

SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission

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**RPC  
Representatives**

**Bethany:**  
Michael Calhoun

**Branford:**  
Charles Andres

**East Haven:**  
Vacant

**Guilford:**  
Vacant

**Hamden:**  
Ryszard Szczypek

**Madison:**  
Christopher Traugh  
(Chair)

**Meriden:**  
David White

**Milford:**  
Benjamin Gettinger

**New Haven:**  
Kevin DiAdamo  
(Vice Chair)

**North Branford:**  
Douglas Combs

**North Haven:**  
James Giulietti

**Orange:**  
Paul Kaplan

**Wallingford:**  
Vacant

**West Haven:**  
Christopher Suggs

**Woodbridge:**  
Peggy Rubens-Duhl

**AGENDA**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Agenda for Thursday, March 13, 2014 RPC Meeting, 5:15pm @ SCRCOG  
Offices: 127 Washington Avenue, North Haven, CT 06473

**1. Administration**

1.1. Minutes of the November 14, 2013 RPC Meeting 1

**2. March Action Items**

2.1. Town of Clinton: Proposed Zoning Regulation Amendments pertaining to Farms and Farming Operations, specifically Section 1.4, Section 3, Section 26.4, and Schedule 24. Submitted by: Private Applicant. Received: February 27, 2014. 3  
Public Hearing: March 3, 2014 (requested public comment period be extended).

2.2. Town of Branford: Small Cities Community Development Block Grant application. 8

**3. Other Business**

3.1. Election of Officers 9

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

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Minutes for Thursday, November 14, 2013 Meeting

**Present:** Christopher Traugh, Kevin DiAdamo (arrived during Referral 2.2), Charles Andres, Richard Szczypek, Douglas Combs, James Giuliatti, Christopher Suggs (until conclusion of Referral 2.4), Eugene Livshits

**1 Administration**

*1.1 Minutes of the September 12, 2013 RPC meeting.*

Motion to accept minutes as presented: Mark Bender. Second: David White. Vote: Unanimous. Abstain: Richard Szczypek.

*1.2 Minutes of the October 10, 2013 RPC meeting.*

Motion to accept minutes as presented: Richard Szczypek. Second: Charles Andres. Vote: Unanimous. Abstain: Mark Bender, Peggy Rubens-Duhl, Michael Calhoun.

**2 Statutory Referrals**

*2.1 Town of Seymour: Proposed Zoning Regulation Amendments regarding Garden Apartments, Town Houses, and Two-Family Dwellings*

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Richard Szczypek. Vote: Majority. Oppose: Douglas Combs

*2.2 City of New Haven: Proposed Zoning Map Amendment*

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Mark Bender. Vote: Majority. Oppose: Richard Szczypek

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*2.3 Town of Madison: Proposed Amendments to Section 3.4 and Section 19*

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Peggy Rubens-Duhl. Second: Christopher Suggs. Vote: Unanimous.

*2.4 City of North Haven: Proposed Zoning Regulation Amendment to Section 5.1.1.32*

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Peggy Rubens-Duhl. Second: Christopher Suggs. Vote: Unanimous. Abstain: James Giulietti

Motion to add Cheshire Referral to the RPC Agenda: Mark Bender. Second: David White. Vote: Unanimous.

*2.5 Town of Cheshire: Proposed Amendments to Section 45A.1.2 and 45A.4 (Special Adaptive Reuse Development District)*

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Mark Bender. Second: Richard Szczypek. Vote: Unanimous.

Motion to add Milford Referral to the RPC Agenda: Michael Calhoun. Second: Christopher Traugh. Vote: Unanimous.

*2.6 City of Milford: Proposed Amendments to Article XI (Definitions), Special Event/Temporary Tents, and Section 3.1.3.4 (The Keeping of Domestic Poultry)*

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: David White. Second: Michael Calhoun. Vote: Unanimous.

Motion to Adjourn: Charles Andres. Second: Mark Bender. Vote: Unanimous.

## **Referral 2.1: Town of Clinton**

### **Subject:**

Proposed Zoning Regulation Amendments regarding Farms and Farming Operations, specifically Section 1.4, Section 3, Section 26.4, and Schedule 24.

### **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 any impacts to the habitat or ecosystem of the Long Island Sound.

### **Background:**

A private applicant in the Town of Clinton has proposed zoning regulation amendments to Section 1.4, *Purpose*, Section 3, *Definitions*, Section 26.4, *Farming Operations* (new section), and Schedule 24, *Uses by District*. In Section 1, language regarding the promotion of agricultural businesses and farm operations is proposed to be added to the purpose statement. The proposed amendment to Section 3 adds a definition for “aquaculture” and revises the definition of “farm.” The private applicant proposes to add Section 26.4, *Farming Operations*, to the zoning regulations. Farms are required to provide the zoning enforcement officer with reports of inspection from the Fire Marshal, CT DEEP (when applicable), State or Local Health Department, and the CT Department of Agriculture (commenting on compliance with generally accepted agricultural practices as defined by the Department). Farms are defined as properties of at least three acres. The production, processing, preparation, or storage of compost, mulch, or other bio mass products must adhere to the setbacks for the applicable zone and be at least one hundred feet from any well or water body from which water is used for human consumption. The proposed amendment revises Section 24.1.44 to differentiate *Nurseries, farms, and commercial greenhouses* from *Farm Stands*. Nurseries, farms, and commercial greenhouses are permitted in the R-80 zone and are allowed by special exception in all other residential zones.

The Town of Clinton is adjacent to the following municipality in the South Central Region:  
Madison.

### **Communication:**

In researching this proposal, I notified the adjacent municipality in the South Central Region.



**SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS**

*Planning for Our Region's Future*

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Bethany Branford East Haven Guilford Hamden Madison Meriden Milford  
New Haven North Branford North Haven Orange Wallingford West Haven Woodbridge

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Carl J. Amento, Executive Director

Julie Pudem  
Planning and Zoning Commission  
54 East Main Street  
Clinton, CT 06413

**Re: Public Hearing Extension Request: AR 13-234**

Dear Ms. Pudem:

Thank you for submitting the zoning regulation amendments. The referral (revised from previous submittal) was received on February 27, 2014. The next South Central Regional Planning Commission meeting is scheduled for March 13, 2014.

The public hearing on the item is scheduled for March 3, 2014 prior to the South Central Regional Planning Commission meeting. Please consider extending the public hearing to allow the South Central Regional Planning Commission to review the revised language to AR 13-234.

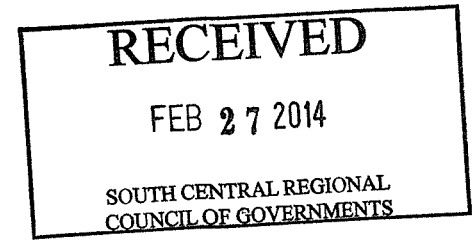
Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Eugene Livshits".

Eugene Livshits

PETITION TO AMEND  
ZONING REGULATIONS  
FEBRUARY 26, 2014



Applicant: Jeffrey M. Cashman and Patricia Cashman  
66 River Road, Clinton, CT 06413  
(860) 391-5696

Agent: Edward M. Cassella  
29 Elm Street  
Old Saybrook, CT 06475  
(860) 388-3456  
ecassella@cclawos.com

The applicants hereby petition the Planning and Zoning Commission to adopt the following changes to the zoning regulations.

1. Add the following to Section 1.4:

Section 1.4            Purpose

Add the following in last line of Section 1.4 after the phrase...to conserve and improve the appearance and character of the town, the following:

“and to promote the economic and operational viability of agricultural businesses, farm operations, farmland protection, and maintaining community character”; to take into account relevant standards established under State law that regulate farm operations.

2. Add the following to Section 3

(A) 3.2.5 Agriculture: See “Farming.”

(B) 3.2.6 Aquaculture: “The farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under Chapter 124.”

(C) Re-number 3.2.5, 3.2.6 and 3.2.7 to 3.2.7, 3.2.8, and 3.2.9

- (D) Add the following sub-paragraphs to Section 3.7.5
3. Replace the following for 3.7.5

(E) 3.7.5 Farm Except as otherwise provided herein, the term “farming” shall be defined as stated in Connecticut General Statutes Section 1-1(q); however, specifically excluded from the definition of farming will be commercial piggeries, livery stables and the raising of fur-bearing animals for their pelts.

4. Add new Section 26.4 Farming Operations. The following standards shall apply to Farms and Farming as those terms are defined herein.

26.4.1 This section governs, without limitation, the following: the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of agricultural and horticultural commodities, crops, livestock and livestock products as a commercial enterprise, including field crops, maple sap, Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.

26.4.2 Farming shall include, without limitation, the on-farm processing, mixing, handling, marketing or sale of organic matter that is produced by such farm operation, and the on-farm processing, mixing, handling, marketing and sale of off-farm generated organic matter that is transported to such farm operation and is necessary to convert into compost, mulch or other biomass products that can be used as soil enhancers or supplements. For the purposes of this section, organic mulches are leaves, grass clippings, peat moss, wood chips and woodchip mulch; bark chips, straw mulch / field hay / salt hay.

26.4.3 Except as otherwise provided herein, the keeping of livestock shall adhere to the provisions of Section 26.1(h).

26.4.4 Farms are required to provide to the Zoning Enforcement Officer the following information:

- (1) Report of inspection by the Fire Marshal.
- (2) To the extent required, report of inspection by the Department of Energy and Environmental Protection.
- (3) Report of inspection from the Connecticut Department of Agriculture, as to whether the Farm is in compliance with generally accepted

agricultural practices are defined by the Department of Agriculture as methods of managing a farm operation that do not violate federal, state, or local laws; damage public health or safety and welfare; and that are customary in the agricultural industry.

(4) Report of inspection from the State or Local Health Department.

5. 26.4.6 Farms shall meet the following standards:

(1) Farms shall be limited to properties containing at least three (3) acres of land.

(2) Any production, processing, preparation or storage of horticultural commodities including compost, mulch, manure or other bio-mass products shall adhere to the legal setbacks for the appropriate zones for any residential property and one hundred (100') feet from any well or water body from which water is taken for human consumption.

(3) There shall be not preparation or processing of compost, mulch or manure on Sundays and such preparation or processing shall be done between 7 a.m. and 10 p.m.

6. Add the following to Schedule 24. Schedule of Uses by District

Section 24.1.44 – Nurseries, fruit, vegetable or farm stands; farms; and commercial green houses. See Section 26.1.4 (g).

(a) Farm Stand less than 100 s.f.

R-80	R-60	R-40	R-30	R-20	R-15	R-10
P	P	P	P	P	P	P

(b) Farm Stand more than 100 s.f.

R-80	R-60	R-40	R-30	R-20	R-15	R-10
SE	SE	SE	SE	SE	SE	SE

(c) Nurseries, farms and commercial green houses

R-80	R-60	R-40	R-30	R-20	R-15	R-10
P	SE	SE	SE	SE	SE	SE



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Peggy Rubens-Duhl

March 14, 2014

Jose Giner  
1019 Main Street  
Branford, CT 06405

Dear Mr. Giner:

The South Central Connecticut Regional Planning Commission is writing to indicate our strong support of the application by the Town of Branford for 2014 Small Cities Community Development Block Grant funding for renovations and improvements to the Branford Housing Authority's Parkside Village I and II. The renovations and improvements are related to paving replacement, new site lighting and emergency power for the Common Room at Parkside Village I and II. The two complexes exclusively serve elderly and disabled residents.

By resolution, the RPC recommends that the Department of Community and Economic Development award the Town of Branford a grant to fund renovations and improvements to Parkside Village I and II. The proposal is consistent and 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 if you would like any additional information.

Sincerely,

Christopher Traugh  
*Chairman, Regional Planning Commission*

## **Memorandum**

TO: Regional Planning Commission

FROM: Nominating Committee:

DATE: March 6, 2014

**SUBJECT: Nominations for Officers and Executive Committee Members**

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The Regional Planning Commission Nominating Committee has nominated the following members as Officers and Executive Committee Members for your consideration. Please note that the proposed Officers also serve on the Executive Committee.

Chairman: Kevin DiAdamo  
Vice Chairman: Douglas Combs  
Secretary: James Giulietti

Executive Committee:

Kevin DiAdamo  
Douglas Combs  
James Giulietti  
Christopher Suggs  
Charles Andres  
Peggy Rubens-Duhl  
Christopher Traugh