



**RPC
Representatives**

Bethany:
Sharon Huxley

Branford:
Charles Andres

East Haven:
David Anderson

Guilford:
Peter Goletz

Hamden:
Robert Roscow

Madison:
Christopher Traugh
(Secretary)

Meriden:
Vacant

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, July 14, 2011 RPC Meeting, 5:15pm @ SCRCOG
Offices: 127 Washington Avenue, North Haven, CT 06473

1. Administration

1.1. Minutes of the June 9, 2011 RPC Meeting **Page: 1**

2. Statutory Referrals – July Action Items

2.1. City of New Haven: Proposed Zoning Regulation Amendments to the Setback Requirements in the West Rock PDD. Submitted by: City of New Haven. Received: June 13, 2011. Public Hearing: TBD **Page: 3**

2.2. Town of Branford: Proposed Zoning Map Amendment to delete a PDD and include an Access Management Overlay District. Submitted by: Town of Branford. Received: June 17, 2011. Public Hearing: July 21, 2011 **Page: 8**

2.3. Town of Southington: Proposed Zoning Regulations Amendments to Sections 12L and 2-19S to relax front yard setback requirements for structures on corner lots in residential zones. Submitted by: Town of Southington. Received: June 17, 2011. Public Hearing: August 2, 2011 **Page: 16**

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, June 9, 2011 Meeting

Present: Peggy Rubens-Duhl, Brian Cummings, Charles Andres, Sharon Huxley, David Anderson, Peter Goletz, Robert Roscow, Kevin J. DiAdamo, Carl Amento, Eugene Livshits, Cheryl Duey

1 Administration

- 1.1 Cheryl Duey gave a presentation pertaining to permitted and non-permitted uses on transmission right of way.
- 1.2 Minutes of the May 12, 2011 RPC meeting. Motion to accept the minutes as presented: Brian Cummings. Second: Peter Goletz. Vote: Unanimous. Abstain: David Anderson, Sharon Huxley

2 Statutory Referrals

- 2.1 Town of Orange: Proposed Zoning Regulation Amendments to re-establish the Office Park District

The staff recommendation was amended to state that the potential adverse impacts to the Long Island Sound include but are not limited to stormwater run-off and a potential increase in the intensity of development permitted. The original staff recommendation states that the potential adverse impacts to the Long Island Sound are due to stormwater run-off.

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. 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 including but not limited to stormwater run-off and the potential increase in the intensity of development permitted. 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. Motion to approve as amended: Chuck Andres. Second: Sharon Huxley. Vote: Unanimous.

- 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"

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: David Anderson. Second: Sharon Huxley. Vote: Unanimous.



- 2.3 Town of Stratford: Proposed Zoning Regulations Amendments to strengthen the fence buffer requirement between commercial/industrial districts and residential 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: Peggy Rubens-Duhl. Second: Peter Goletz. Vote: Unanimous.

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

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. Motion: Brian Cummings. Second: Sharon Huxley. Vote: Unanimous.

Motion to add items 2.5 from the Town of Prospect to the Regional Planning Commission's Agenda: Peter Goletz. Second: Brian Cummings. Vote: Unanimous

- 2.5 Town of Prospect: Proposed Zoning Regulation Amendments pertaining to Wind Energy Facility/Systems

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: Sharon Huxley. Second: David Anderson. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Sharon Huxley. Second: David Anderson. Vote: Unanimous.

Referral 2.1: City of New Haven

Subject: Proposed Zoning Regulation Amendments to the Setback Requirements in the West Rock PDD

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 has proposed Zoning Regulation Amendments to the West Rock Planned Development District in the City of New Haven. The amendments pertain to setback requirements and would reduce the side-yard requirement from 15 feet to 14 feet and a minimum horizontal distance would be reduced from 11 feet to 10 feet. The applicant states that the proposed setback requirements were in the approved Planned Development District Plan.

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



CITY OF NEW HAVEN

BOARD OF ALDERMEN
Office of Legislative Services

165 CHURCH STREET
NEW HAVEN, CONNECTICUT 06510
Tel. (203) 946-8371 - Fax. (203) 946-7476

June 9, 2011

Eugene Livshits
Regional Planner
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473

Dear Mr. Livshits:

I write pursuant to Sec. 8-7d(f) of the Connecticut General Statutes to inform you that the following item was received by the Board of Aldermen sitting as the Zoning Commission for the City of New Haven:

"From the Vice President of the Michaels Organization submitting a request to revise the approved West Rock PDD Zoning Table with regard to discrepancies of minimum side yard set-back distances and minimum horizontal distances between two buildings."

Enclosed for your convenience is a copy of this proposal.

Sincerely,


Albert Lucas, Director
Office of Legislative Services

AL/cp



THE Michaels ORGANIZATION

Together We Build Communities

www.themichaelsorg.com

Michaels Development Co.
 Interstate Realty Management Co., AMO®
 Michaels Military Housing
 Prestige Renovations
 Prestige Affordable Housing
 Equity Partners, LLC
 Continental Mortgage Corp.

May 24, 2011

ATLANTIC CITY (NJ)
 CHESTER (PA)
 CHICAGO (IL)
 DETROIT (MI)
 FT. WORTH (TX)
 IRVINE (CA)
 JACKSON (MS)
 JACKSONVILLE (FL)
 KANSAS CITY (MO)
 LODI (CA)
 LOS ANGELES (CA)
 NASHVILLE (TN)
 NEW HAVEN (CN)
 NEW ORLEANS (LA)
 ORLANDO (FL)
 PHILADELPHIA (PA)
 PITTSBURGH (PA)
 TAMAQUA (PA)
 TULSA (OK)
 TUPELO (MS)

The Honorable Carl Goldfield
 President, Board of Aldermen
 City of New Haven
 165 Church Street
 New Haven, CT 06510

RE: West Rock Redevelopment
 Planned Development District
 Yard Set Back Issues

Dear Alderman Goldfield:

In the course of reviewing building layout plans, we have discovered two discrepancies in the approved West Rock Planned Development District (PDD) Zoning Table. The first issue involves the side yard set-back distance. The zoning table included in the September 18, 2009 approval letter (attached) indicates a side yard setback of 15 ft and 0 ft for Duplex units. The actual setback dimensions provided for on the approved PDD plans for the homeownership duplex units is actually 14 ft. The original Homeownership Planned Development Unit (PDU) approval (from which the PDD was originally derived) indicated a 14 ft setback, and should have been the basis for the creation of the PDD. It should be noted that the underlying zone in this area has an even more restrictive 12 ft side yard set-back standard

The second issue involves the Minimum Horizontal Distance between Two Buildings dimension. The approved table indicates a minimum distance of 11 feet. The actual minimum distance between buildings as shown on the approved PDD plans is 10 ft.

To address these discrepancies, we request the following changes in the PDD zone table as follows:

- Minimum Side yard set-back from 15 ft and 0 ft for Duplex units to 14 ft and 0 ft.
- Minimum Horizontal Distance between Two Buildings from 11 ft to 10 ft.

We have included a revised PDD table for your consideration and possible adoption.

If you have any questions, please give me a call.

Regional Office
 719 Stratford Avenue
 Stratford, CT 06615
 Tel 203-870-9195
 Fax 203-870-9195

Sincerely,

 Peter Wood
 Vice President

West Rock Redevelopment
Planned Development District
Zoning Table

Zoning District - RM-1	Section	Standard (Permitted or Required)	Proposed
Use - Residential Single Family, Two-family, Multi-Family	13(a)(1)	Permitted by right	Permitted by right
Use - Community Center	12(b)(2)b	Special Exception	Special Exception
Use - Child Day Care	13(b)(3)(d)	Special Exception	Special Exception
Use - Parks, Passive Recreation, Playgrounds	12(b)(1)a	Permitted by right	Permitted by right
Use - Police Station	12(b)(1)b	Permitted by right	Permitted by right
Minimum Lot Area	13(a)(1)a	6,000 sq ft	2,400 sq ft
Minimum Average Lot Width	13(a)(1)b	50 ft	30 ft
Minimum Lot Area Per Standard Dwelling Unit	13(a)(1)c	3,500 sq ft	2,300 sq ft
Minimum Lot Area Per Elderly Dwelling Unit	13(a)(1)c	1,750 sq ft	1,750 sq ft
Maximum Building Coverage	13(a)(1)d	30% of lot area	40% of lot area
Maximum Building Height	13(a)(1)e	35 ft	35 ft
Minimum Front Yard	13(a)(1)f	20 ft	15 ft
Minimum Rear Yard	13(a)(1)f	25 ft	20 ft
Minimum Side Yard	13(a)(1)f	8ft one side 12ft other side	14 ft and 0ft for Duplex
Minimum Parking Count - Residential Housing - Rental	13(a)(1)g	1 space per dwelling unit	0.84 Spaces per dwelling unit off-street
Minimum Parking Count - Residential Housing - Homeownership	13(a)(1)g	1 space per dwelling unit	1 space per dwelling unit
Minimum Parking Count - Elderly Housing	13(a)(1)g	1/2 space per dwelling unit	1/2 space per dwelling unit
Minimum Parking Count - Brookside Management Building	12(b)(2)b	1 space per 4 occupants at capacity. Spaces within 300 ft of building	1 space per 4 occupants at capacity. Spaces within 300 ft of building
Minimum Parking Count - Rockview Community Building	12(b)(2)b	1 space per 4 occupants at capacity. Spaces within 300 ft of building	1 space per 4 occupants at capacity. Spaces within 300 ft of building
Minimum Horizontal Distance Between Two Buildings (4 or More Dwelling Units)	22(c)(5)a	50 ft	10 ft
Minimum Horizontal Distance Between Two Buildings in Single Ownership	23(b)(1)a	1.5 ft for each foot of avg. height 25 ft legs on sight triangle 2.5 ft to 10 ft In height	10 ft 25 ft legs on sight triangle 2.5 ft to 10 ft in height
Minimum Corner Visibility	28		
Minimum Parking Space Size	29(b)	180 sq ft	180 sq ft
Minimum Open Space - Residential Housing - Rental	65(a)(4)	250 sq ft per dwelling unit	1390 sq ft per dwelling unit
Minimum Open Space - Residential Housing - Homeownership	65(a)(4)	250 sq ft per dwelling unit	525 sq ft per dwelling unit
Minimum Open Space - Elderly Housing	65(a)(4)	125 sq ft per dwelling unit	125 sq ft per dwelling unit

**West Rock Redevelopment
Planned Development District
Zoning Table**

Zoning District - RM-1	Section	Standard (Permitted or Required)	Proposed
Use - Residential Single Family, Two-family, Multi-Family	13(a)(1)	Permitted by right	Permitted by right
Use - Community Center	12(b)(2)b	Special Exception	Special Exception
Use - Child Day Care	13(b)(3)(d)	Special Exception	Special Exception
Use - Parks, Passive Recreation, Playgrounds	12(b)(1)a	Permitted by right	Permitted by right
Use - Police Station	12(b)(1)b	Permitted by right	Permitted by right
Minimum Lot Area	13(a)(1)a	6,000 sq ft	2,400 sq ft
Minimum Average Lot Width	13(a)(1)b	50 ft	30 ft
Minimum Lot Area Per Standard Dwelling Unit	13(a)(1)c	3,500 sq ft	2,300 sq ft
Minimum Lot Area Per Elderly Dwelling Unit	13(a)(1)c	1,750 sq ft	1,750 sq ft
Maximum Building Coverage	13(a)(1)d	30% of lot area	40% of lot area
Maximum Building Height	13(a)(1)e	35 ft	35 ft
Minimum Front Yard	13(a)(1)f	20 ft	15 ft
Minimum Rear Yard	13(a)(1)f	25 ft	20 ft
Minimum Side Yard	13(a)(1)f	8ft one side 12ft other side	15 ft and 0ft for Duplex
Minimum Parking Count - Residential Housing - Rental	13(a)(1)g	1 space per dwelling unit	0.84 Spaces per dwelling unit off-street
Minimum Parking Count - Residential Housing - Homeownership	13(a)(1)g	1 space per dwelling unit	1 space per dwelling unit
Minimum Parking Count - Elderly Housing	13(a)(1)g	1/2 space per dwelling unit	1/2 space per dwelling unit
Minimum Parking Count - Brookside Management Building	12(b)(2)b	1 space per 4 occupants at capacity. Spaces within 300 ft of building	1 space per 4 occupants at capacity. Spaces within 300 ft of building
Minimum Parking Count - Rockview Community Building	12(b)(2)b	1 space per 4 occupants at capacity. Spaces within 300 ft of building	1 space per 4 occupants at capacity. Spaces within 300 ft of building
Minimum Horizontal Distance Between Two Buildings (4 or More Dwelling Units)	22(c)(5)a	50 ft	11 ft
Minimum Horizontal Distance Between Two Buildings In Single Ownership	23(b)(1)a	1.5 ft for each foot of avg. height 25 ft legs on sight triangle 2.5 ft to 10 ft	11 ft 25 ft legs on sight triangle 2.5 ft to 10 ft in height
Minimum Corner Visibility	28	In height	height
Minimum Parking Space Size	29(b)	180 sq ft	180 sq ft
Minimum Open Space - Residential Housing - Rental	65(a)(4)	250 sq ft per dwelling unit	1390 sq ft per dwelling unit
Minimum Open Space - Residential Housing - Homeownership	65(a)(4)	250 sq ft per dwelling unit	525 sq ft per dwelling unit
Minimum Open Space - Elderly Housing	65(a)(4)	125 sq ft per dwelling unit	125 sq ft per dwelling unit

Referral 2.2: Town of Branford

Subject: Proposed Zoning Map Amendment to delete a PDD and include an Access Management Overlay District

Staff Recommendation: The proposed Zoning Map Amendments do not appear to cause any negative inter-municipal impacts nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The Town of Branford has submitted proposed Zoning Map Amendments to include the Access Management Overlay District and delete a Planned Development District (PDD). The amendments correspond with the Town's 2011 Zoning Regulations, which included the new Access Management District. The PDD is proposed to be deleted due to the expiration of the time period to begin the work associated with the district being approved. The Access Management District would be located along U.S Route from the East Haven town line to the Guilford town line.

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

Please mail to:

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

RPC Referral Submission Form

South Central CT Regional Planning Commission

1.) General Information:

Date Sent: JUNE 15, 2011

Subject: 2011 ZONING MAP REVISION

Applicant Name: PLANNING & ZONING COMMISSION

Property Address (if applicable): _____

Town/City: TOWN OF BRANFORD

Referral is from a private individual

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

Public Hearing Date: JULY 21, 2011

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: ZONING MAP

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: RICHARD STORCKER

Telephone Number: 203-488-1255

E-mail Address: RStorcker@Branford-ct.gov

Comments: _____

Questions: (203) 234-7555 South Central Regional Council of Governments | <http://www.scrkog.org>

The **2011 Zoning Map** corresponds with the new **2011 Zoning Regulation** adopted and effective **June 1, 2011**.

The key changes to the Zoning Map include the inclusion of the *new* **Access Management Overlay District** which is intended to reduce traffic accidents, personal injury, and property damage attributable to poorly designed access systems, and to improve the safety and overall operation of U.S. Route 1. The **Access Management Overlay District** extends the entire length of US1 from the East Haven town border to Guilford town border. (*see attached map and district regulations*)

SECTION 5.3

5.3 ACCESS MANAGEMENT DISTRICT.

5.3.A Purpose.

1. This District is established to implement the access management objectives of Branford identified in the "U.S. Route 1 / North Main Street Access Management Plan" dated June 2008.
2. The goal of this Section is to reduce traffic accidents, personal injury, and property damage attributable to poorly designed access systems, and to improve the safety and operation of U.S. Route 1.
3. This will protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures.
4. This Section also serves to further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems.

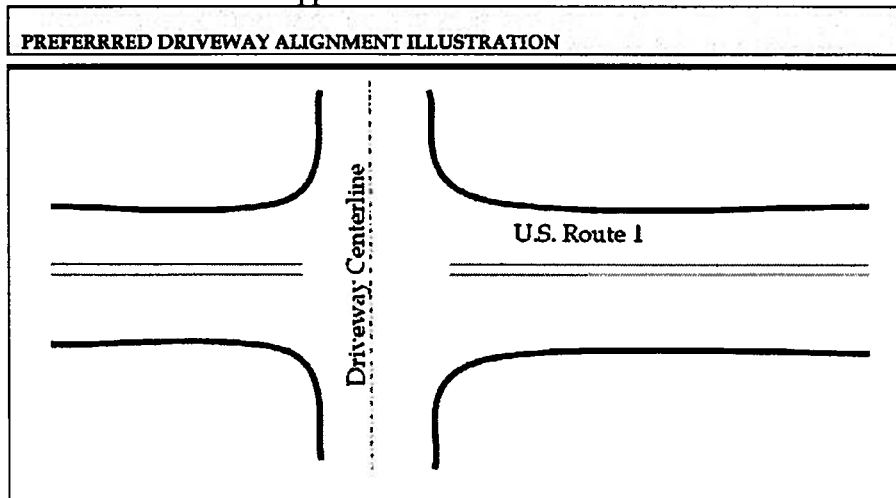
5.3.B General.

1. The use of land, buildings and other structures within the Access Management Overlay District shall be established and conducted in conformity with the underlying zoning classification, subject to the additional requirements of this Section.
2. No application for a Zoning Permit shall be approved by the Zoning Enforcement Officer and no Zoning Permit or Certificate of Zoning Compliance shall be issued by him until he has made a determination and certifies in writing that such use or structure has been reviewed and approved as provided for below.

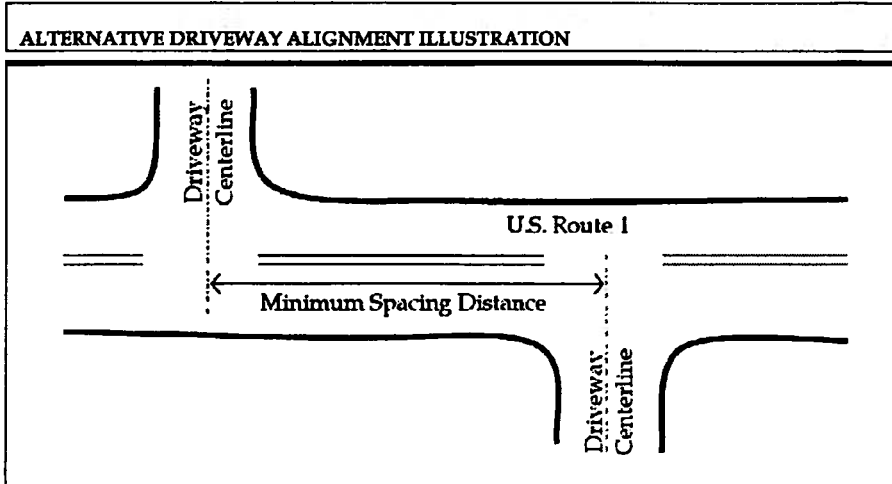
5.3.C Design.

1. Driveway Offsets.

- (1) Where feasible, new driveways shall be aligned with existing driveways or streets on the opposite side of U.S. Route 1



- (2) If such alignment is not feasible, new driveways shall be offset from existing driveways or streets a minimum of 250 feet along arterials or thoroughfares, and 150 feet along collector streets.



(3) Greater offsets may be required in accordance with the findings and recommendations of a traffic impact study.

2. Driveway Spacing Standards.

- (1) The minimum spacing between driveways and street intersections and between separate driveways without traffic lights shall be determined based upon the posted speed limit of U.S. Route 1 at the point where the driveway is located.
- (2) The following driveway spacing guidelines shall be measured from the centerlines of the driveways or street right-of-way:

MINIMUM DRIVEWAY SPACING NEEDED TO	POSTED SPEED LIMIT	
	35 MPH	45 MPH
PREVENT RIGHT TURN OVERLAP CONFLICT	100 feet	300 feet
MAINTAIN THROUGH TRAFFIC WITHIN 15 PERCENT OF POSTED SPEED LIMIT	375 feet	700 feet
PROVIDE MAXIMUM EGRESS CAPACITY AT CURB CUTS	320 feet	860 feet

(3) The location of a new driveway should generally be designed to maximize driveway spacing and separation distance. The Commission may approve shorter distances if it finds that such distances will adequately protect public safety and are reasonable in light of the specific development proposal for the property.

5.3.D Shared and Cross Access.

- 1. Adjacent commercial or office properties classified as major traffic generators (i.e., uses that generate more than 30 peak hour trips, as cited in the Institution of Transportation Engineers' (ITE) trip generation tables) shall, where possible, provide a Shared Access Drive and Pedestrian Access to allow circulation between sites.

SECTION
5
 SPECIAL DISTRICTS

SECTION 5.3

2. For new commercial retail and service uses, a system of shared use driveways and cross access easements shall be established wherever feasible and shall incorporate the following:
 - (1) A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.
 - (2) A design speed of 10 mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;
 - (3) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive;
 - (4) A Unified Access and Circulation System Plan for coordinated or shared parking areas is encouraged.
3. Pursuant to this Section, property owners shall:
 - (1) Record an easement with the deed allowing cross access to and from other properties served by the shared use driveways and cross access or service drive;
 - (2) Pre-existing driveways will be closed and eliminated after construction of the shared-use driveway;
 - (3) Record a shared maintenance agreement with the deed defining maintenance responsibilities of property owners.
 - (4) The Commission may modify or waive the requirements of this Section where the characteristics or layout of abutting properties would make a development of a unified or shared access and circulation system impractical.

5.3.E Requirements for Phased Development Plans.

1. In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and composed of more than one (1) building site shall be reviewed as single properties in relation to the access standards of this ordinance.
2. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage.
3. Driveways shall be designed to avoid queuing across surrounding parking and driving aisles and pedestrian ways and sidewalks.

5.3.F Temporary Access.

1. The Planning Commission may approve temporary driveways on U.S. Route 1 as part of a site plan approval where continuation of shared access is not currently feasible, but is anticipated to be constructed within the next five (5) years.
2. A performance guarantee shall be submitted by the applicant to ensure closure and removal of the temporary access when the new shared access is constructed.

5.3.G Nonconforming Access Features.

Legal access connections in place as of the date of adoption of this regulation that do not conform to the standards herein are considered nonconforming and shall be brought into compliance with applicable standards under the following conditions:

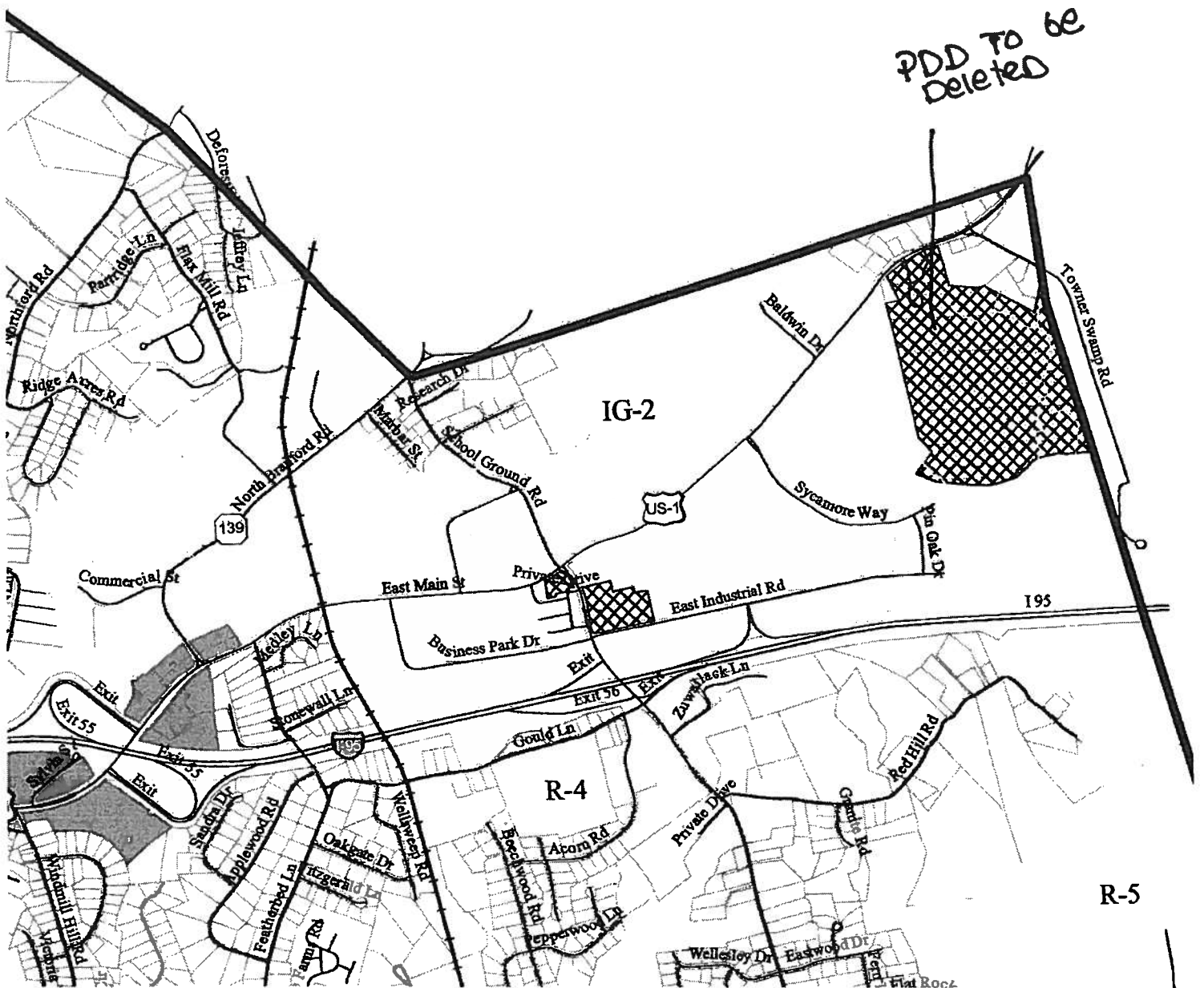
1. When new access or modified accesses to public rights-of-way and/or access permits are requested;
2. Change in use or enlargements or improvements that will increase trip generation, as cited in the Institution of Transportation Engineers' (ITE) trip generation tables).

The **2011 Zoning Map** corresponds with the new **2011 Zoning Regulation** adopted and effective **June 1, 2011**.

The key changes to the Zoning Map include the inclusion of the *new* **Access Management Overlay District** which is intended to reduce traffic accidents, personal injury, and property damage attributable to poorly designed access systems, and to improve the safety and overall operation of U.S. Route 1. The **Access Management Overlay District** extends the entire length of US1 from the East Haven town border to Guilford town border. (*see attached map and district regulations*)

Deletion of Planned Development District (PDD) located contiguous to the Guilford town border (within 500 feet). The PDD is being deleted due to expiration of time period to start work.

Zoning Map Branford, CT



Referral 2.3: Town of Southington

Subject: Proposed Zoning Regulations Amendments to Sections 2-12L and 2-19S to relax front yard setback requirements for structures on corner lots in residential zones

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 submitted proposed Zoning Regulation Amendments to Section 2-12L and 2-19S (definitions) of the Zoning Regulations. The intent of the amendments is to relax front yard setback requirements for structures on corner lots in residential zones. Section 2-12 (L) is the definition of “Lot, Corner” and Section 2-19 (S) is the definition of “Structure”. The definition of “Lot, Corner” has been amended to include the following “The “primary front yard” (as depicted in the illustration) of a corner lot is defined as that side of the lot which the front door is positioned”. The amendment to “Structure” included the following provision “In a residentially zoned corner lot, walls and fences may be erected on the secondary front yard with a setback distance of ½ the published front yard setback. All other structures must use and conform to standard published setbacks as outlined in the zoning regulations”.

Communication: In researching this proposal, I notified the adjacent municipalities in the South Central Region.

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHINGTON, CONNECTICUT 06489

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

Certified Mail, Return Receipt Requested #7010 2780 0000 3479 6855

June 16, 2011

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

RE: Proposed Zoning Regulation Amendment – Sections 2-12 L and 2-19 S

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, enclosed please find a copy of proposed revisions to Sections 2-12 L and 2-19S of the Southington Zoning Regulations (ZA #559). This matter will be the subject of a public hearing at the August 2, 2011 Planning and Zoning Commission meeting.

The proposed revisions are intended to relax front yard setback requirements for structures on corner lots in residential zones.

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 #559\referral letter.doc

Please mail to:

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

RPC Referral Submission Form

South Central CT Regional Planning Commission

1.) General Information:

Date Sent: 6/14/11

Subject: _____

Applicant Name: Town of Southington

Property Address (if applicable): _____

Town/City: Southington, CT

- Referral is from a private individual
- Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: August 2, 2011

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 (ZA# 559)
- 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 Savage Dunham

Telephone Number: 860-276-6248

E-mail Address: savage m @ southington. org

Comments: _____

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

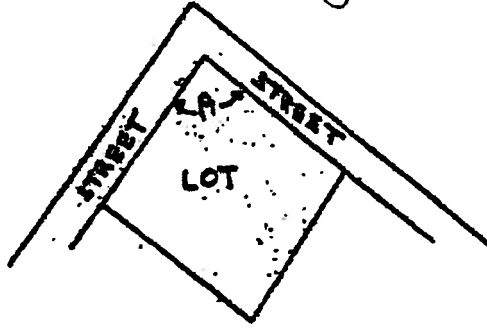
2-12 L

LOT, CORNER - A lot of which two adjacent sides face a street or streets so that the interior angle of the intersection is not more than 120 degrees, provided that the corner of any such intersection is not rounded by a curve having a centerline radius of greater than 150 feet. *The "primary front yard" (as depicted in the illustration) of a corner lot is defined as that side of the lot which the front door is positioned.* See the following for corner lot illustration.

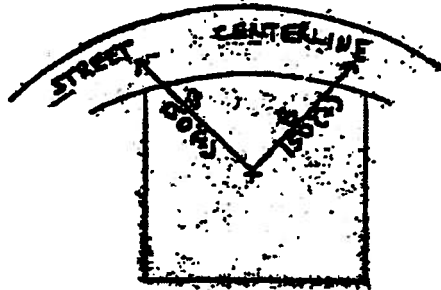
2-19 S

STRUCTURE - Anything constructed or erected which requires location on the ground or attachment to something having location on the ground, including foundations and signs. In any zone, walls and fences, except those less than four feet in height and located in a front yard or less than seven feet in height and located in a rear or side yard, shall be classified as structures, and with regard to their erection and maintenance, shall be subject to the same rules and regulations herein contained for other structures. In a rear lot, walls and fences less than seven feet in height and located in the front yard of the rear lot, shall be exempt from classification as a structure. *In a residentially zoned corner lot, walls and fences may be erected on the secondary front yard with a setback distance of 1/2 the published front yard setback. All other structures must use and conform to standard published setbacks as outlined in the zoning regulations.*

Existing Illustration



If "A" is 120° or less then lot is a corner lot, unless



Radius of "B" is 150' or more, in which case the lot is still considered conventional.

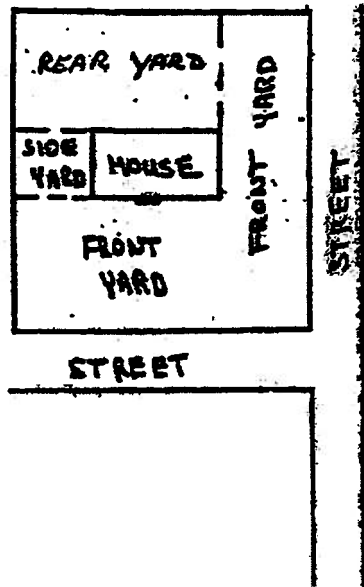
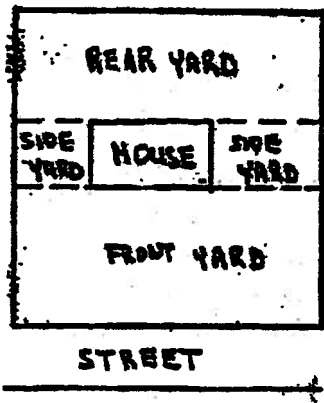
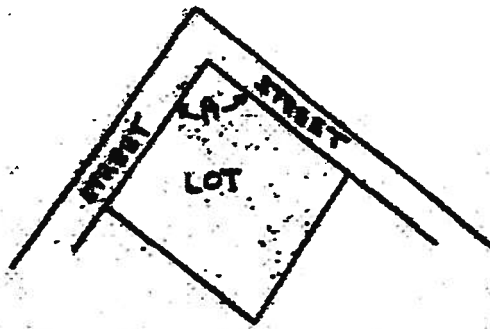
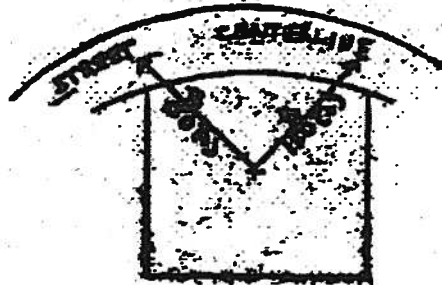


ILLUSTRATION
SECTION 2-12 L

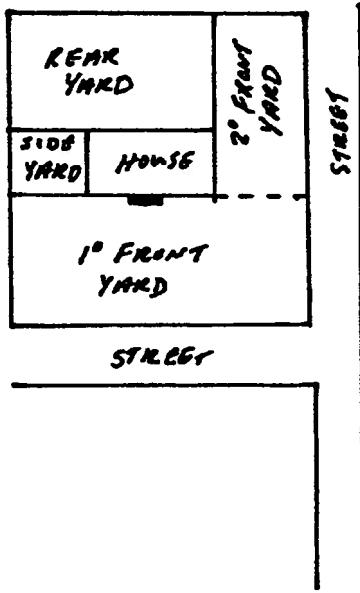
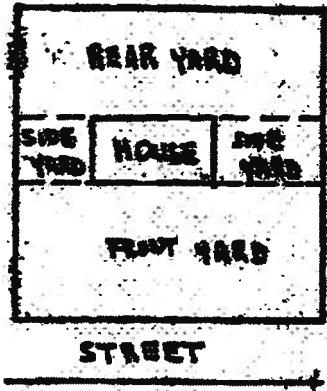
Proposed Illustration



If "A" is 120° or less then lot is a corner lot, unless



radius of "B" is 150' or more, in which case the lot is still considered conventional.



New
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Content

ILLUSTRATION SECTION 2-12 L