to an establishment that sells automotive parts and equipment”. Submitted by: Private Applicant. Received: May 10, 2011. Public Hearing: June 16, 2011 **Page: 11**

2.3. Town of Stratford: Proposed Zoning Regulations Amendments to strengthen the fence buffer requirement between commercial/industrial districts and residential districts. Submitted by: Town of Stratford. Received: May 24, 2011 Public Hearing: July 19, 2011 **Page: 18**

2.4. Town of East Haven: Small Cities Community Development Block Grant application. **Page: 21**

3. Other Business

3.1. Presentation by Cheryl Duey



DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, May 12, 2011 Meeting

Present: Peggy Rubens-Duhl, Brian Cummings, Christopher Traugh, Charles Andres, William Lake, Fran Lescovich, Karyn Gilvarg (arrived during statutory referral 2.1), Eugene Livshits

1 Administration

- 1.1 Minutes of the April 14, 2011 RPC meeting. Motion to accept the minutes as presented: Brian Cummings. Second: Fran Lescovich. Vote: Unanimous. Abstain: Peggy Rubens-Duhl

2 Statutory Referrals

- 2.1 Town of Stratford: Proposed Zoning Regulation Amendments to Sections 10.1.2, 10.1.3, 10.1.4 of the Stratford Zoning Regulations

The second sentence from the staff recommendation was amended from the following “There do not appear to be negative impacts to the habitat or ecosystem of the Long Island Sound as long as the necessary environmental protection measures for the use are consistent with the recognized industry standards” to ensure appropriate environmental protection measures would be in place and enforced.

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region. There may be adverse impacts to the habitat or ecosystem of the Long Island Sound unless the necessary environmental protection measures for the use are established, implemented and enforced. Motion to approve as amended: Brian Cummings. Second: Peggy Rubens-Duhl. Vote: Unanimous. Abstain: Karyn Gilvarg

- 2.2 Town of Madison: Proposed Zone Boundary Change Amendment to rezone a residence R-2 District to a Commercial Zone

By resolution, the RPC has determined that the proposed Zone Boundary Change Application does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region. There may be adverse impacts to the habitat or ecosystem of the Long Island Sound due to the potential increase in the intensity of development permitted on the site with the zone change from a Residence District to a Commercial District. Motion: Peggy Rubens-Duhl. Second: William Lake. Vote: Unanimous. Abstain: Christopher Traugh

- 2.3 Town of Orange: Proposed Zoning Regulation Amendments to Active Adult Community Regulations



By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do 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: Karyn Gilvarg. Vote: Unanimous.

2.4 Town of North Haven: Proposed Zoning Regulation Amendments to permit “Crematory” as a use by Special Permit in the IL and IG Districts

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do 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: Karyn Gilvarg. Second: Fran Lescovich. Unanimous. Abstain: Brian Cummings

Motion to add items 2.5 from the Town of Woodbridge to the Regional Planning Commission’s Agenda: Christopher Traugh. Second: Brian Cummings. Vote: Unanimous

2.5 Town of Woodbridge: Application for Small Cities Community Development Block Grant for ADA improvements to Old Fire House and Center Building.

By resolution, the RPC recommends that the Department of Community and Economic Development award a grant for ADA improvements to the Old Fire House and the Center Building in the Town. The application is consistent with the Regional Plan of Conservation and Development, as it promotes adaptive reuse and significantly increases the accessibility of the buildings in the Town’s central campus. Motion: Charles Andres. Second: Christopher Traugh: Unanimous.

3 Other Business

Motion to Adjourn: Karyn Gilvarg. Second: Brian Cummings. Vote: Unanimous.

Referral 2.1: Town of Orange

Subject: Proposed Zoning Regulation Amendments to re-establish the Office Park District

Staff Recommendation: The proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts. A proposed map amendment has not been received with this application, if the intent of the proposed Office Park District is to replace the existing LI-5 District then there may be potential adverse impacts to the habitat or ecosystem of the Long Island Sound due to stormwater runoff. The potential impacts may be caused by the increase of total impervious surface coverage from 15% to 30%, and the proposed district being exempt from the Steep Slope Regulations.

Background: The Town of Orange has proposed Zoning Regulation Amendments to re-establish the Office Park District. A map amendment has not been submitted with the proposed regulations. Re-establishing the Office Park District would essentially eliminate the LI-5 District, which replaced the original Office Park District. The permitted uses in the Office Park District are similar to the uses permitted in the LI-5 District. The major change is that the Manufacturing uses would be prohibited in the Office Park District, previously permitted in the Light Industrial District.

The majority of changes between the proposed and existing district are in the bulk requirements. The proposed Office Park District has increased the minimum lot area from 2 acres to five acres; the minimum dimension of square has been increased from 200 feet to 300 feet and the height has been increased from 2 1/2 stories to 4 stories (maximum height of 60 feet). The setback requirements have remained intact, except the setback from residence district has been decreased from 100 feet to 50 feet. A significant change is the increase in the maximum ground coverage from 15% to 20%. Adding even more importance is that the total ground coverage for buildings and pavement has been increased from an aggregate of no more than 15% of the lot area to an aggregate of no more than 30% of the lot area. The proposed district would be exempt from the Steep Slope regulations.

The intention or purpose of the LI-5 District is to “permit small, low impact economic development uses within an environmentally sensitive area, which has significant development constraints, including hilly topography, extensive wetlands areas, limited access and limited public utility availability. Development within this area needs to be respective

and fit into the topography and natural features of the site, so as to not create a negative impact upon the natural environment and the rural character of the proximate residential neighborhoods.”

Communication: In researching this proposal, I spoke to the Planning Staff for Orange and notified the adjacent municipalities in the South Central Region.



Town of Orange, Connecticut
Zoning Department

TOWN HALL
617 ORANGE CENTER ROAD
ORANGE, CONNECTICUT 06477-2499

PHONE: (203) 891-2122, ext.743
FAX: (203) 891-2185
www.orange-ct.gov

May 3, 2011
CERTIFIED MAIL

Mr. Carl Amento, Executive Director
Council of Governments
127 Washington Avenue
4th Floor - West
North Haven, CT 06473-1715

REFERRAL OF PETITION TO AMEND
THE ORANGE ZONING REGULATIONS

-Submitted upon the initiative of the Orange Town Plan & Zoning Commission.
To amend the Orange Zoning Regulations to re-establish the Office Park District.

Dear Mr. Amento:

In accordance with the Connecticut General Statutes, enclosed for your review are proposed changes to the Orange Zoning Regulations. I have enclosed the proposed regulations. A public hearing on this matter is tentatively scheduled for June 21, 2011.

If you have any questions, please contact me at 203-891-4743.

Very truly yours,

Paul Dinice, Zoning Administrator
& Enforcement Officer

enclosures (2)
cc: TPZC Members
V. Marino, Esq.
J. Zeoli, First Selectman
B. Miller, Consultant Planner

**CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 /
PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE IX,
Office Park District**

ARTICLE IX, Office Park District

**CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 /
PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE IX,
Office Park District / § 383-73. Permitted uses.**

§ 383-73. Permitted uses.

The following uses shall be permitted by site plan approval:

A. **SINGLE AND MULTI-TENANT OCCUPANCY** : Offices for both single and multi-tenant occupancy, together with uses which are incidental and subordinate to any aforesaid use, provided such uses are on the same lot, including:

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- i. Administrative;
- ii. Business;
- iii. Financial;
- iv. Professional offices;
- v. Laboratories for research, testing and development;
- vi. Printing and publishing establishments; and
- vii. Data centers.

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B. **SINGLE OCCUPANCY**: Convalescent care.

C. On-premises child care and preschool development facility, when located on property of an employer(s) or user(s) employing no fewer than 50 employees in this zone. At least 1/2 of the clients served by the child-care or preschool development facility must be children of employees employed within this zone.

D. Conference and training centers for use by companies, corporations, organizations, and groups for events, executive, management or educational training purposes, or meetings of their officers, directors, shareholders, members and/or employees.

E. Buildings, uses and facilities of the Town of Orange.

- F. Signs, as provided in Article XIX.
- G. Accessory uses customary with and incidental to any aforesaid permitted use, subject to the following additional standards and conditions:
 - (1) The accessory use shall be located on the same lot with the permitted use to which it is accessory.
 - (2) Accessory uses may include off-street parking spaces and private garages.
 - (3) No part of a lot located in an Office Park District shall be used for access to a use permitted in any Commercial or Industrial District.

CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 / PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE IX, Office Park District / § 383-74. Special uses.

§ 383-74. Special uses.

- A. Warehouses provided they are accessory to a permitted or special use.
- B. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- C. Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.
- D. Buildings and facilities of the State of Connecticut and the federal government, excluding corporate or proprietary uses unless otherwise permitted above.

CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 / PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE IX, Office Park District / § 383-75. Lot area, shape and frontage.

§ 383-75. Lot area, shape and frontage.

- A. Minimum lot area: five acres.
- B. Minimum dimension of square: 300 feet.
- C. Frontage on a public road is not required, provided the Commission finds that proper and adequate access is available through the use of shared access and/or driveway easements.

**CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 /
PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE
IX, Office Park District / § 383-76. Height.**

§ 383-76. Height.

- A. Maximum number of stories: 4 stories.
- B. Maximum height: 60 feet.

**CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 /
PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE
IX, Office Park District / § 383-77. Setbacks.**

§ 383-77. Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 50 feet.
- C. From other property line: 25 feet.
- D. From residence district boundary line: 50 feet.
- E. Projections into setback area: three feet.

**CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 /
PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE IX,
Office Park District / § 383-78. Building bulk and coverage.**

§ 383-78. Building bulk and coverage.

- A. Maximum floor area: 20%.
- B. Maximum ground coverage: 20%.

**CODE OF THE TOWN OF ORANGE, CONNECTICUT, v24 Updated 05-01-2010 /
PART III MISCELLANEOUS REGULATIONS / Chapter 383, ZONING / ARTICLE IX,
Office Park District / § 383-79. Minimum floor area.**

§ 383-79. Prohibited Uses.

- A. Dwellings.
- B. Motor vehicle service stations and repair garages, undertakers establishments, manufacture, processing or assembly of goods except as ancillary to a permitted or special use.
- C. Outside storage.
- D. Retail Use.

REINSTATE SECTION 383-138 AS FOLLOWS:

§ 383-138. Special standards for Office Park District.

Development in the Office Park (OP) District shall conform to the following additional standards:

- A. **Parking:** No surface parking areas shall extend within less than 50 feet of any property line and shall be screened from view from any street right-of-way line or property line by fences, walls and/or closely planted evergreens, trees, hedges or shrubs to a height of four feet at time of planting. Within each surface parking lot there shall be evenly distributed landscaped areas containing a minimum of one shade tree and other low planting for every 10 parking spaces.
- B. **Loading:** No part of the area required for building setback from street right-of-way line or property line shall be used for off-street loading. Any off-street loading space, including any truck loading bay, ramp or dock, which is located within 200 feet of any street right-of way line shall be screened from view from such street by buildings and/or fences, walls, or evergreen shrubs or trees to a height of eight feet at time of planting.
- C. **Landscaping:** The entire area of the lot not used for buildings, driveways and off-street parking and loading shall be suitably landscaped with trees and/or shrubs and with lawns or shall be left as undisturbed natural terrain. Along and adjacent to a Residence District boundary line, a strip of land not less than 50 feet in width shall either be left in its natural state if already wooded or shall be landscaped with evergreen trees at least eight feet in height at the time of planting.
- D. **Exterior lighting:** Exterior illumination shall be provided as necessary for the safety lighting of parking areas, drives, walkways and buildings. No offensive glare from lighting shall be transmitted so as to endanger the public health and safety nor shall it be

transmitted into or within any Residence District so as to impair the value and enjoyment of any lot therein and subject to the standards of § 383-123.1.

- E. **Building and pavement coverage:** The total ground coverage of all structures, paved parking and loading areas and drives shall aggregate to no more than 30% of the lot area.
- F. **In recognition of the limited available areas for office development, the provisions of § 383-170A, Regulation of Steep Slopes, shall not apply to the Office Park District, provided proposed development shall none-the-less be designed to maximize structural safety and slope stability within the context of the existing topography.**

Referral 2.2: Town of North Branford

Subject: Proposed Zoning Regulation Amendments pertaining to “Limited sale of used motor vehicles when accessory and subordinate to an establishment that sells automotive parts and equipment”

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: A private applicant in the Town of North Branford has proposed Zoning Regulation Amendments to pertaining to limited sale of used motor vehicles. In Section 23 – “Permitted Uses Districts – Map Code” a line designated C-10.3 is to be added. This line item provides for “limited sale of used motor vehicles when accessory and subordinate to an establishment that sells automobile parts and equipment, subject to provision of Section 41.3.5.

The use would be permitted by right in the B-2 Zoning District, subject to administrative approval of a Site Development Plan by the Commission in accordance with Section 41; in all other zones the use is prohibited. The use would need to confirm with the special standards identified in a new Section 41.3.5 – Used Motor Vehicle Sales Accessory to Automobile Parts and Equipment Sales. The standards prohibit indoor display of vehicles for sale; outdoor display of vehicles for sales is limited to the lesser of 1 car per 200 square feet or 10 vehicles. The vehicles cannot be displayed within the established parking setbacks, the vehicles on display cannot occupy parking spaces required for compliance with the number of spaces required in Section 53. The last provision prohibits repair or maintenance on site other than that required, if any, to comply with the requirements for a used-car dealer’s license issued by the CT DMV. The B-2 (Central Business) is not within 500’ of an adjacent community in the South Central Region.

Communication: In researching this proposal, I spoke to the Planning Staff for North Branford and notified the adjacent municipalities in the South Central Region.

MAYOR
ANTHONY S. CANDELORA

DEPUTY MAYOR
MICHAEL J. DOODY

TOWN MANAGER
RICHARD V. BRANIGAN



COUNCIL MEMBERS

ROSE MARIE ANGELONI
VINCENT P. CAPRIO
ANDREW ESPOSITO III
JOSEPH E. FAUGHNAN
DONALD J. FUCCI, II
ALFRED D. ROSE
JOANNE S. WENTWORTH

TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471-1290
TOWN MANAGER (203)484-6000 FAX (203) 484-6025

Certified Mail: #7009 0080 0002 3958 2601

Fax: (203) 234-9850

Date: May 9, 2011

TO: South Central Regional Council of Governments
(Regional Planning Agency)

FROM: North Branford Planning and Zoning Commission

Pursuant to the provisions of Section 8-26b of the General Statutes of Connecticut, as amended, the following proposed application is referred to the Regional Agency to review and report on:

- Proposed subdivision located within 500 feet of another South Central municipality
- Adoption or Amendment of ZONING REGULATIONS affecting the use of a zone within 500 feet of another South Central municipality

The change was originally requested:

- by municipal agency
- by petition **PZ Application #2010/11-11, Applicant 2395 Foxon Road LLC**

Proposed Zoning Regulation Amendment: Add Section 23 Schedule A, Line C-10.3 "Limited sale of used motor vehicles when accessory and subordinate to an establishment that sells automobile parts and equipment, subject to provision of Section 41.3.5" in Zone B-2 subject to a site plan approval by PZC; add Section 41.3.5 on Special Standards

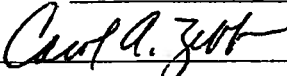
Planning & Zoning Commission Hearing is scheduled for **June 16, 2011**.

Material submitted herein:

- Legal Notice
- Supporting statements, site map
- Map of proposed subdivision
- Text of proposed amendment

Other:

See Current Zoning Regulations and Zoning Map on Town Web Site under Planning Department.
www.townofnorthbranfordct.com

 (Authorizing Signature)

Carol A. Zebb, Town Planner/Planning & Zoning Administrator
North Branford Town Hall
909 Foxon Road
North Branford, CT 06471-0287
Phone: (203) 484-6010
Fax: (203) 484-6018



AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

PZ Application # 2010/11-11

SUBMISSION DATE: 5-05-2011

DATE OF RECEIPT: _____

FEE: \$360

APPLICATION INFORMATION FOR MAP OR TEXT CHANGES:

- 1. Applicant's Name: 2395 Foxon Road LLC
- 2. Applicant's Address: 2395 Foxon Road
Proposing C-10.3 and Section 41.3.5 amendments

FOR MAP CHANGES, PLEASE SUPPLY ADDITIONAL INFORMATION BELOW

- 1. Owner of Record: _____
- 2. Owner's Address: _____ Phone _____
- 3. Address of Property: _____
- 4. Assessor's Map No.: _____ Parcel No.: _____
- 5. Existing Zoning District _____
- 6. Proposed Zoning District _____
- 7. Has a previous zone change been requested for this property? _____
If so, when _____?

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Regulations.

2395 Foxon Road LLC

by: John Volpe
Applicant's Signature
John Volpe - Member

2395 Foxon Road LLC
by: John Volpe
Owner's Signature
John Volpe - Member

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MAY 05 2011

PLANNING &
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Proposed Amendment to North Branford
Planning and Zoning Regulations

1. By adding to Section 23 – “Permitted Uses Districts – MAP CODE”

A new line designated as C-10.3, providing for “limited sale of used motor vehicles when accessory and subordinate to an establishment that sells automobile parts and equipment, subject to provision of Section 41.3.5”

2. By adding in District – Map Code ADD

- A. That in Zone B-2, the C-10.3 use be designated as “S” – “a use permitted in the district as a matter of right, subject to administrative approval of a SITE DEVELOPMENT PLAN by the Commission in accordance with Section 41”
- B. That in all other zones, line C-10.3 be designated as “x” – “a use prohibited in the district”

3. Add 41.3.5 Used Motor Vehicle Sales Accessory to Automobile Parts and Equipment Sales (Line C-10.3) shall conform to the following Special Standards:

- A. There shall be no indoor display of vehicles for sale
- B. Outdoor display of vehicles for sale shall be limited to the lesser of 1 car per 200 square feet of gross first floor area, but no more than a total of 10 automobiles
- C. The display of vehicles for sale shall not be within the established parking setbacks for the zone as provided in Section 53.3.5
- D. Motor vehicles on display shall not occupy any parking space required for compliance with the number of spaces required in Section 53
- E. There shall be no automobile repair or maintenance performed on site other than that required, if any, to comply with the requirements for a used-car dealers license issued by the Connecticut Department of Motor Vehicles.

RECEIVED

MAY 05 2011

**PLANNING &
ZONING DEPT.**

2395 Foxon Road LLC

By: 

David A. Gibson
Its Attorney

GIBSON & DONEGAN, LLC

ATTORNEYS AT LAW
420 EAST MAIN STREET, UNIT 7
P.O. BOX 808
BRANFORD, CONNECTICUT 06405
TEL (203) 488-8033
FAX (203) 483-0213

JOHN E. DONEGAN
jedonegan@gibsondoneganlaw.com

DAVID A. GIBSON
dagibson@gibsondoneganlaw.com

May 5, 2011

Town of North Branford
Planning and Zoning Commission
909 Foxon Road
North Branford, CT 06471

RECEIVED

MAY 05 2011

PLANNING &
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Re: Application for Amendment to Zoning Regulations

Dear Commission Members:

Pursuant to the provisions of Section 63.1 of the North Branford Planning and Zoning Regulations, please find the Application of 2395 Foxon Road LLC for a text amendment to the regulations for "used motor vehicle sales accessory to automobile parts and equipment sales."

Enclosed for filing please find the following:

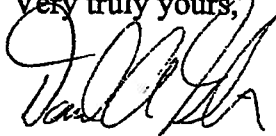
- Application for Amendment to Regulations;
- Copies of the proposed amendment and wording thereof pursuant to Section 63.1.1 (20 copies);
- Site Plan showing proposed use of property known as 2395 Foxon Road (6 copies); and
- Check in the amount of \$360.00 for the filing fee.

After conferring with Carol Zebb, Town Planner, it is my understanding that the Town will provide the required notifications including:

- Legal notice of the public hearing by publication pursuant to Section 8-3a of the Connecticut General Statutes;
- Filing of the proposed text amendment in the office of the Town Clerk at least ten (10) full days prior to the public hearing, pursuant to Section 8-3a of the Connecticut General Statutes; and
- Any required notification to regional planning agencies and/or abutting towns.

Please contact the undersigned with regard to the scheduling of the public hearing for consideration of this Petition.

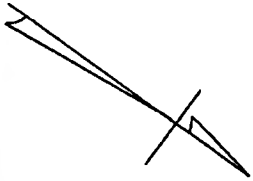
If any additional information is necessary or would be helpful, please contact the undersigned.

Very truly yours,


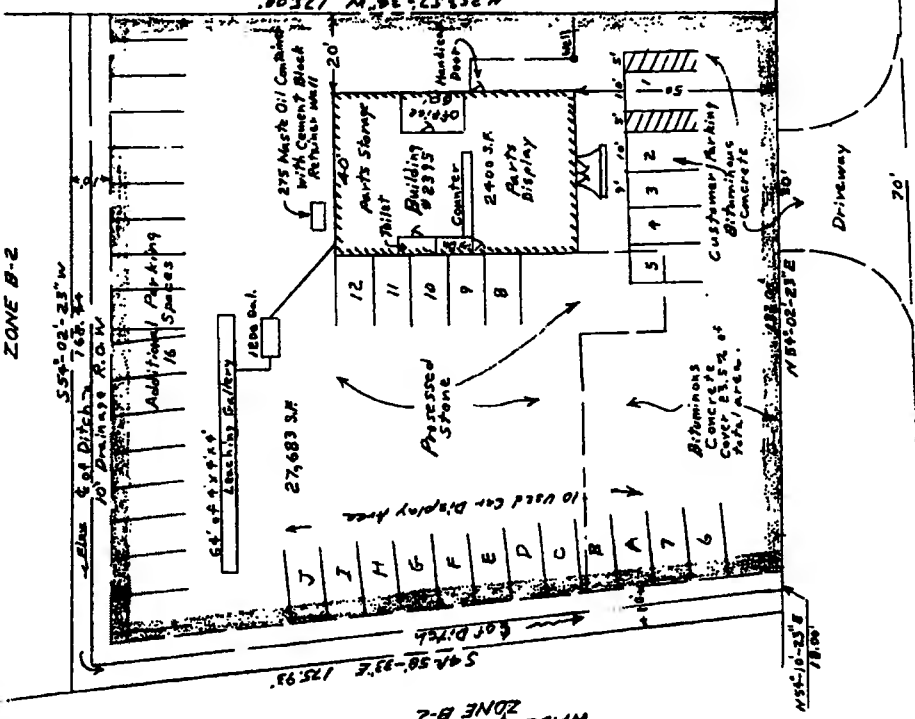
David A. Gibson
Attorney for 2395 Foxon Road LLC

DAG:lc
Enclosures

cc: Carol Zebb, No. Branford Town Planner
2395 Foxon Road LLC



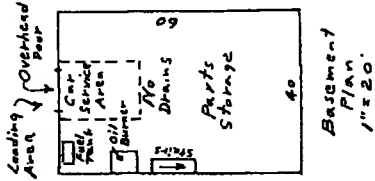
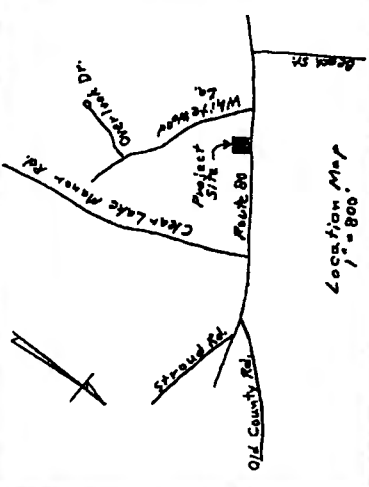
RETAIL PROPERTY ONE LLC
ZONE B-2



SHERYSAM REALTY LLC
ZONE B-2

WADE & SUMNER RICE
ZONE B-2

- Notes**
1. Zone is B-2
 2. Property is shown on Assessor's Map of Lot 67B.
 3. Spaces I and B are for handicaps.
 4. No used cars to be displayed in the building.
 5. Building covers 29,000 S.F.
 6. The paved area is 6,522 S.F. and the processed stone area is 19,790 S.F.
 7. There are no changes in the existing contours.
 8. Reference is made to a Site Plan for Commercial Stone & Office, Route 80, North Branford, Conn. dated Nov. 25, 1977, Scale 1" = 20', by Mr. Assoc. Bruce G. S. Property is in a Flood Zone, which is on 1/2" = 1" 20' chance flood plan.



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PLANNING &
ZONING DEPT.

SITE PLAN
FOR PROPERTY OWNED BY
2395 FOXON ROAD LLC
NORTH BRANFORD, CONN.
SCALE 1" = 20' FEB. 17, 2011
PREPARED BY ROBERT C. HART, P.E., P.L.S.
MADISON, CONN.

This map is an accurate
representation of the proposed
licensing area.
JOHN VOLPE

APPROVED SITE PLAN
PLANNING & ZONING COMMISSION



CHAIRMAN DATE

Referral 2.3: Town of Stratford

Subject: Proposed Zoning Regulations Amendments to strengthen the fence buffer requirement between commercial/industrial districts and residential districts

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 Stratford has proposed to replace Section 7.4.4 and Section 7.7.5. The new sections would state the following provision “ All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six (6) feet above finished grade except for the first twenty-five (25) feet from the front property line the height shall not exceed four (4) feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy and shall comply with Section 3.18 of the Zoning Regulations.

The existing regulations can be reviewed in the agenda packet, but the main changes include the addition of the RM District and the fence height being increased from five feet to six feet.

Communication: In researching this proposal, I spoke to the Planning Staff for Stratford and notified the adjacent municipalities in the South Central Region.

May 23, 2011

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

Gentlemen:

The following is referred to your Agency:

The Stratford Zoning Commission proposes to amend the Zoning Regulations to strengthen the fence buffer requirement between commercial/industrial districts and residential districts as identified in the attached document dated May 20, 2011.

This amendment will be heard at a public hearing of the Zoning Commission to be held Tuesday evening, July 19, 2011 at 7:00 P.M. in the Council Chamber, Town Hall.

Regards,



GARY LORENTSON
Planning & Zoning Administrator
ZONING COMMISSION

GL/ej

May 20, 2011

PROPOSED REVISIONS TO STRENGTHEN THE FENCE BUFFER REQUIREMENTS BETWEEN COMMERCIAL/INDUSTRIAL DISTRICTS AND RESIDENTIAL DISTRICTS.

DELETE EXISTING SECTION 7.4.4

All rear or side lot lines adjacent to RS Districts shall be fenced to a height of five feet above grade in such a manner as to obscure 50% or more of vision through any square foot of the fence; except for a distance of 20 feet from any street the height shall be reduced to two feet (Effective 10/21/86)

PROPOSED NEW SECTION 7.4.4

All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six (6) feet above finished grade except for the first twenty-five (25) feet from the front property line the height shall not exceed four (4) feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy and shall comply with Section 3.18 of the Zoning Regulations.

DELETE EXISTING SECTION 7.7.5

A fence at least five feet high (except for a distance of 20 feet from any street it shall be two feet high) and obscuring at least 50% of the vision through any square foot, shall be built on all property lines adjacent to an RS District. Failure to maintain such fence in good condition shall be a violation of these regulations.

PROPOSED NEW SECTION 7.7.5

All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six (6) feet above finished grade except for the first twenty-five (25) feet from the front property line the height shall not exceed four (4) feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy and shall comply with Section 3.18 of the Zoning Regulations.

The language below is proposed to be inserted into the following new Sections:

- 6.1.10 (c)**
- 6.2.11 (3)**
- 8.3 (d)**
- 9.2 (c)**
- 10.1.5 (f)**
- 10.2.2 (c)**

All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six (6) feet above finished grade except for the first twenty-five (25) feet from the front property line the height shall not exceed four (4) feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy and shall comply with Section 3.18 of the Zoning Regulations.



**RPC
Representatives**

Bethany:
Sharon Huxley

Branford:
Charles Andres

East Haven:
David Anderson

Guilford:
Peter Goletz

Hamden:
Robert Roscow

Madison:
Christopher
Traugh
(Secretary)

Meriden:
William Lake

Milford:
Susan Shaw

New Haven:
Karyn Gilvarg

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)

June 10, 2011

Paul Hongo
Town of East Haven
250 Main St.
East Haven CT. 06512

Re: Small Cities Community Development Block Grant for the Town of East Haven's Housing Rehabilitation Loan Program.

Dear Mr. Hongo:

The South Central Regional Planning Commission (RPC) is writing to indicate our support of the application by the Town of East Haven for a Small Cities Community Development Block Grant to continue to fund the Town's Housing Rehabilitation Loan fund. The success of the program can be seen in over 45 rehabilitations, for low to moderate income households completed since 2008.

By resolution, the RPC recommends that the Department of Community and Economic Development award the Town of East Haven a grant to continue to fund this important and successful program as the application proposal meets important housing goals identified in the South Central Regional Plan of Conservation and Development of providing a diverse and affordable housing stock.

Please contact us if we can provide any additional information.

Sincerely,

Peggy Rubens-Duhl

Chairwoman
Regional Planning Commission