

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, July 10, 2014 Meeting

Present: Kevin DiAdamo, Christopher Traugh, Christopher Suggs, Michael Calhoun, James Giulietti, Charles Andres, Eugene Livshits

1 Administration

1.1 Minutes of the June 12, 2014 RPC meeting.

Motion to accept the minutes as presented: Christopher Traugh. Second: Michael Calhoun. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Berlin: Proposed Zoning Regulation Amendments pertaining to Housing for Elderly Persons

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: Christopher Traugh. Second: Michael Calhoun. Vote: Unanimous. Abstain: James Giulietti

2.2 Town of Wallingford: Proposed Zoning Regulation Amendments pertaining to keeping of dwarf/pygmy goats in RU Zones

During the discussion it was determined that it would be appropriate to add a statement pertaining to inter-municipal impact to the staff recommendation. The staff recommendation was accordingly amended based on the consensus of the commission members that there were no negative inter-municipal impacts.

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. The Planning and Zoning Commission may want to consider further clarification for adequate shelter and physical structure as related to the proposed amendments.

Motion to accept as amended: Charles Andres. Second: Christopher Suggs. Vote: Unanimous.

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

2.3 Town of Stratford: Proposed Zoning Regulation Amendments pertaining to the Location of Places for Medical Marijuana and Production Facilities

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 to accept as amended: Michael Calhoun. Second: Christopher Suggs. Vote: Unanimous.

2.4 Town of Bethany: Proposed Zoning Regulation Amendment to repeal Section 9A- Housing Opportunity Development

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: Christopher Traugh. Second: Christopher Suggs. Vote: Unanimous.

2.5 Town of Madison: Proposed Zoning Regulation Amendment to extend the moratorium on Medical Marijuana Dispensaries and Producers

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: James Giulietti. Second: Christopher Suggs. Vote: Unanimous.

2.6 Town of Southington: Proposed Zoning Regulation Amendments pertaining to Internally Illuminated Signs and Temporary A-Frame Signs

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: Michael Calhoun. Second: Christopher Suggs. Vote: Unanimous.

2.7 Town of Southington: Proposed Zoning Regulation Amendments to Sections 12-01.1 F and J

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: Kevin DiAdamo. Second: Michael Calhoun. Vote: Unanimous.

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

2.8 *City of West Haven: Proposed Zoning Regulation Amendment to Table 39.2, Summary of Uses in Commercial, Mixed Use, Industrial and Other Districts*

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: Christopher Traugh. Second: James Giulietti. Vote: Unanimous.

3 Other Business

David Fink from the Partnership for Strong Communities was invited as a guest speaker during the July RPC meeting to discuss affordable housing, including the HOMEConnecticut Program.

Motion to Adjourn: Kevin DiAdamo. Second: Christopher Suggs. Vote: Unanimous.

Referral 2.1: Town of Wallingford

Subject:

Proposed Zoning Regulation Amendments pertaining to a Rental Housing Opportunity District (RHOD)

Background:

A private applicant in the Town of Wallingford has submitted Proposed Zoning Regulation Amendments, and a related zoning map amendment, pertaining to the Rental Housing Opportunity District (RHOD), Section 4.23. The purpose of the RHOD is to promote the development of affordable rental housing and to establish related standards. The following uses would be permitted in the RHOD, subject to site plan approval: (1) Residential rental dwelling units in new or existing buildings and (2) one sign identifying the community. Application for an RHOD must be accompanied by an existing site conditions map, site plan, and architectural plans. The following is a selection of the standards and requirements that apply to any development in an RHOD. The complete description of standards and requirements can be found in the background section of this agenda packet.

- *Minimum Parcel Size:* 2.5 acres (maximum is 3.0 acres)
- *Parcel Frontage:* at least 50 feet of frontage on Woodhouse Avenue¹
- *Maximum Density for Rental Apartment Units:* 15 units per gross acre
- *Maximum Building Coverage:* no more than 20% of the gross area of the site
- *Parking:* shall conform with Section 6.11
- *Minimum Setbacks:* Front – 25 feet, Side – 12 feet, Rear – 30 feet
- *Maximum Building Height:* 40 feet
- *Storm Drainage:* shall be designed and constructed in accord with Town Standards

The RHOD Section also includes requirements related to the construction quality of the dwelling units, the calculation of the maximum monthly payment for the dwelling units, and the advertising of the dwelling units. The application for the RHOD must include both an Affordability Plan and an Affirmative Fair Housing Marketing Plan.

¹ Woodhouse Avenue, or State Highway 150, has endpoints in Wallingford and North Branford.

Referral 2.1: Town of Wallingford

Background (continued):

The submitted zoning map amendment would change the zone of 88 Woodhouse Avenue and 58 (a/k/a 88; a/k/a “No number”) Woodhouse Avenue from R-18 to RHOD. These parcels are not within 500 feet of a municipality in the South Central Region.

Wallingford is adjacent to the following municipalities in the South Central Region: Meriden, Hamden, North Haven, and North Branford.

Communication:

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

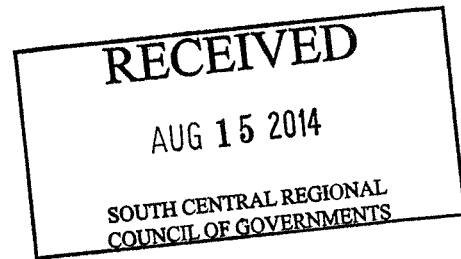
**WALLINGFORD PLANNING AND ZONING COMMISSION
INTER TOWN/CITY/AGENCY REFERRAL
NOTICE OF PROPOSED DEVELOPMENT**

APPLICATION: #503-14 & #504-14

DATE OF SUBMISSION: August 8, 2014

DATE OF RECEIPT: August 11, 2014

SCHEDULED MEETING: September 8, 2014



NAME & APPLICATION OF PROPOSED DEVELOPMENT:

Donald Ahearn/Zoning Text Amendment/ Sec. 4.23/Rental Housing Opportunity District (RHOD) - #503-14

Donald Ahearn/Zoning Map Amendment/88 Woodhouse Avenue and 58 a/k/a 88 Woodhouse Avenue/ R-18 to RHOD zone - #504-14

Both of these items are scheduled for public hearing at Wallingford Planning and Zoning Commission's meeting of Monday, September 8, 2014.

LOCATION: 88 Woodhouse Avenue and 58 a/k/a 88 Woodhouse Avenue

RECEIVED

AUG 08 2014

APPLICATION NO.: 503-14

WALLINGFORD
PLANNING & ZONING
APPLICATION FOR ZONING REGULATION CHANGE

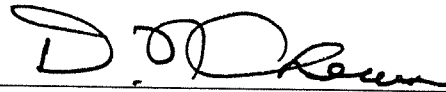
NAME OF APPLICANT: Donald R. Ahearn DATE: August 8, 2014

MAILING ADDRESS: c/o Attorney Joan C. Molloy PHONE: (203) 265-2035
Loughlin FitzGerald, P.C
150 South Main Street,
Wallingford, CT 06492

Section to be removed: _____

Proposed new section: See attached for text of the proposed new Rental Housing Opportunity District
("RHOD").

(Attach additional sheet if necessary)



Applicant's Signature

Company Name (If applicable)

For Official Use Only:

Date Application Submitted: 8/8/14

Filing Fee Paid: \$550

Section 4.23 - Rental Housing Opportunity District (RHOD)

- A. Purpose - To promote development of affordable rental housing and to establish standards for the development of such housing that will be binding on the applicant, its successors and its assigns.
- B. The following uses are permitted subject to approval of a site plan in accordance with Section 7.4:
 - 1. Residential rental dwelling units in new or existing buildings.
 - 2. One sign identifying the community.
- C. Applications for an RHOD shall be in writing and shall be accompanied by the following:
 - 1. Existing Site Conditions Map showing existing contours at a maximum interval of five feet, wetlands and watercourses, existing buildings and other structures, and large trees.
 - 2. Site Plan showing proposed buildings and structures; streets, driveways and off-street parking; schematic landscaping plan; site grading plan; and location map showing relationship of proposed development in relationship to existing streets.
 - 3. Architectural Plans.
- D. Development Standards: The following standards and requirements shall apply to any development in the RHOD:
 - 1. The minimum parcel size for a RHOD shall be 2.5 acres and the maximum parcel size for a RHOD shall be 3.0 acres. Such parcel shall have at least fifty (50) feet of frontage on Woodhouse Avenue.
 - 2. The maximum density for rental apartment units shall be fifteen (15) units per gross acre. No more than one existing single-family dwelling may remain on the property and be considered a unit.
 - 3. The maximum coverage by all buildings as a percentage of the lot area shall be no more than 20% of the gross area of the site.

5. Buffer - Within required setbacks from the parcel's boundaries, a landscaped buffer area or privacy fencing shall be provided wherever necessary:
 - a. to protect property values by preserving existing vegetation or planting new materials;
 - b. to provide privacy from visual intrusion, light, dirt, and noise; and
 - c. to improve the appearance of development within the Town.

Additional buffering may be required by the Commission to meet the purposes of this section. Existing development on abutting property shall not be deemed as automatically requiring additional buffering.

6. Minimum setbacks:
 - a. Front Yard - 25 feet
 - b. Side Yard - 12 feet
 - c. Rear Yard - 30 feet
7. Maximum building height: 40 feet.
8. Architectural Design:

The architectural design, scale and mass of building and other structures, including, among other elements the exterior building material, color, roof-line, and building elevation shall be residential in character and feature traditional New England designs so as to harmonize and be compatible with the neighborhood, to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.

9. Utilities - All utilities within the site shall be underground.
10. Parking - Parking shall be offered in conformity with the requirements of Section 6.11.
11. Exterior Lighting - Exterior driveway and parking lighting shall be provided by the developer for the safety of vehicular and pedestrian traffic. All exterior lighting shall be full cut-off type fixtures.

12. Refuse Areas - A refuse collection area shall be provided and conveniently located. Designated collection area shall be screened.
13. Storm Drainage - All storm drainage facilities shall be designed and constructed in accordance with the Town Standards.
14. Fire Hydrants - Fire hydrants shall be installed and located as required by the Wallingford Fire Department.

E. The following requirements shall apply to a RHOD:

1. RHOD dwelling units shall be of a construction quality that is comparable to market rate dwelling units within the development. The final site plan and plan for administration of affordability rules shall identify the locations within the RHOD development of the RHOD dwelling units.
2. The RHOD dwelling units shall be leased on a *pro rata* basis as construction proceeds.
3. Calculation of the maximum monthly payment for a RHOD dwelling unit, so as to satisfy General Statutes § 8-30g, shall utilize the area median income data as published by the U.S. Department of Housing and Urban Development in effect on the day a Lease is executed by the parties.
4. The maximum monthly rental payment that the owner of a RHOD dwelling unit shall pay shall not be greater than the amount that will preserve such unit as "affordable housing" as that term is defined in General Statutes § 8-30g, and shall include the monthly rent, any additional rent or charges in the lease, renter's insurance; heat; and utility costs, including hot water and electricity, but excluding telephone and cable television.
5. At the same time that the market-rate dwelling units in a RHOD development are first advertised to the general public, notice of availability of the RHOD dwelling units shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of Wallingford, by providing notice to the Wallingford Town Council, the Wallingford Town Clerk, and the Wallingford Planning and Zoning Commission, and through the procedures outlined in the affirmative fair housing marketing plan.
6. For one of every three RHOD dwelling units which becomes available for initial sale, preference shall be given to applicants who are otherwise qualified and are residents of the Town of Wallingford, a child or parent of Wallingford residents

or those who meet the criteria of "least likely to apply," as defined in Conn. Agencies Regs. § 8-37ee.

7. The forty (40) year affordability period shall be calculated separately for each RHOD dwelling unit in a RHOD development, and the period shall begin on the date of occupancy of the dwelling unit.
8. In conjunction with an application for approval of a final site plan for a RHOD development, the applicant shall submit an "Affordability Plan," which shall describe how the regulations regarding affordability will be administered. The Plan shall include provisions for administration of and compliance with the provision of this section, notice procedures to the general public of the availability of affordable dwelling units, identification of those dwelling units which are to be designated affordable, procedures for verification and periodic confirmation of unit occupancy income, and compliance with affordability requirements. Such Plan shall also include drafts of documents that will be used in the administration of the affordability restrictions and any explanations which will be provided to the prospective occupants concerning such restrictions.
9. The applicant shall also submit an affirmative fair housing marketing plan to govern the rental of all RHOD dwelling units at the time of final site plan approval.
10. A violation of the Regulations contained in this Section shall not result in a forfeiture or reversion of title, but the Wallingford Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the General Statutes, including the authority under § 8-12 to issue notices of violation, to impose fines, and to seek injunctive relief.

115

APPLICATION NO.: 504-14

APPLICATION FOR A CHANGE TO THE OFFICIAL ZONING MAP

NAME OF APPLICANT: Donald R. Ahearn DATE: August 8, 2014
(Please Print)

MAILING ADDRESS: c/o Attorney Joan C. Molloy PHONE: (203) 265-2035
Loughlin FitzGerald, P.C.
150 South Main Street,
Wallingford, CT 06492
(City) (State) (Zip)

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AUG 08 2014

Interest in Property: Own Option to Buy Other

Name of Property Owner Donald R. Ahearn
(Please Specify)

WALLINGFORD
PLANNING & ZONING

Mailing Address of Owner: 88 Woodhouse Avenue, Wallingford, CT 06492

Name of Surveyor: Juliano Associates

Surveyor's Mailing Address: 405 Main Street, Wallingford, CT 06492

Present Zone: R-18 Proposed Zone: RHOD No. of Acres of Property: 2.7 +/- Total Acres of Parcel: 2.7 +/-

Location of Property: 88 Woodhouse Avenue (Map 150/ Lot 186) and 58 (a/k/a 88: a/k/a "No number") Woodhouse Avenue (Map 150/Lot 191)

This application shall be accompanied by:

1. A-2 survey of the parcel, prepared by Connecticut licensed land surveyor.
2. Names and mailing address of all property owners within 500 feet of proposed zone change.
3. Names and mailing addresses of the owners of all land included within the application.
4. Location map.



Applicant's Signature

Company Name (If applicable)



Signature of Property Owner (Required Information)

For Official Use Only:

Date Application Received: 8/8/14 Filing Fee Paid: \$ 550 - Forwarded for Review: _____
7/11

Metes & Bounds Description
Land of Donald R. Ahearn
#58 & #88 Woodhouse Avenue
Wallingford, Connecticut

Commencing at a point on the easterly street line of Woodhouse Avenue, said point being southwesterly most point of now or formerly Mario R & Stella Moutinho (#52-#56 Woodhouse Avenue) and the northwesterly most corner of the land herein described.

Thence running at an azimuth of $93^{\circ}-32'-32''$, 250.00 feet to a point;

Thence running at an azimuth of $03^{\circ}-32'-32''$, 202.97 feet to a point;

Thence running at an azimuth of $111^{\circ}-12'-54''$, 132.07 feet to a point;

Thence running at an azimuth of $183^{\circ}-32'-32''$, 162.88 feet to a point;

Thence running at an azimuth of $93^{\circ}-32'-32''$, 182.64 feet to a point;

Thence running at an azimuth of $291^{\circ}-12'-54''$, 217.00 feet to a point on the westerly streetline of Florence Avenue.

Thence continuing along the westerly streetline of Florence Avenue at an azimuth of $195^{\circ}-10'-54''$, 50.28 feet to a point;

Thence running at an azimuth of $291^{\circ}-12'-54''$, 214.51 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 24.87 feet to a point;

Thence running at an azimuth of $183^{\circ}-32'-32''$, 5.80 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 200.00 feet to a point;

Thence running at an azimuth of $183^{\circ}-32'-32''$, 205.80 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 175.00 feet to a point;

Thence running at an azimuth of $183^{\circ}-32'-32''$, 50.00 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 150.00 feet to a point on the easterly streetline of Woodhouse Avenue;

Thence continuing along the easterly streetline of Woodhouse Avenue at an azimuth of $03^{\circ}-32'-32''$, 105.80 feet to a point;

Thence running at an azimuth of $93^{\circ}-32'-32''$, 125.00 feet to a point;

Thence running at an azimuth of $03^{\circ}-32'-32''$, 150.00 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 125.00 feet to a point on the easterly streetline of Woodhouse Avenue;

Thence continuing along the easterly streetline of Woodhouse Avenue at an azimuth of $03^{\circ}-32'-32''$, 50.00 feet to a point;

Said parcel contains $116,994\pm$ square feet ($2.7\pm$ acres) and is more particularly depicted on a plan entitled "Property & Topographic Survey Land of Donald R. Ahearn, #58 & #88 Woodhouse Avenue, Wallingford, Connecticut". Scale $1''=50'$, Dated 12/03/12 by Juliano Associates LLC.

Metes & Bounds Description
Land of Donald R. Ahearn
#58 & #88 Woodhouse Avenue
Wallingford, Connecticut

Commencing at a point on the easterly street line of Woodhouse Avenue, said point being southwesterly most point of now or formerly Mario R & Stella Moutinho (#52-#56 Woodhouse Avenue) and the northwesterly most corner of the land herein described.

Thence running at an azimuth of $93^{\circ}-32'-32''$, 250.00 feet to a point;

Thence running at an azimuth of $03^{\circ}-32'-32''$, 202.97 feet to a point;

Thence running at an azimuth of $111^{\circ}-12'-54''$, 132.07 feet to a point;

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Thence running at an azimuth of $93^{\circ}-32'-32''$, 182.64 feet to a point;

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Thence running at an azimuth of $183^{\circ}-32'-32''$, 50.00 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 150.00 feet to a point on the easterly streetline of Woodhouse Avenue;

Thence continuing along the easterly streetline of Woodhouse Avenue at an azimuth of $03^{\circ}-32'-32''$, 105.80 feet to a point;

Thence running at an azimuth of $93^{\circ}-32'-32''$, 125.00 feet to a point;

Thence running at an azimuth of $03^{\circ}-32'-32''$, 150.00 feet to a point;

Thence running at an azimuth of $273^{\circ}-32'-32''$, 125.00 feet to a point on the easterly streetline of Woodhouse Avenue;

Thence continuing along the easterly streetline of Woodhouse Avenue at an azimuth of $03^{\circ}-32'-32''$, 50.00 feet to a point;

Said parcel contains 116,994± square feet (2.7± acres) and is more particularly depicted on a plan entitled "Property & Topographic Survey Land of Donald R. Ahearn, #58 & #88 Woodhouse Avenue, Wallingford, Connecticut". Scale 1"=50', Dated 12/03/12 by Juliano Associates LLC.

Referral 2.2: Town of Southington

Subject:

Proposed Zoning Regulation Amendments pertaining to Recreational Vehicles

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:

The Town of Southington has proposed Zoning Regulation Amendments pertaining to Section 2.01.A, *Accessory Use or Building – Residential Zones*, and Section 2, *Definitions*. In Section 2.01.A, the following text is deleted: “The storage of recreational vehicles, including boats, when located in the rear yard a minimum of 5 feet from any property line.” The deleted sentence is replaced with “Recreational Vehicle” and the reader is referred to Section 2-18. A new definition for “Recreational Vehicle (RV)” is added to Section 2-18. No more than one RV can be on a property at any given time. An RV must be registered with the Connecticut Department of Motor Vehicles and cannot be used for human habitation. Storage of RVs is allowed only in the side yard and rear yard, completely outside of the required setbacks. The area in which an RV is stored must be buffered so that it minimizes the visual impact from any public right of way. Structural and/or vegetative screening shall be used to buffer the storage area from abutting residential properties.

Southington is adjacent to the following municipality in the South Central Region: Meriden.

Communication:

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

PLANNING AND ZONING DEPARTMENT

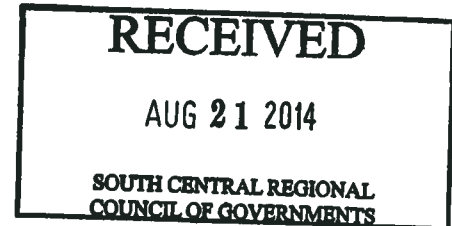
MUNICIPAL CENTER - 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

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

Certified Mail: via email

August 21, 2014

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



RE: Proposed Zoning Regulation Amendment – Sections 2-01.A.5 and 2-18

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, attached is a copy of a proposed zoning text revision to amend Sections 2-01.A.5 and 2-18 of the Town of Southington Zoning Regulations.

The Planning and Zoning Commission anticipates opening the public hearing on this item on October 7, 2014. The complete file is available for review in the Planning Department, the Town Clerk's office and on the web page. If you have any questions regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Phillips". The signature is fluid and cursive.

Robert A. Phillips, AICP
Director of Planning and Community Development

enclosures

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: 8/21/14

Subject: ZA # 581

Applicant Name: Town of Southington Planning + Zoning Comm

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: 10/7/14

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 ^{via email} "~~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: Robert A Phillips, AICP

Telephone Number: 860-276-6248

E-mail Address: PhillipsR@Southington.org

Comments: _____

Questions: (203) 234-7555

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

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

2-01 A

ACCESSORY USE OR BUILDING - A use or building customarily incidental and subordinate to the principal use or building which is located on the same lot as such principal use or building, or on a contiguous lot under the same ownership subject to the following conditions:

A. In Residential Zones, the following uses shall be considered accessory uses:

1. Private garages greater than 3 spaces (as defined below) shall require a Special Permit Use and in addition all garages, sheds and other accessory structures shall be located a minimum of 10 ft. from any property line when located in the rear yard otherwise complying with the appropriate front or side yard requirement. A garage space shall be defined as a 14 foot x 26 foot dimensional footprint for purposes of calculation on number of spaces. Other than garages used to house motorized vehicles or barns used to shelter animals, accessory buildings shall follow the area schedule below. No more than one (1) accessory shed shall be erected on a lot. Maximum accessory shed or building size per zoning district shall be as follows:
 - R-80 = 350 square feet
 - R-40 = 300 square feet
 - R-20/25 = 260 square feet
 - R-12, RO and RHD = 200 square feet
2. One commercial vehicle with a storage or carrying capacity not exceeding one ton which is owned and operated by the owner or occupant of each dwelling unit;
3. The renting of rooms and/or table board to not more than two paying guests;
4. Private stables for the keeping of horses or ponies for the exclusive use of the occupant of the principal building on lots having an area of 3 acres or more, and provided that not more than two horses or ponies are kept. Stables shall be located at least 100 feet from any street or property line;
5. [*The storage of recreational vehicles, including boats, when located in the rear yard a minimum of 5 feet from any property line;*] **Recreational Vehicle (RV)** – **See Section 2-18**

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

2-18 R

RECREATIONAL VEHICLE (RV) - A portable vehicle built on a chassis, which can be towed, hauled or driven and primarily designed to be used as temporary living accommodations for travel, camping and recreational purposes, including but not limited to campers, travel trailers and motor homes but excluding mobile manufactured homes.

No RV shall be parked on any lot unless such lot contains a dwelling as a primary use and in compliance with the following provisions:

- ***No more than one (1) RV shall be located at any given time on the property of the owner, or occupant, of the primary residence of said lot.***
- ***RVs shall be registered with the Connecticut Department of Motor Vehicles and shall not be used for human habitation.***
- ***Storage of RVs is permitted in the side and rear yard only, completely outside of required setbacks, with no projection at any time forward of the principle building line.***
- ***Any storage shall be buffered, screened or located in such a way to minimize their visual impact from any public right of way. Further, screening shall be provided, in the form of structural and/or vegetative form, from abutting residential properties***



THE OLD STONE HOUSE

TOWN OF GUILFORD

PLANNING AND ZONING COMMISSION
50 BOSTON STREET
GUILFORD, CONNECTICUT 06437
SETTLED IN 1639

E-MAIL: planning.zoning@ci.guilford.ct.us
WEBSITE: www.ci.guilford.ct.us

TELEPHONE: (203) 453-8039
FAX: (203) 453-8034

August 12, 2014

SCRCOG
127 Washington Ave, 4th Floor West
North Haven, CT 06473-1715

Re: Proposed Zoning Regulation Amendment

To Whom It May Concern:

Enclosed is a proposed zoning regulation amendment for the Town of Guilford currently scheduled for public hearing September 17, 2014.

Very truly yours,

Katie Arbuckle
Planning and Zoning

cc: File



Draft: July 29, 2014

Proposed Amendments to the Zoning Code

1. Amend 273-194 TS 2, I. Maximum building size; by adding the following; "For a retail use selling products which are typically displayed, stored, and/or used outside, an additional 10,000 sq. ft of store area will be allowed when appropriately screened so as to maintain a pleasing appearance of the property."
2. Amend 273-49 I, Residential units in industrial zones, amend the first sentence to read; "One dwelling unit per acre will be allowed"

Town of Berlin

TOWN OF BERLIN

Department of Development Services

2014 AUG 25 P 9:58

August 27, 2014

To: Berlin Planning and Zoning Commission

From: Jim Mahoney *JM*

Re: POCD Zoning Revisions

RECEIVED

AUG 29 2014

SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

At the request of the Economic Development Commission the Planning and Zoning Commission initiated consideration of a set of zoning amendments related to the recommendations in the 2013 plan of Conservation and Development. After further review of Section 1 (Village District for Kensington) of the proposed zoning amendments we have concluded that that it would be advisable to withdraw this section from consideration because the definition of the boundaries of the area was not clear. The intent was that the Village District be the aggregation of the proposed Kensington Village Overlay Districts defined in Section 2 of the proposed amendments. I am resubmitting the proposal to create a Village District for Kensington with the addition of a map of the proposed area and a change to exclude single family residences from the review process. Please contact me with any questions in this regard.

Visit our Web Site: <http://www.town.berlin.ct.us>

Town of Berlin, Connecticut • James T. Mahoney, Economic Development Director
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1

Village District For Kensington (NEW)

BACKGROUND

As part of the 2013 Plan of Conservation and Development (POCD), the following recommendation was made on page 4-9:

"In order to help ensure that the overall historic and unique character of the Kensington village area is preserved, restored and enhanced in the future, a 'village district' as authorized by CGS Section 8-2j and [sic] should be considered."

The following regulation changes are intended to help implement this recommendation.

TOWN OF BERLIN
2014 AUG 25 P 9:58

SECTION VIII. SPECIAL USE ZONES

F. Village District Overlay (VDO) Zone.

1. Purposes.

As recommended in the Plan of Conservation and Development, this section of the Regulations is intended to help the Planning and Zoning Commission preserve, restore and enhance the overall historic and unique character of the Kensington village area. The Village District Overlay zone is hereby declared to be a "village district" as authorized by Section 8-2j of the Connecticut General Statutes.

2. Nature of the Zone.

The VDO zone is an overlay zone which exists in addition to any other zoning zone(s) on the Zoning Map. For any development within the VDO area, the Commission shall consider the design guidelines in this section in addition to the standards of the underlying zoning district and any other requirements of these Regulations.

3. Procedures.

- a. When an application is filed for property located within the VDO zone, such application shall be forwarded for review and comment to the village district consultant selected by the Commission. In accordance with CGS Section 8-2j, such village district consultant shall be a licensed architect or architectural firm; or a licensed landscape architect; or a planner who is a member of the American Institute of Certified Planners.
- b. The village district consultant shall review an application and submit a report to the Commission within thirty-five (35) days of receipt of the application.
- c. Such report and recommendation shall be entered into the public record and considered by the Commission in making its decision.
- d. Failure of the village district consultant to report within the specified time shall not prejudice the decision of the commission nor alter or delay any other time limit imposed by these Regulations, including the time required for the Commission to act on an application.
- e. The Commission may hold a public hearing on any application within the VDO zone involving:
 - i. Construction of a new building or expansion or exterior modification of an existing building.
 - ii. Installation or reconfiguration of parking areas or other impervious surfaces.

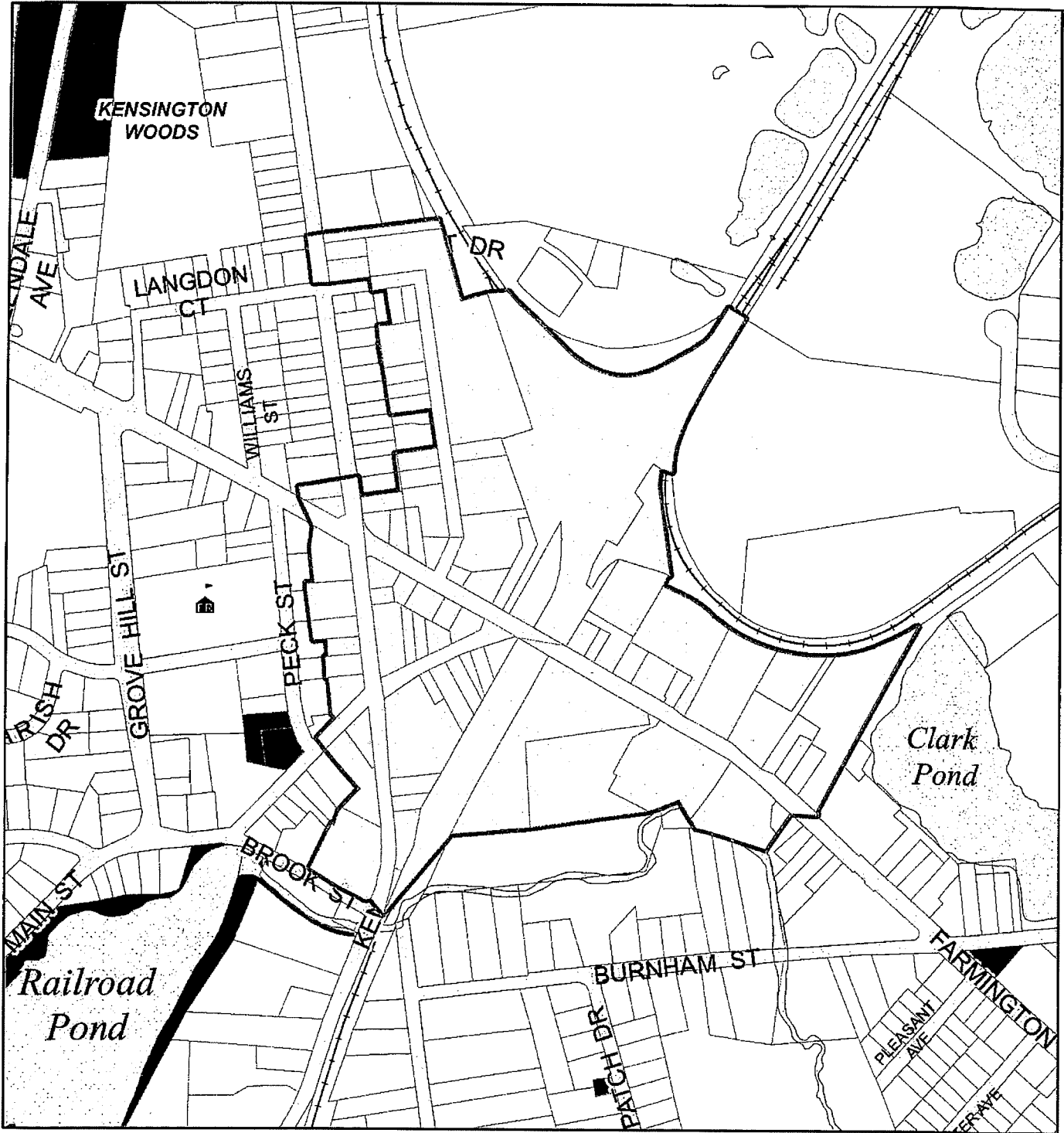
4. Review Criteria.

- a. For smaller projects, such as those listed below, the Commission's review and the village districts consultant's report shall be limited to evaluating whether the proposed project is consistent with the purposes of the VDO zone as stated in Section VIII.F.1:
 - i. Exterior modification of an existing building without an expansion,
 - ii. Reconfiguration of parking areas without increasing the limits or extent of impervious surfaces, and/or
 - iii. Installation of exterior signage.
- b. For larger projects, the Commission's review and the village districts consultant's report shall consider the design guidelines contained in Section VIII.F.5.
- ~~b.c.~~ Single family residential properties shall be exempt from the review requirement.



TOWN OF BERLIN, CONNECTICUT

KENSINGTON



KENSINGTON VILLAGE DISTRICT

1 inch = 500 feet



Adopted: September 9, 2010

Adopted By: Berlin Planning and Zoning Commission

Effective Date: October 1, 2010

Amended: _____



This map is the visual representation of the zoning regulations adopted by the Town of Berlin. For details regarding any specific parcel or zone consult the Town of Berlin Planning Department and/or Zoning Commission records.

5. Design Guidelines.

- a. **General** – Since this area is the historic village center of Kensington, the overall intent in this area is to promote development and redevelopment that will, to the extent practicable, reinforce this area as a significant focal point in the community. The following principles are intended to guide development proposals within this area:
- i. Promote building designs and development patterns reflective of a New England village center.
 - ii. Encourage walkability by placing buildings at or close to the edge of sidewalks
 - iii. Promote visual interest for pedestrians through appropriate architectural design and window displays at the street level.
 - iv. Encourage adaptive reuse of existing buildings to the extent practicable.
 - v. Ensure that the streetscape is not encumbered by multiple driveways and that parking facilities are not located between the building and the street.
 - vi. Create an environment that is conducive to walking including sidewalks, crosswalks, ample street lighting, and street trees and landscaping
- b. **Building Facades:**
- i. Buildings facades should be broken down into a series of smaller elements to evoke the rhythm of historic shop fronts and mixed use village centers and to add to the visual character and maintain the pedestrian scale of the streetscape. To accomplish this, facades on buildings more than 40 feet long should incorporate wall plane projections or recesses having a depth of at least two (2) feet which extend at least twenty percent (20%) of the length of the facade.
 - ii. Within the village core area, ground-floor facades that face public streets should have display windows, entry doors with awnings, fanlights, or other such features that emphasize a pedestrian scale.
 - iii. Facade design should incorporate a distinction between the ground level floor and the upper stories, using banding, smaller windows on upper stories, balconies, and other architectural elements that are appropriate to the scale and design of the building.
 - iv. To modulate their scale, multi-story buildings should articulate the base, middle, and top by separating with cornices, string cornices, step-backs, or other articulating features.
 - v. Blank wall surfaces greater than five (5) feet along the horizontal plane of the building are discouraged at the street level on any building facade adjacent to a sidewalk or street.
 - vi. Side and rear facades which are visible from the public ways should be articulated in a manner compatible with the design of the front facade.
- c. **Building Materials and Colors:**
- i. Building materials should be selected to convey a sense of quality, durability, and permanence, and should be economically maintained and able to retain their appearance over time.
 - ii. Building facade materials permitted within the district include brick, wood, stone, glass, cementitious fiber board, manufactured limestone, cast stone, masonry, terra cotta, cellular PVC trim, and sustainable materials. Since brick is an important historical product in Berlin, brick is the preferred material and should be chosen as the primary facade material.
 - iii. Stone or pre-cast concrete may be appropriate as a secondary material for architectural elements such as window sills or lintels in combination with other materials such as brick or concrete.
 - iv. A combination of materials is encouraged to create visual interest, especially on larger buildings. Where used, the heavier material (stone, brick, concrete) should be located below lighter materials (wood, cementitious fiber board), and the change in material should occur along a horizontal line, preferably at floor level.
 - v. Facade colors should be low reflectance, subtle, neutral or earth-tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged.
 - vi. Building trim and accent areas may feature brighter colors including primary colors, but neon tubing should not be an acceptable feature for building trim or accent areas.

- vii. The use of vinyl siding, smooth faced concrete block, tilt-up concrete panels, or prefabricated steel panels as an exterior surface is discouraged.
- d. **Windows and Doorways:**
- i. Windows should generally be taller than they are wide, regardless of whether they are on the ground level or upper stories.
 - ii. Placement of windows on upper stories of a building facade should be arranged with a balanced spacing and evident rhythm. Windows should also align vertically with those of stories above and/or below.
 - iii. Windows on the upper stories should generally be smaller than those on the ground floor and should have visually prominent sills, lintels, or other such forms of architectural framing.
 - iv. Windows should be inset a minimum of three (3) inches from the exterior wall surface to add visual relief to the wall.
 - v. Recessed doorways are preferred, to break up the building facade, provide a welcoming space, and provide protection from the weather. Where a recessed doorway is not used, an awning or similar architectural overhang should be used. Adequate lighting for the doorway should be incorporated into the design of the doorway.
- e. **Roofs:**
- i. Roof forms should complement the principal building in terms of style, detailing, and materials.
 - ii. Roof forms should be varied within a block, and may be varied within a building, and should include sloped roofs, parapets, decorative cornice treatments, decorative soffits, overhangs a minimum of three (3) feet, dormers, cupolas, or other architectural elements to complement the building without creating a cluttered visual appearance.
 - iii. Flat roofs should be screened from public view using parapets or other architectural elements. Outdoor living space may be constructed on roofs, provided the floor and lower three (3) feet of such space will not be visible from public view on abutting streets. Railings may be built into the exterior roof treatment (parapet, etc.) at other sides of the building.
 - iv. Mechanical equipment, metal chimneys, and elevator shafts on a roof should be screened from public view using parapets or other architectural elements.
 - v. Three story buildings should incorporate mansard roofs with dormers for the third story, or a strong cornice at the floor level of the third story, or for large buildings, a combination of the two in different sections of the building, to reduce the potential for an imposing appearance of the building.
 - vi. Where a sloped roof is used, all roofs should be sloped at a pitch of at least thirty (30) degrees (6:12 roof pitch).
- f. **Streetscapes:**
- i. Where a proposed development abuts a street that lacks a sidewalk, or where existing sidewalks are not in compliance with applicable standards, the application should include a proposal to construct or improve the sidewalks abutting the project site.
 - ii. Streetscape enhancements may include new granite or concrete curbs, brick or concrete sidewalks, driveways constructed to Town standards, brick paver bands, handicap pedestrian ramps, grass utility strips, ornamental street lights, street trees, benches, trash receptacles, and/or associated landscaping.
 - iii. These enhancements should be constructed in general conformance with the Town's standards for like work and be approved by the Town Engineer or his designee.
 - iv. Landscape features that enhance the pedestrian environment should be included, such as plazas, sitting areas, and outdoor seating for cafes.

- g. Landscaping:**
- i. All areas between the front of a building and the street that are not occupied by sidewalks or other approved hardscape should be landscaped with grass or other living ground cover, trees and shrubs or other surface treatment approved by the commission.
 - ii. All plantings should be native species. Invasive species, native or non-native, are discouraged. Plantings near streets; parking areas, or sidewalks should be salt tolerant.
 - iii. Street trees, if used, should be planted in conformance with Town standards.
 - iv. Landscaping improvements may include amenities such as street furniture, artwork, fences, stone walls, fountains, and courtyards.
 - v. Preservation of existing trees is strongly recommended.
- h. Lighting:**
- i. All outdoor lights should be designed, located, and installed in such a manner as to enhance the character of the district and prevent objectionable light, including disability glare, from creating a nuisance on abutting properties or the public way.
 - ii. Light levels should comply with the luminance recommendations of the Illuminating Engineering Society of North America (IESNA).
 - iii. Any outdoor lighting fixtures including street lighting fixtures should be as approved by the Commission for the Kensington Village area and should be “full cutoff” fixtures.
 - iv. Any wall mounted lighting fixtures at doorways should be “full cutoff” fixtures and should be shielded from emitting light upwards beyond an entry overhang or awning.
 - v. Lighting fixtures along sidewalks should not exceed twelve (12) feet in height, although the supporting poles may exceed that height.
 - vi. Poles supporting light fixtures should be dark in color to reduce light reflectivity.
 - vii. Light fixtures should not emit a flashing or irregular light unless specifically required by Federal, State, or municipal authorities.
 - viii. The following types of light sources are discouraged: mercury vapor, low pressure sodium, or quartz lamps, laser, searchlights, cobra-head fixtures, or moving or colored lights with the exception of temporary holiday displays.
- i. Surface Parking:**
- i. Surface parking should not be located between a building and the street unless there is no reasonable alternative and only for renovation of existing buildings, and in such cases the Commission may require a greater amount of landscaping to reduce the impact of the parking on the streetscape.
 - ii. Surface parking that is visible from streets or public sidewalks should be screened with a combination of landscaping and wrought-iron fencing, brick walls, stone walls, or earthen berms, such that the screening is a minimum of five (5) feet higher than the level of the parking lot and forms a substantially opaque screen.
 - iii. Landscaping around and within surface parking lots should be designed with low-impact development techniques to allow storm water runoff to drain into the landscaped areas to supplement irrigation and to pre-treat the runoff.
 - iv. The use of permeable pavements or surface materials is encouraged to allow infiltration of storm-water runoff.
- j. Parking Structures (if applicable):**
- i. Parking structures may be used to efficiently provide for the parking needs of the diverse uses in this area.
 - ii. Whenever feasible, parking structures should be located underground or within the interior of the block to minimize visibility from public streets.
 - iii. When a garage must be located adjacent to the street or in a visible location, setbacks may be increased by the Commission to allow for trees to be planted to provide visual softening of the

- upper levels of the structure and the exterior design of the structure should match the proportions of neighboring buildings.
- iv. The ground level of parking structures should be separated from the public sidewalks with retail building space, unless a suitable alternative is proposed. Landscaping in combination with architectural details on otherwise blank walls of a garage may be a suitable alternative where there is insufficient space for a building.
 - v. Garage access points should be clearly identified with architectural elements and signage.
 - vi. Garage access points should be located to minimize the impact of vehicular turning movements on safe and efficient movement of pedestrians, cyclists, and other vehicles, and should not be located within fifty (50) feet of any street intersection.
 - vii. Signage and light fixtures within the parking structure should not directly illuminate or produce disability glare on adjacent properties.
- k. **Mechanical Equipment And Waste Receptacles:**
- i. Mechanical equipment should be located and screened so as to provide for an attractive pedestrian environment and streetscape.
 - ii. Solid waste receptacles should be located and designed for ease of access of solid waste removal services to the site and must be located within a garage (trash cans) or in a free-standing "trash house" (dumpsters).
 - iii. A trash house should be designed with architectural details to incorporate it into the overall development and to minimize aesthetic impacts. Gates should be designed to be self-closing.

TOWN OF BERLIN
2014 AUG 25 P 9:59

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

MEETING NOTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Notes of Thursday, August 14, 2014 Meeting

Present: Kevin DiAdamo, Christopher Traugh, Charles Andres, David White, Michael Calhoun, Benjamin Gettinger, Eugene Livshits

The Regional Planning Commission Meeting on August 14, 2014 did not have a quorum. The referrals were reviewed by consensus of the members present.

1 Administration

1.1 Minutes of the July 10, 2014 RPC meeting.

Due to a lack of quorum the minutes will be presented during the September 11, 2014 RPC Meeting.

2 Statutory Referrals

2.1 City of New Haven: Proposed Zoning Regulation Amendments to Sections 1, 18A, 43 and 45

Although there was not an official quorum at the meeting, by consensus of the members present, 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.

2.2 City of Clinton: Proposed Zoning Regulation Amendments to Sections 10 and 25

Although there was not an official quorum at the meeting, by consensus of the members present, 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. The commission should consider clarifying that the term “total floor area” in Section 10.28.3(6)(i) applies only to the maximum footprint of any single building.

2.3 City of Milford: Proposed Zoning Regulation Amendments to Sections 5.19, 3.1.2.18 and Section 3.1.3.5

Although there was not an official quorum at the meeting, by consensus of the members present, 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.

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

2.4 Town of Wallingford: Proposed Zoning Regulation Amendment pertaining to Wall Signs

Although there was not an official quorum at the meeting, by consensus of the members present, 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.

2.5 Town of Woodbridge: Proposed Zoning Regulation Amendments to Sections 3.7.4 and 1.5.1

Although there was not an official quorum at the meeting, by consensus of the members present, 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.