

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

**RPC  
Representatives**

**Bethany:**  
Michael Calhoun  
(Secretary)

**Branford:**  
Charles Andres

**East Haven:**  
Sal Brancati

**Guilford:**  
Walter Corbiere

**Hamden:**  
Robert Roscow

**Madison:**  
Joel Miller

**Meriden:**  
David White  
(Vice-Chair)

**Milford:**  
Scott Marlow

**New Haven:**  
Kevin DiAdamo

**North Branford:**  
Frances Lescovich

**North Haven:**  
James Giulietti  
(Chair)

**Orange:**  
Ralph Aschettino

**Wallingford:**  
Jeffrey Kohan

**West Haven:**  
David Killeen

**Woodbridge:**  
Andrew Skolnick

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, October 12, 2017 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT 06473

**AGENDA**

**1. Administration**

1.1. Minutes of the September 14, 2017 RPC Meeting 1

**2. Action Items**

2.1. Town of North Haven: Proposed zoning regulation amendment to Section 5.1.3.16.16 to modify the adaptive reuse requirements. Received: October 2, 2017. Public Hearing: November 13, 2017. 3

**3. Other Business**

3.1. Presentation: SCRCOG Plan of Conservation and Development Update Process

3.2. Nominating Committee: 2018 Officers & Executive Committee

*The agenda and attachments for this meeting are available on our website at [www.scrkog.org](http://www.scrkog.org). Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.*

*La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en [www.scrkog.org](http://www.scrkog.org). Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.*

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

[www.scrkog.org](http://www.scrkog.org) T (203) 234-7555 F (203) 234-9850 [elivshits@scrcog.org](mailto:elivshits@scrcog.org)

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

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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, September 14, 2017 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> FL West, North Haven, CT.

**Present:** James Giulietti, David White, Michael Calhoun, Charles Andres, David Killeen, Robert Roscow, Jeffrey Kohan, Sal Brancati, Eugene Livshits

**1 Administration**

*1.1 Minutes of the June 8, 2017 RPC meeting.*

Motion to accept the minutes as presented: David White. Second: Michael Calhoun.  
Vote: Unanimous.

*1.2 Minutes of the July 13, 2017 RPC meeting.*

Motion to accept the minutes as presented: James Giulietti. Second: David White.  
Vote: Unanimous.

*1.3 Minutes of the August 10, 2017 RPC meeting.*

Motion to accept the minutes as presented: Michael Calhoun. Second: Charles Andres.  
Vote: Unanimous.

**2 Statutory Referrals**

*2.1 Town of Orange: Proposed Zoning Regulation Amendment to Section 383-66B regarding Hotel Development in the Light Industrial LI-2 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: Michael Calhoun. Second: Charles Andres. Vote: Unanimous.

*2.2 Town of Hamden: Proposed Zoning Regulation Amendments to Section 652.3.1 regarding the location of affordable units in Multi-Family Housing developments*

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: Charles Andres. Recuse: Robert Roscow. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

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2.3 *City of Derby: Proposed Zoning Regulation Amendments to Sections 194-7, 195-11(D) and 195-54(A) regarding educational dormitory residences in R-3 zones*

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: Sal Brancati. Vote: Unanimous.

**3 Other Business**

Motion to Adjourn: Charles Andres. Second: Robert Roscow. Vote: Unanimous.

## **Referral 2.1: Town of North Haven**

### **Subject:**

Proposed Zoning Regulation Amendment to Section 5.1.3.16.16 regarding adaptive reuse requirements

### **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 submitted a proposed zoning regulation amendment to Section 5.1.3.16.16 regarding adaptive reuse requirements. The amendment states that if a licensed architect finds a building does not possess environmental or historical benefits and is not able to be adaptively reused for mixed-use development *due to the physical condition of the structure*, the property may be developed in compliance to Section 5.1.3.16.15. This section allows reductions to the bulk standards of IL Upper Washington Avenue Multi-Use (ILUWMU) Developments. Section 5.1.3.16 can be found in the agenda packet.

North Haven's IL-30 Zone is adjacent to Wallingford's I-40 Zone.

### **Communication:**

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



# TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO: PLANNING & ZONING COMMISSION

Tel. (203) 239-5321  
Fax (203) 234-2130

28 September 2017

Mr. Eugene Livshits  
Regional Land Use Planner  
South Central Regional Council of Governments  
127 Washington Avenue-4<sup>th</sup> Floor West  
North Haven, CT 06473

**RECEIVED**

OCT 2 2017

**SOUTH CENTRAL REGIONAL  
COUNCIL OF GOVERNMENTS**

Re: Proposed Amendment to the North Haven Zoning Regulations  
Amend Section 5.1.3.16.16 to modify the adaptive reuse requirements.

Dear Mr. Livshits,

In accordance with Connecticut General State Statutes, enclosed please find a copy of the above referenced proposed amendment to the North Haven Zoning Regulations.

A Public Hearing for this application is scheduled for 13 November 2017.

Very truly yours,

Alan A. Fredricksen  
Land Use Administrator  
AAF/lh  
Enclosures

cc: Michael J. Freda, First Selectman  
V. Carlson, Chairman, Planning & Zoning Commission

9/17/17 Date of Receipt  
\$150/60 Fee and date paid

#P17-35 File Number  
Approval date

TOWN OF NORTH HAVEN  
PLANNING AND ZONING COMMISSION  
APPLICATION FORM  
(Only one item per form)

(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER) ZONE TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND MUST INCLUDE THE FOLLOWING:

- \_\_\_\_\_ Site plan approval (Submit 14\* copies of the site plan) ▶ 1 original and 14 copies of the application
  - \_\_\_\_\_ Certified A-2 Survey
  - \_\_\_\_\_ 2 copies of Bond Estimate Form
  - \_\_\_\_\_ Cite the regulation that permits proposed use
- \* 6 PLANS @ 24" x 36"  
8 PLANS @ 11" x 17"

TITLE OF PLAN: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Date and most current revision date of plan: \_\_\_\_\_
- CAM site plan review (Submit 14\* copies)
- Amend zoning regulations 5.13.16.16 Section to be amended (Submit 8 copies of proposed amendment)
- \_\_\_\_\_ Proposed zone change (Submit 14\* copies of location map)
- \_\_\_\_\_ Special Permit \_\_\_\_\_ Cite regulation that authorized the special permit
- \_\_\_\_\_ Fill permit (Submit 14\* copies)
- \_\_\_\_\_ Excavation permit (Submit 14\* copies)
- \_\_\_\_\_ Permit to grade or regrade the property (Submit 14\* copies of a certified plan showing existing grades and proposed grades)

ANSWER ALL QUESTIONS THAT ARE APPLICABLE OR WRITE N/A:

- Does the property for which this application is submitted:
  - \_\_\_\_\_ Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
  - \_\_\_\_\_ Lie within the Coastal Area Management boundary
  - \_\_\_\_\_ Contain any wetlands and/or watercourses
  - \_\_\_\_\_ Lie within the Aquifer Protection Zone
  - \_\_\_\_\_ Lie within the Channel Encroachment Zone
  - \_\_\_\_\_ Lie within the floodplain or floodway
  - \_\_\_\_\_ Lie within 50' of the Quinnipiac River or Muddy River

RECEIVED

SFP 07 2017

TOWN OF NORTH HAVEN  
LAND USE AND DEVELOPMENT

ENGINEER'S NAME  
Timothy J. Lee Esq.  
Print Applicant's Name  
388 Orange St. New Haven Ct 06511  
Applicant's Address  
203-787-6555 / 203-776-2119  
Applicant's Phone Number / Fax Number  
Applicant's Signature

ENGINEER'S PHONE NUMBER FAX NUMBER  
Print Owner's Name  
Owner's Address  
Owner's Phone Number  
Owner's Signature

Amendment to Sec. 5.1.3.16.16

In the event that a licensed architect certifies that the existing buildings do not possess any environmental or historical benefits and are not capable of being adaptively reused for mixed use development due to the physical condition of the structure, the property may be developed as new construction in compliance with the standards set forth in Sec. 5.1.3.16.15