To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, December 13, 2018 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave, 4th Floor West, North Haven, CT 06473

AGENDA

1. Administration

1.1. Minutes of the November 8, 2018 RPC Meeting

2. Action Items


2.2. Town of North Haven: Proposed Zoning Regulation Amendment to Section 5.1.1.4 regarding lot area requirements for hotels in IL Zones. Submitted by: Private Applicant. Received: November 15, 2018. Public Hearing: January 7, 2019.


3. Other Business

3.1. 2019 Meeting Schedule
3.2. Nominating Committee
3.3. RPC Annual Dinner

The agenda and attachments for this meeting are available on our website at www.scrcog.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.

DRAFT - Not yet approved by the Commission

MEETING MINUTES
To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, November 8, 2018 Meeting

Present: David White, Jeffrey Kohan, Sal Brancati, Charles Andres, Elias Estabrook, Andrew Skolnick, James Giulietti (2.1), Jim Quish, Ralph Aschettino, Matthew Yorzinski (2.1), Robert Roscow (2.3), Eugene Livshits

1 Administration

1.1 Minutes of the October 11, 2018 RPC meeting.

Motion to accept the minutes as presented: Sal Brancati. Second: Ralph Aschettino. Vote: Unanimous.

2 Statutory Referrals

2.1 City of West Haven: Proposed Zoning Map Change at 697 Forest Road from R-1 Residential to PF Public Facilities

By resolution, the RPC has determined that the proposed zoning map 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 Town of Orange: Proposed Zoning Regulation Amendment to provide Special Standards for Farm Wineries

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.


2.3 City of Milford: Proposed Zoning Regulation Amendments to Sections 5.2.1, 5.2.5, 5.3.6, and 11.2 regarding Electronic Digital Billboard 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.

2.4 *City of West Haven: Proposed Zoning Regulation Amendment to allow Gas or Fuel Stations by Special Permit in the Waterfront Design District*

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 to add City of West Haven: Proposed Amendment to Section 49.1 – Marijuana Facilities to Agenda.**


2.5 *City of West Haven: Proposed Zoning Regulation Amendments pertaining to Section 49.1 – Marijuana Facilities*

There were concerns raised pertaining to the potential of location of the use near a residential use in another municipality.

By resolution, the RPC has determined that the proposed zoning regulation amendments may have potential for inter-municipal impacts if located in the LM Zone adjacent to the Town of Orange where there are existing residential uses.

Motion to accept as amended: Ralph Aschettino. Second: Andrew Skolnick. Vote: Unanimous.

3 **Other Business**

Motion to Adjourn: Elias Estabrook. Second: Jim Quish. Vote: Unanimous.
Referral 2.1: Town of Branford

Subject:

Town of Branford Plan of Conservation and Development Update

Staff Recommendation:

The Plan of Conservation and Development for the Town of Branford appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Background:

The Town of Branford has submitted a proposed draft Plan of Conservation and Development (POCD) dated January 17, 2019. The proposed POCD discusses the planning process undertaken to complete the update, and includes a Future Land Use Map and Implementation Strategies. Chapter 17.2: Consistency with State and Regional Plans of Conservation and Development discusses plan consistency, which describes how the Branford POCD update is consistent with each of the growth management principles with the State Plan.

The POCD three sections related to their strategies: Conservation-Related Strategies, Development-Related Strategies, and Infrastructure-Related Strategies. Each of these chapters has subsections that breakdown the town’s goals for the next 10 years, including Address Coastal Issues, Preserve Open Space, Enhance Branford Center, Guide Residential Development, Promote Pedestrian, Bicycle and Transit Facilities, and Address Utility Infrastructure. The plan’s Introduction includes sections on current conditions and trends, as well as community input that was received through the planning process. The plan concludes with measurable implementation goals and next steps.

The POCD is consistent with the Regional Plan as it encourages a diversity and affordability of housing, mixed-use development in the town center, and supporting access to alternative modes of transportation. The POCD has strategies to encourage the preservation of open space and to reduce the vulnerability of coastal areas.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
FedEx Tracking # 8993 5909 3071

November 8, 2018

Carl Amento, Executive Director
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473

Subject: Branford Plan of Conservation and Development

Dear Mr. Amento:

In accordance with Section 8-23 of the Connecticut General Statutes and on behalf of the Branford Planning and Zoning Commission, I hereby submit to the South Central Regional Council of Governments the final draft of Branford’s 2019 Plan of Conservation and Development.

The Planning and Zoning Commission has scheduled a public hearing for January 17, 2019 to hear comments on the Plan. The Commission will revise the document as needed and adopt it as Branford’s Town Plan of Conservation and Development for use in planning the town over the next ten years.

We look forward to your comments on this document as soon as is convenient.

Sincerely,

Harry A Smith
Town Planner
Proposed POCD Scheduled For Public Hearing On January 17, 2019

Planning And Zoning Commission / POCD Update Steering Committee
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Referral 2.2: Town of North Haven

Subject:

Proposed Zoning Regulation Amendment to Section 5.1.1.4 regarding lot area requirements for hotels in IL Zones.

Staff Recommendation:

The proposed zoning 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.

Background:

A private applicant has submitted a proposed zoning regulation amendment to Section 5.1.1.4 regarding lot area requirements for hotels in IL (Light Industrial) Zones. The amendment states that in IL Zones, hotels, apartment hotels and motels must have a lot area equivalent to 2,000 square feet for each individual guest unit, for one and two story buildings. For buildings with three or more stories, the lot area must be equivalent to 1,000 square feet for each individual guest unit.

IL Zones in the Town of North Haven are adjacent to Hamden, New Haven, and Wallingford.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
13 November 2018

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

Re: Proposed Amendment to the North Haven Zoning Regulations
Amend Section 5.1.1.4 to modify lot area requirements for hotels, apartment hotels and motels in IL (Light Industrial) Zoning Districts.

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 7 January 2019.

Very truly yours,

[Signature]
Alan A. Fredrickson
Land Use Administrator
AAF/llc
Enclosures

cc: Michael J. Freda, First Selectman
    V. Carlson, Chairman, Planning & Zoning Commission
TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM
(Only one item per form)

ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER

N/A

ZONE

I L

TOTAL SQUARE FOOTAGE

N/A

THIS APPLICATION IS FOR AND MUST INCLUDE THE FOLLOWING:

N/A Site plan approval (Submit 14* copies of the site plan) ► 1 original and 14 copies of the application
N/A Certified A-2 Survey
N/A 2 copies of Bond Estimate Form
N/A Cite the regulation that permits proposed use

* 14 PLANS @ 24’’ x 36’’

TITLE OF PLAN: N/A

AMEND ZONING REGULATIONS 5/1/14

Section to be amended (Submit 8 copies of proposed amendment)

Proposed zone change (Submit 14* copies of location map)

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

N/A Lie within the Coastal Area Management boundary

N/A Contain any wetlands and/or watercourses

N/A Lie within the Aquifer Protection Zone

N/A Lie within the Channel Encroachment Zone

N/A Lie within the floodplain or floodway

N/A Lie within 50’ of the Quinnipiac River or Muddy River

This application gives the commission and its agents authority to inspect the property.

CODERRE & ASSOCIATES, P.C.

ENGINEER'S NAME

JEFFREY H. GORDON

Print Applicant's Name

263 BOSTON POST RD., STE 5, ORANGE, CT 06477

Applicant's Address

(203) 799-1400 X3 (203) 799-0011

Applicant's Phone Number Fax Number

3/8/18

Applicant's Signature

(203) 799-1400 X3 (203) 799-0011

ENGINEER'S PHONE NUMBER FAX NUMBER

N/A

Print Owner's Name

Owner's Address

Owner's Phone Number

Owner's Signature
Proposed Zone Text Amendment

Existing Text

ARTICLE V – INDUSTRIAL DISTRICTS

SECTION 5.1 LIGHT INDUSTRIAL DISTRICTS

5.1.1 Uses Permitted in Light Industrial Districts IL

No uses shall be permitted in any Light Industrial District except one listed in this Section 5.1.1.

5.1.1.1 Residential uses permitted by Section 2.1.1.2.

5.1.1.2 Restaurants and taverns.

5.1.1.3 Professional and business offices and financial institutions.

5.1.1.4 Hotels, apartment hotels and motels, providing that a lot area is equivalent to 2,000 square feet for each individual guest unit, when specifically approved by the Planning & Zoning Commission after a Public Hearing; subject to such codes as said Board may establish, giving consideration to the effect of the proposed use on present and future uses, in the vicinity, to the proposed site planning and landscaping, except that the site must be serviced by sanitary sewers and a highway or street having a curb to curb paved width of 40 feet minimum. The width of the parcel shall not be less than 150 feet, measured at the building line, nor contain less than two (acres). Further, subject to the codes affecting traffic and safety and to other standards provided in these Regulations.

Proposed Text

ARTICLE V – INDUSTRIAL DISTRICTS

SECTION 5.1 LIGHT INDUSTRIAL DISTRICTS

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5.1.1.2 Restaurants and taverns.

5.1.1.3 Professional and business offices and financial institutions.

5.1.1.4 Hotels, apartment hotels and motels, providing that a lot area is equivalent to 2,000 square feet for each individual guest unit, for one and two story buildings or 1,000 square feet for each individual guest unit, for buildings with 3 or more stories, when specifically approved by the Planning & Zoning Commission after a Public Hearing; subject to such codes as said Board may establish, giving consideration to the effect of the proposed use on present and future uses, in the vicinity, to the proposed site planning and landscaping, except that the site must be serviced by sanitary sewers and a highway or street having a curb to curb paved width of 40 feet minimum. The width of the parcel shall not be less than 150 feet, measured at the building line, nor contain less than two (acres). Further, subject to the codes affecting traffic and safety and to other standards provided in these Regulations.
Referral 2.3: Town of Orange

Subject:

Proposed Zoning Regulation Amendment to Section 383-66B regarding hotel conference facilities and banquet rooms in LI-2 Zones.

Staff Recommendation:

The proposed zoning 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.

Background:

A private applicant has submitted proposed zoning regulation amendments to Section 383-66B regarding hotel conference facilities, meeting rooms and banquet rooms in LI-2 Zones. The amendment would allow the minimum requirement of 2,000 square feet (not less than 15 square feet per sleeping room) to be broken up into multiple areas. The spaces may be utilized for other hotel service purposes such as breakfast seating, and the space would not be required to be completely enclosed. Each qualifying space or room shall not be smaller than 400 square feet.

LI-2 Zones are adjacent to Milford and West Haven.

Communication:
In researching this proposal, I notified the adjacent municipalities in the South Central Region.
Mr. Carl Amento, Executive Director
Council of Governments
127 Washington Avenue
4th Floor - West
North Haven, CT 06473-1715

PETITION TO AMEND THE ORANGE ZONING REGULATIONS -
Submitted by Jeffrey N. Gordon
To amend the Orange Zoning Regulations Hotel conference facilities, meeting rooms, and banquet rooms.

Dear Mr. Amento:

In accordance with the Connecticut General Statutes, enclosed for your review is the above referenced Petition. The tentative Public Hearing date on this matter is January 2, 2019. A copy of these application materials was also sent to you in a PDF file via email.

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

Very truly yours,

Paul Dinace,
Zoning Administrator
& Enforcement Officer

enclosures
cc: TPZC Members
    V. Marino, Esq.
    J. Zeoli, First Selectman
CHECK LIST

PETITIONS TO AMEND THE TEXT OF THE ZONING REGULATIONS
The following information is required:

1. Fifteen (15) copies of this completed application form
   
2. Fifteen (15) copies of the precise wording of the existing text
   
3. Fifteen (15) copies of the proposed text
   
PETITIONS TO AMEND THE ZONING MAP
The following information is required:

1. Fifteen (15) copies of this completed application form
   
2. Fifteen (15) copies of a map drawn to a scale of not less than 200 feet to the inch, covering that area of the proposed zone change and all area in the Town of Orange within 500 feet of the proposed change, displaying the existing and proposed zoning district boundary lines, the existing property lines and the names of the current property owners as indicated by the Town of Orange Assessor's records
   
3. Existing Zone_________________________ Proposed Zone_________________________
   
4. List of adjoining property owners (see page 3)
   
5. Narrative description of the subject property and its boundaries
   
   ____________________________________________________________
   
   ____________________________________________________________
   
   ____________________________________________________________
   
   ____________________________________________________________
   
   ____________________________________________________________
PROPOSED ZONE TEXT AMENDMENT

ARTICLE VIII

Light Industrial District #2

§383-66. Special uses

§383-66B. Hotels, provided that:

§383-66B.4

EXISTING:

§383-66B

(4) The hotel shall provide function space consisting of conference facilities and/or banquet rooms at the rate of not less than 15 square feet per sleeping room, with a minimum requirement of 2,000 square feet. Said space is in addition to floor area required for supporting office space, storage, kitchen area and similar support uses. All function space shall be located within the principal hotel structure.

Proposed text change: additions, deletions in RED

§383-66B

(4) The hotel shall provide function space(s) consisting of conference facilities, meeting rooms, and/or banquet rooms, or other similar spaces as approved by the Commission at the rate of not less than 15 square feet per sleeping room, with a combined minimum area requirement of 2,000 square feet. Said space(s) may be comprised of more than one space, shall not be required to be completely enclosed, nor required to be solely dedicated to function space use, and may be utilized for other hotel services purposes such as breakfast seating. No individual qualifying space or room shall be less than 400 square feet. Said space is in addition to floor area required for supporting office space, storage, kitchen area and similar support uses. All Said Function space(s) may shall be located within and/or adjacent to the principal hotel structure.
2017.

To Marsh Hill Road via easement, right of access or deed that is in effect as of September 1,

line of Interstate 55 Road system or its access ramps (s) and frontage on Marsh Hill Road or access

Qualifying Parcels under S383-66 Special Uses

B. Hotels
Referral 2.4: Town of Madison

Subject:

Proposed Zoning Regulation Amendments to Sections 6.1.2.2, 6.1.3, 6.15.2, 2A.1.5, and 12.8 regarding building standards.

Staff Recommendation:

The proposed zoning amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region.

Background:

The Town of Madison has submitted proposed zoning regulation amendments to Sections 6.1.2.2, 6.1.3, 6.15.2, 2A.1.5, and 12.8 regarding building standards in various districts. In the C District, the bulk standards have been revised to consider “Average Building Height” rather than “Building Height.” The maximum of 30 feet has not been changed from the current regulations, however the Planning & Zoning Commission may approve a maximum Average Building Height of 50 feet, by Special Exception Permit.

Under the Special Use Regulations regarding Multiple Family Dwellings in the C District and T District, the Commission may reduce or waive the floor area ratio requirements if it “(1) helps to diversify Madison’s housing portfolio and (2) does not substantially erode the commercial development potential of the District.” The existing requirements are that the total Floor Area of the Dwelling Units shall not exceed 200% of the Floor Area of the commercial use with which they are associated.

Amendments to Sections 2A- Flood Plain District and Section 12- Non-Conforming Buildings and Uses note that nothing in the regulations shall require a variance for setback, lot coverage, or building height to elevate an existing structure up to two feet above the required elevation standards of the National Flood Insurance Program.

Applicable districts in Madison are within 500 feet of the Town of Guilford.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
RPC Referral Submission Form
South Central CT Regional Planning Commission

1.) General Information:  Date Sent: 11/15/18

Subject: **Regulation Amendment**

Applicant Name: Madison Planning & Zoning Commission

Property Address (if applicable): n/a

Town/City: Madison

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

Public Hearing Date: 12/20/18

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 “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: David Anderson

Telephone Number: 203-245-5632

E-mail Address: anderson.a@madison.ct.org

Comments: ____________________________________________

Questions: (203) 234-7555
South Central Regional Council of Governments | http://www.sercog.org
RPC Referral
South Central Regional Council of Governments
127 Washington Avenue
4th Floor – West
North Haven, CT 06473-1715

18-33. **Regulation Amendment.** Petitioner: Madison Planning & Zoning Commission. Petition for a Regulation Amendment to Sections 6.1.2.2, 6.1.3, 6.15.2, 2A.1.5, and 12.8 relating to maximum average building height, floor area ratio requirement, required elevation standards of the National Flood Insurance Program for necessary ingress and egress stairs and landings.

To Whom It May Concern:

Pursuant to the Connecticut General Statutes, you are hereby notified of the pendancy of the above referenced application before the Madison Planning and Zoning Commission. A copy of the application is enclosed.

This application will be before our Planning and Zoning Commission on Thursday, December 20, 2018, at 7:30 P.M., Room A, Madison Town Hall, 8 Campus Drive, Madison, Connecticut.

We look forward to your comments after your review.

Sincerely,

[Signature]
Mary R. Haburay
Land Use Assistant

Enclosure: Application #18-33
1. LAND LOCATION AND DESCRIPTION (for Zone Boundary Change Petitions):
   a. Street Address: _______________________________
   b. Map: _______ Lot: _______ Zoning District: ___________ Total Acreage: __________

2. TITLE OF PROJECT: ________________________________

3. PETITIONER:
   a. Name: Madison Planning & Zoning Commission
   b. Mailing address: 8 Campus Drive, Madison, CT 06443
   c. Phone: 203-245-5632 Fax: 203-245-5618
   d. If corporation, list names and addresses of officers:
      ________________________________
   e. Interest in property: ________________________________

4. RECORD OWNER (for Zone Boundary Change Petitions):
   a. Name: ________________________________
   b. Mailing Address: ________________________________
   c. Phone: __________________ Fax: __________________ email: __________________

5. DESIGNATED CONTACT:
   a. Name: David Anderson
   b. Mailing Address: 8 Campus Drive, Madison, CT 06443
   c. Phone: __________________ Fax: __________________ email: __________________

6. PROFESSIONAL ENGINEER:
   a. Name: ________________________________
   b. Mailing Address: ________________________________
   c. Phone: __________________ Fax: __________________ email: __________________

7. LICENSED LAND SURVEYOR:
   a. Name: ________________________________
   b. Mailing Address: ________________________________
   c. Phone: __________________ Fax: __________________ email: __________________
8. LICENSED ARCHITECT:
   a. Name:
   b. Mailing Address:
   c. Phone: Fax: email:

9. LANDSCAPE ARCHITECT / LANDSCAPER:
   a. Name:
   b. Mailing Address:
   c. Phone: Fax: email:

10. ATTORNEY:
   a. Name:
   b. Mailing Address:
   c. Phone: Fax: email:

11. This Petition requests an amendment to the Zoning Map or to boundaries of certain
    Zoning Districts, and there is attached:
    - A map clearly indicating the area to be reclassified and specifying the present
      classification and proposed new classification with existing and proposed
      boundaries;
    - A list, keyed to the map, of the names and addresses of the record owners of land
      within, and within 500 feet outside, the area to be affected by such reclassification;
    - Area computations, be record owner, for all parcels or portions of parcels within,
      and within 500 feet outside, the area to be affected by such reclassification;
    - A complete written description by metes and bounds or courses and distances, of
      the location of any new District boundary or boundaries proposed.

AND/OR

12. This Petition requests an amendment to the text of the Regulations and there is
    attached:
    - A full text of the proposed change in the Regulations, clearly indicating existing
      provisions to be repealed and new provisions to be enacted.

13. SUBMISSION REQUIREMENTS include a complete and comprehensive statement of
    the reasons for any proposed change, including any special interest the
    Petitioner(s) may have in such change.

14. COASTAL BOUNDARY. Petitions affecting land partially or fully within the Madison
    Municipal Coastal Boundary must be referred to CT DEP Office of Long Island Sound
    Programs.
    Site is  is not within the Coastal Boundary.

15. ADJOINING MUNICIPALITIES. Petitions affecting sites within 500 feet of, or affecting,
    an adjacent municipality require notification to that municipality and to the regional
    planning agency.
    Site is within 500 feet of an adjoining municipality.
    Site is not within 500 feet and will not impact any adjacent municipality.
16. WATER COMPANY NOTIFICATION. The applicant must provide written notice to the affected water company and to the CT Department of Public Health when any petition affects an aquifer protection area or watershed of that water company.

☐ Project is not within an aquifer protection area or watershed of a water company.
☐ Project is within an identified Level A Aquifer Protection Area or a water company watershed and that company and the CT DPH have been notified.

20. CONSERVATION COMMISSION INFORMATION.

a. Is the property enrolled in any local or state forest, open space or farm tax abatement program? ☐ yes ☐ no. If yes, then please describe:

b. Have any prior proposals and/or applications been submitted for this site? ☐ yes ☐ no. If yes, please describe (attach additional sheets if necessary).

c. Identify all known dedicated or managed open space (e.g., Madison Land Conservation Trust, Subdivision Open Space), and any conservation easements (e.g., Madison Land Conservation Trust, Nature Conservancy) and indicate locations on the Plan(s).

d. WATERSHED. Identify by name and number the Subregional Drainage Basin in which the property is located and indicate the boundaries on the Plan(s). (Boundary maps are available for viewing in the Land Use Office or on the CT ECO website, www.cteco.uconn.edu/index.htm.)

e. UNIQUE HABITATS/SPECIAL AREAS. Site ☐ has ☐ does not have Unique Habitats or Special Areas as identified by DEP and/or the Town of Madison Plan of Conservation and Development. (DEP information available at CT ECO website, www.cteco.uconn.edu/index.htm. If yes, provide details and indicate the location on the Plan(s).

f. HISTORIC RESOURCES. Does the property contain any of the following? Check all that apply.

☐ Archaeologically significant sites ☐ Stone walls
☐ Historically significant sites (e.g., iron works, mill sites)

Locate on the Plan(s) and describe in the space below. For information on archaeological sites, contact the Office of State Archaeology (State Archaeologist Nicholas Bellantoni, phone 860-486-5248, email nicholas.bellantoni@uconn.edu).
g. RECREATIONAL RESOURCES. Does the property contain, or is it adjacent to, any of the following? Check all that apply.

☐ Maintained trails       ☐ Recreational areas

☐ Other: ____________________________________________

Locate on the Plan(s) and describe in the space below. (Information may be obtained from the Madison Land Conservation Trust, the Regional Water Authority, the Madison Recreation Department, the Madison Plan of Conservation and Development.)


h. SCENIC RESOURCES. Does the property contain any scenic vistas, scenic areas, or scenic roads? ☐ yes  ☐ no. If yes, locate on the Plan(s) and describe in the space below.


Route 1

i. Attach any additional information which may be helpful to the Commission's review.

17. SIGNATURES REQUIRED ON THIS APPLICATION. The following is the legal agreement regarding this petition which must be signed by the applicant and by all property owners of property for which a zone boundary change is petitioned.

The undersigned hereby applies for approval of the foregoing Zone Boundary Change and/or Regulation Amendment and declares that the statements contained in this application and in all documents and/or drawings submitted as part of same are, to the best of his/her knowledge and belief, true and accurate as presented.

PETITIONER(S)

[Signature]  [Print Name]  [Date]

[Signature]  [Print Name]  [Date]

OWNER(S)

[Signature]  [Print Name]  [Date]

[Signature]  [Print Name]  [Date]
SECTION 6

COMMERCIAL DISTRICTS

6.0 Commercial Districts.

6.1 C District

6.1.1 Purpose. The purpose of the C District is to encourage compatible development and redevelopment of Madison's commercial gateways to include mixed uses, architecture in keeping with Madison's character, enhanced landscaping, and consolidated development where adjacent parcels integrate parking access, and vehicular and pedestrian circulation. Development within this area should be consistent with the Design and Landscape Standards in Appendix A.

6.1.2 Permitted Uses in the C District

6.1.2.1 Permitted Uses:
   a) Single family detached dwelling

6.1.2.2 Uses that require Special Exception Review:
   a) Automotive Repair Shop, Machinery Repair Shop, subject to the additional requirements in Section 6.15.4
   b) Automotive Service Station
   c) Bus Passenger Station, Railroad Passenger Station
   d) Car Wash, subject to the additional requirements in Section 6.15.1
   e) Club
   f) Daycare Center or Nursery School
   g) Educational Institution
   h) Financial Institution, Business Office or Professional Office, including Medical Office
   i) Hotel, Motel, Bed and Breakfast, subject to the additional requirements in Section 6.15.3
   j) Medical Outpatient Clinic or Veterinary Outpatient Clinic, subject to the additional requirements in Section 6.15.5
   k) Medical Marijuana Dispensary Facility, subject to the additional requirements in Section 6.15.8
   l) Multiple family Dwelling Units subject to the additional requirements in Section 6.15.2 (revised 5/26/17)(revised 12/20/18)
   m) Municipal or Governmental Building, Fire Station
   n) Park or Playground
   o) Public Recreation Facility
p) Public Utility  
q) Research and Development Facility  
r) Retail Sales Establishment  
s) Retail Service, Professional Service, Business Service  
t) Full Service Restaurant or Take-Out Restaurant excluding drive through window service  
u) Theater  
v) Water Dependent Use  
w) Accessory Use customary to a use permitted by Special Exception including the manufacture or processing of materials as incidental to a permitted Retail Sales or Retail Service use  

6.1.3 Bulk Standards. The required Lot Area, Width, Yards, Coverage, Height in the C District shall be as follows:  
a) The minimum lot area shall be 20,000 square feet.  
b) The minimum lot width shall be 100 feet.  
c) The minimum side yard shall be 20 feet.  
d) The minimum rear yard shall be 30 feet.  
e) The minimum front yard shall be 20 feet.  
f) The maximum building coverage shall be 25%.  
g) The maximum building height—Average Building Height shall be 30 feet. The Planning & Zoning Commission, by Special Exception Permit, may approve a maximum Average Building Height of 50 feet.  

Table of Dimensional Standards – See sections above for specific requirement.  

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<td>20 ft.</td>
<td>20 ft.</td>
<td>30 ft.</td>
<td>25%</td>
<td>30 ft./50 ft. SEP</td>
<td>20,000 sq. ft.</td>
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III - 2
6.15 Special Use Regulations

6.15.1 Car Wash
a) A Car Wash operation shall utilize a system for the total reclamation of water and other materials used in such Car Wash and for the off-site disposal, in a manner satisfactory to the Commission, of all residue therefrom and from the operations permitted in (i) and (ii) below.
b) The facility may contain:
   i) an operation for oil changes, oil and air filter changes, windshield wiper services, battery service and replacement, and such other similar services as the Commission may approve; and/or
   ii) an operation for auto detailing; and/or
   iii) retail space consisting of no more than 300 square feet for the sale of nonalcoholic beverages, snacks, sandwiches and other prepared items for on-premises consumption. The retail area will be restricted to use by customers utilizing the car care services described in (i) and (ii) above.

6.15.2 Multiple Family Dwelling Units in the C District and Transition District (T District) (section revised 5/26/17) (Section revised 12/20/18)
a) Each Dwelling Unit shall be used solely as either (1) a residence by the owner thereof, or (2) an apartment leased for periods of no less than three months.
b) Multiple Family Dwelling Units shall be permitted only in association with an existing or proposed commercial use. The total Floor Area of the Dwelling Units shall not exceed 200% of the Floor Area of the commercial use with which they are associated. For the purpose of this section, the floor area of a garage shall not count towards the floor area of the multiple family dwelling unit. The Commission may reduce or waive the floor area ratio requirement outlined in this Section upon a finding that the proposal (1) helps to diversify Madison’s housing portfolio and (2) does not substantially erode the commercial development potential of the District.
c) No dwelling unit shall have more than two (2) bedrooms.
SECTION 2A

FLOOD PLAIN DISTRICT

2A.1 The following requirements are applicable in the Flood Plain District and are in addition to requirements of these Regulations applicable in the underlying district.

2A.1.1 Within the Flood Plain District, no building or other structure shall be constructed, moved, or substantially improved unless a Flood Hazard Area Permit therefore is obtained from the Town Engineer in accordance with a certain ordinance entitled, “Flood Plan Management Ordinance, Town of Madison, Connecticut”. For the purpose of this requirement, “substantial improvement” means any repair, reconstruction or improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building, either a) before improvement or repair is started, or b) if the building has been damaged as is being restored, before the damage occurred, whichever is higher. “Substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences whether or not that alteration affects the external dimension of the building. The term does not, however, include either a) any project for improvement of a building to comply with existing State or Town health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or b) any alteration of a building listed on the National Register of Historic Places or the Connecticut State Inventory of Historic Places.

2A.1.3 The maps and plans, including plot plans and site plans, required under these Regulations pertaining to a lot, any portion of which is located in a Flood Plain District, shall show the following additional information:
   a) the boundaries in the Flood Plain District;
   b) base flood elevations above mean sea level; and
   c) the lowest floor elevation, including basement, above mean sea level for any existing or proposed building.

2A.1.4 In Commercial and Industrial Districts, no outside storage areas for supplies, merchandise, equipment or refuse and no outside manufacturing, processing or assembling of goods shall be located in the Flood Plain District, unless adequate provision is made to prevent flotation of materials and equipment and to minimize flood damage within the Flood Plain District.

2A.1.5 Nothing in these regulations shall require a variance for setback, lot coverage, or building height to elevate an existing structure, up to two feet above, the required elevation standards of the National Flood Insurance Program and for the necessary ingress and egress stairs and landings required as the result of the elevation.

(Effective 9/15/78)
SECTION 12

NON-CONFORMING BUILDINGS AND USES

12. Any non-conforming use or building lawfully existing at the time of the adoption of these regulations or of any pertinent amendment thereto, may be continued and any building so existing which was designed, arranged, intended for or devoted to a non-conforming use may be reconstructed and structurally altered, and the non-conforming use therein changed, subject to the following regulations:

12.1 No non-conforming use may be changed except to a conforming use or, with the approval of the Zoning Board of Appeals, to another non-conforming use no more objectionable in character.

12.2 No non-conforming use shall, if once changed into a conforming use, be changed back again into a non-conforming use.

12.3 No non-conforming use shall be extended or expanded.

12.4 No non-conforming use which has been abandoned for a period of one year shall thereafter be resumed.

12.5 Nothing in this section shall require any change in the plans, construction or designated use of a building for which the construction shall have been commenced prior to the adoption of these regulations or of any pertinent amendment thereto, and which shall be completed within one year of the adoption of same.

12.6 No building which does not conform to the requirements of these regulations regarding the building height limit, area and width of lot, percentage of lot coverage, and required yards and parking facilities shall be enlarged unless such enlarged portion conforms to the regulations applying to the district in which it is located.

12.7 Nothing in these regulations shall prevent the reconstruction within two years of a building damaged by fire, explosion, accident, the act of God, or of the public enemy to its condition prior to such damage or prevent the restoration of a wall or structural member.

12.8 Nothing in these regulations shall require a variance for setback, lot coverage, or building height to elevate an existing structure, up to two feet above, the required elevation standards of the National Flood Insurance Program and for the necessary ingress and egress stairs and landings required as the result of the elevation.
2019 RPC MEETING SCHEDULE

The South Central Connecticut Regional Planning Commission meets the second Thursday of every month at the offices of the South Central Regional Council of Governments, 127 Washington Avenue, 4th Floor West, North Haven, CT at 5:15 PM, unless notified otherwise.

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** RPC Annual Dinner