

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

**RPC  
Representatives**

**Bethany:**  
Michael Calhoun

**Branford:**  
Charles Andres

**East Haven:**  
Sal Brancati

**Guilford:**  
Matthew Yorzinski

**Hamden:**  
Robert Roscow

**Madison:**  
Joel Miller

**Meriden:**  
Kevin Curry

**Milford:**  
Jim Quish

**New Haven:**  
Elias Estabrook

**North Branford:**  
Trish Mase

**North Haven:**  
James Giulietti

**Orange:**  
Ralph Aschettino

**Wallingford:**  
Jeffrey Kohan

**West Haven:**  
Kathleen Hendricks

**Woodbridge:**  
Andrew Skolnick

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, March 14, 2019 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 February 14, 2019 RPC Meeting **1**

**2. Action Items**

- 2.1. Town of Branford: Proposed Zoning Regulation Amendments to create BL-H Zoning District. Submitted by: Private Applicant. Received: February 19, 2019. Public Hearing: TBD **3**
- 2.2. Town of Southington: Proposed Zoning Regulation Amendments to Section 13 - SIGNS. Submitted by: Town of Southington. Received: February 22, 2019. Public Hearing: TBD **15**
- 2.3. City of New Haven: Proposed Zoning Regulation Amendments to create Westville Manor PDD. Submitted by: City of New Haven. Received: February 12, 2019. Public Hearing: March 27, 2019 **28**

**3. Other Business**

*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.*

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

---

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

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Minutes for Thursday, February 14, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT 06473

**Present:** Jeffrey Kohan, Charles Andres, James Giulietti, Andrew Skolnick, Trish Mase, Robert Roscow, Elias Estabrook, Eugene Livshits

**1 Administration**

*1.1 Minutes of the January 10, 2019 RPC meeting.*

Motion to accept the minutes as presented: Charles Andres. Second: James Giulietti. Abstain: Robert Roscow. Vote: Unanimous.

**2 Statutory Referrals**

*2.1 Town of Orange: Proposed Zoning Regulation Amendment to increase the maximum square foot gross floor area for convenience marts*

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: Charles Andres. Second: James Giulietti. Vote: Unanimous.

*2.2 City of Milford: Proposed Zoning Regulation Amendment to Section 4.1.1 - Structures or Accessory Buildings in Residential 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: Andrew Skolnick. Second: Elias Estabrook. Vote: Unanimous.

*2.3 City of Meriden: Proposed Zoning Regulation Amendments to Section 213-7, Definitions, and Section 213-51, Sale of Alcoholic Liquor*

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: Elias Estabrook. Second: Andrew Skolnick. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

---

2.4 *City of Derby: Proposed Zoning Regulation Amendment pertaining to Electronic Signs in Shopping Centers*

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: Charles Andres. Second: Andrew Skolnick. Vote: Unanimous.

**3 Other Business**

Motion to Adjourn: James Giulietti. Second: Andrew Skolnick. Vote: Unanimous.

## **Referral 2.1: Town of Branford**

### **Subject:**

Proposed Zoning Regulation Amendments to create BL-H Zoning District

### **Staff Recommendation:**

The proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

### **Background:**

A private applicant in the Town of Branford has proposed to create BL-H (Local Business-Hybrid) Zoning District.

The new zone is based on the existing BL (Local Business Zoning District). The proposed zoning district would only be applicable to properties in the existing BL Zone that are greater than 4 acres. Except for the Lot Area, the Bulk Requirements are the same as the existing BL Zoning District. The proposed district would allow self-storage facilities limited to 25% of the property (not permitted in BL Zone). Additional differences in uses between the BL and BL-H Zones are under the category of industrial uses. Assembling, manufacturing, and processing, and warehousing and wholesale businesses (not retail) are not permitted in the BL Zone, but would be permitted under special exception in the proposed BL-H Zone.

The Existing BL Zone does appear to be within 500 feet of the Town of East Haven.

### **Communication:**

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



PLANNING AND ZONING COMMISSION  
TOWN OF BRANFORD

1019 Main Street, Branford, CT 06405, Telephone: (203) 488-1255, FAX: (203) 315-2188

APPLICATION TO THE PLANNING & ZONING COMMISSION

**RECEIVED**

For the following activity: (Check the Applicable Type of Application)

FEB 19 2019

10 of 12

☒ Zoning Regulation Amendment

☐ Subdivision Regulation Amendment

☐ Zoning Map Amendment

☐ CGS 14-54 Location Approval

**SOUTH BRANFORD REGIONAL  
COUNCIL OF GOVERNMENTS**

ADDRESS OF PROPERTY 49, 81-111 Commercial Parkway

C08

002

00001

TAX MAP C07 BLOCK 002 LOT 00003

ZONING DISTRICT BL

PROPOSED USE Zoning Regulations Amendment

PLEASE SUBMIT WITH COMPLETED APPLICATION

1. Application fee. (See fee schedule)
2. Application materials as summarized in the Zoning Regulations or Subdivision Regulations as applicable.
3. If applicable, provide evidence that abutting property owners have been notified, per Section 9.14.G of the Zoning Regulations.

The undersigned states that information submitted with this application is true and correct to the best of his/her knowledge; acknowledges that any approval based on erroneous or incomplete information shall be null and void and that approval of the plan is contingent upon compliance with all requirements of said regulations. The undersigned hereby authorizes the Branford Planning & Zoning Commission and its agents, the right to enter upon their property for the purpose of inspection and enforcement of the Zoning and Subdivision Regulations. ALL NAMES MUST BE PRINTED AND SIGNED.

Hamilton Branford LLC &  
Owner 40 Commercial Pkwy LLC

Applicant Kris Shapiro

PLEASE PRINT

PLEASE PRINT

Address P.O. Box 181 Clinton, CT 06413

Address P.O. Box 181 Clinton, CT 06413

Phone 860-669-8681 Ext. 10

Phone 860-669-8681 Ext. 10

E-mail kris@cedarlandmarina.com

E-mail kris@cedarlandmarina.com

Fax 860-669-4157

Fax 860-669-4157

Signature

Signature

FOR OFFICE USE ONLY:

Receipt Date 2-21-19

Fee Paid

\$340.00 CK # 1207

Approved/Denied by P&Z on

Application #

19-2.3

EXHIBIT # 1  
2012

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

# MEMORANDUM

**DATE:** February 8, 2019

**ATTENTION:** Planning & Zoning Commission

**PREPARED BY:** John Schmitz

**EMAIL:** jschmitz@blcompanies.com

**PROJECT NAME:** Zoning Regulation Amendment – Commercial Ave, Branford, CT

**PROJECT NUMBER:** 1800080

**SUBJECT:** Zoning Regulation Amendment Application Support

This memorandum has been prepared on behalf of the client in order to address the reasons for a proposed zoning regulation amendment. Currently the properties along Commercial Parkway are zoned Local Business (BL), a zone that is intended to “accommodate a variety of commercial functions necessary for service to the community including retail, office, banks, restaurants, and general automotive sales and service uses.”. These regulations limit the development of some components of commercial functions and uses such as self-storage facilities, assembling, manufacturing and processing, warehousing and wholesale businesses. Creating a BL-H zone to allow these uses could result in significant commercial and economic value to the Town of Branford. Some properties that are currently zoned BL could be developed with these uses under the BL-H zone, instead of seeking a zone change to an Industrial Districts, in which these uses are allowed by site plan or special exception currently.

The zoning regulation amendment proposed includes the creation of a new BL-Hybrid (BL-H) zone that mirrors the current BL zone but without the introduction of major industrial uses. This proposed zone would reflect the intent, and most of the regulations, already existing in the BL zone while also allowing for the development of commercial functions not currently allowed in the zone. The properties that this zone would apply to are those that are already in a BL zone and are greater than 174,240 square feet (4 acres) limiting the larger commercial site improvements to properties that could be developed with such use while still meeting the overall planning intent of the BL zone. The intent of this proposed zone is to promote economic growth on larger land parcels currently zoned BL, while also keeping consideration the Town of Branford Plan of Conservation & Development (POCD).

The POCD states in the Planning Issues in Branford booklet that Branford may need to, “... promote appropriate redevelopment and take some of the tax burden off residential properties” and lists business development as the lead development-related issue for the town. The proposed flexibility in the BL zone could provide additional economic value while still promoting the business development atmosphere, rather than an industrial atmosphere. Additionally, only 7% of the town is zoned for business development, where 10% is zoned for industrial development. Rather than increasing the industrial zoned land in order to promote the benefits of larger commercial developments, the areas already zoned as business should be more flexible in certain areas and circumstances to accept some more “industrial”-type use as appropriate. Lastly, according to the Promote Appropriate Economic

19-2.3

EXHIBIT # 1  
30F 12

Development booklet of the POCD, Advanced Materials & Manufacturing is listed as one of the most economically viable business sectors, and therefore a development priority for the town. A buildout study concluded that , "...even after considering environmental constraints, the land in the business zones in Branford might support an additional 840,000 SF of floor area..." allowing larger parcels in the BL zone to develop and still maintain the aesthetics and atmosphere of the zone is important to this development with appropriate business use/mix. The booklet also discusses strategies to enhance economic opportunity areas, to include the Exit 53 area. The strategy includes working to coordinate development and re-development opportunities at Exit 53, and the utilization of land along Commercial Parkway can continue to contribute to the success of business development in this area. By approving the proposed Local Business Hybrid zone, land in this area can be marketed, developed and utilized to promote economic growth and enhance the overall health and welfare of the residents of Branford.

We appreciate the opportunity to work with you further in this matter. Please let me know if you have any questions or if I can be of any further assistance.

Sincerely,

John Schmitz  
Project Manger

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

#### 4.4 LOCAL BUSINESS (BL) DISTRICT.

##### 4.4A Purpose.

1. These districts are designed to accommodate a variety of commercial functions necessary for service to the community including retail, office, banks, restaurants, and general automotive sales and service uses.
2. The districts are situated on main highways and thoroughfares, and applicable standards are designed to recognize, preserve and improve the character of existing development as well as to be consistent with the intensity of use in adjacent residential areas; parking needs for each building will be satisfied on its own lot.

##### 4.4B Bulk Requirements.

MINIMUM	LOT AREA	20,000 square feet		
	LOT AREA PER UNIT	N/A		
	FRONTAGE	50 feet		
	SQUARE	100 feet		
	SETBACKS	FRONT	SIDE	REAR
		15 feet	10 feet	15 feet
MAXIMUM	SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE	25 feet		
	HEIGHT	40 feet		
	FLOOR AREA	0.30		
	LOT COVERAGE	0.25		
	IMPERVIOUS SURFACE AREA RATIO	0.60		

RECEIVED  
FEB 12 2019  
BRANFORD PLANNING &  
ZONING COMMISSION

**4.8 LOCAL BUSINESS HYBRID (BL-H) DISTRICT.**

**4.8A Purpose.**

1. These districts are designed to accommodate a variety of commercial functions necessary for service to the community including retail, office, banks, restaurants, and general automotive sales and service uses in addition to accommodating some commercial use under certain circumstances.
2. The districts are situated on main highways and thoroughfares, and applicable standards are designed to recognize, preserve and improve the character of existing development as well as to be consistent with the intensity of use in adjacent residential areas; parking needs for each building will be satisfied on its own lot.

**4.8B Bulk Requirements.**

MINIMUM	LOT AREA	174,240 square feet (4 acres)		
	LOT AREA PER UNIT	N/A		
	FRONTAGE	50 feet		
	SQUARE	100 feet		
	SETBACKS	FRONT	SIDE	REAR
		15 feet	10 feet	15 feet
MAXIMUM	SETBACK FROM RESIDENCE DISTRICT BOUNDARY LINE	25 feet		
	HEIGHT	40 feet		
	FLOOR AREA	0.30		
	LOT COVERAGE	0.25		
	IMPERVIOUS SURFACE AREA RATIO	0.60		

**Additional Requirements:**

- 1.) The proposed BL-H property must be currently located in the BL District.
- 2.) Self-storage facilities limited to 25% of property

RECEIVED

FEB 12 2019

BRANFORD PLANNING & ZONING COMMISSION

## [4.8]4.9 TABLE OF USES - BUSINESS ZONES.

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
-------------------	---------------	------------------------	-------------------

RETAIL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
1. Retail < 3,000 square feet.	S	S	S	S	SE	SE	SE	S
2. Retail ≥ 3,000 square feet, but < 20,000 square feet.	S	SE	S	S	N	N	N	S
3. Retail ≥ 20,000 square feet.	SE	SE	SE	SE	N	N	N	SE
4. Retail, Limited.	SE	SE	SE	SE	N	N	SE	SE
5. Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20 percent of the gross floor area of the building.	SE	SE	SE	SE	SE	SE	SE	SE
6. Outside storage or display of merchandise.	SE	SE	SE	SE	N	N	N	SE

SERVICE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
7. Personal service establishment (hair, nails, tailoring, tanning, tattoos, massage).	S	S	S	S	N	N	S	S
8. Printing and publishing establishments < 5,000 square feet	S	S	S	S	SE	SE	SE	S
9. Printing and publishing establishments ≥ 5,000 square feet	N	N	N	N	SE	SE	SE	N
10. Service establishment (repair, rental and/or service of any item, except automobiles, trucks and trailers, that is allowed to be sold in the zone).	SE	SE	SE	SE	N	N	N	SE
11. Self-service automatic laundry and on-site washing service.	SE	SE	SE	SE	N	N	N	SE
12. Dry cleaning establishment.	SE	SE	SE	SE	N	N	N	SE
13. Day care center. (See Section 7.6)	SE	SE	SE	SE	SE	SE	SE	SE
14. Family day care home.	S	S	S	S	N	N	N	S
15. Group day care home. (See Section 7.6)	SE	SE	SE	SE	SE	SE	SE	SE
16. Funeral home.	SE	SE	SE	SE	N	N	N	SE

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION 9

19-2.3

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
-------------------	---------------	------------------------	-------------------

OFFICE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
17. General or business office.	S	SE	SE	S	SE	SE	SE	SE
18. Medical or dental office, clinic or laboratory.	S	SE	S	S	SE	SE	SE	S
19. Banks and financial institutions.	S	SE	S	S	S	S	S	S

MARINE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
20. Commercial Fishing Operations	SE	SE	SE	N	SE	SE	N	SE
21. Marine Repair	SE	SE	SE	N	SE	SE	N	SE
22. Marinas, Slip Basins, Boat Storage and Landings. (See Section 7.9)	SE	SE	S	SE	SE	SE	N	S
23. Private docks.	S	S	S	S	S	S	S	S
24. Repair and sale of pleasure boats and marine equipment, engines, supplies and provisions.	S	SE	S	S	S	S	S	S

FOOD / HOSPITALITY-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
25. Restaurant, Table Service (excludes fast-food restaurant and drive-through window).	S	SE	SE	S	SE	SE	SE	SE
26. Restaurant, fast food - with drive-through window. (See Section 7.15)	N	SE	SE	N	SE	SE	SE	SE
27. Restaurant, fast food - without drive-through window.	S	S	S	S	SE	SE	SE	S
28. Drive-through window service of any kind. (See Section 7.15)	N	SE	SE	N	SE	SE	SE	SE

LODGING-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
29. Bed and breakfast. (See Section 7.7)	SE	SE	N	SE	N	N	N	N
30. Hotel, which may include a table service restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center.	SE	SE	S	SE	N	N	N	S

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
-------------------	---------------	------------------------	-------------------

RECREATION / AMUSEMENT-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
31. Indoor recreational uses including but not limited to facilities for tennis, swimming, ice skating, bowling, and billiards.	SE	SE	SE	SE	SE	SE	SE	SE
32. Outdoor recreational uses, including but not limited to baseball batting facility, miniature golf and putting course, tennis facilities, ice skating facilities and golf driving ranges.	SE	SE	SE	SE	SE	SE	SE	SE
33. Playground or recreation areas operated by a governmental unit.	S	S	S	S	S	S	S	S
34. Theaters and assembly halls.	SE	SE	SE	SE	N	N	N	SE

RESIDENTIAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
35. Accessory apartments. (See Section 7.3.G.3)	SE	N	N	SE	N	N	N	N
36. Assisted living facility, congregate housing, continuing care retirement community, or a nursing facility.	SE	SE	SE	SE	N	N	N	SE
37. Caretakers quarters.	SE	SE	SE	SE	N	N	N	SE
38. Multi-family dwelling units.	SE	SE	N	SE	N	N	N	N
39. Single-family dwelling.	P	P	N	S	N	N	N	N
40. Two-family dwelling.	SE	SE	N	SE	N	N	N	N
41. Letting of rooms.	S	S	S	S	N	N	N	S
42. Home-based Businesses (Home Office and Home Occupation).	S	S	S	S	N	N	N	S

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
-------------------	---------------	------------------------	-------------------

AUTOMOTIVE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
43. Gasoline filling station.	N	N	SE	N	SE	SE	SE	SE
44. Automobile washing, lubricating and / or detailing.	N	N	SE	N	SE	SE	SE	SE
45. Motor vehicle sales.	N	N	SE	N	SE	SE	SE	SE
46. Motor vehicle rentals.	N	N	SE	N	SE	SE	SE	SE
47. Motor vehicle service (limited repair license or general repair license).	N	N	SE	N	SE	SE	SE	SE
48. Motor vehicle and other junkyard (in an enclosed building).	N	N	N	N	SE	SE	N	N
49. Off-street parking facilities.	SE	SE	SE	SE	S	S	SE	SE

INSTITUTIONAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
50. Town of Branford buildings, facilities and uses.	S	S	S	S	S	S	S	S
51. State and Federal Government buildings, facilities and uses.	SE	SE	SE	SE	SE	SE	SE	SE
52. Cemetery.	SE	SE	SE	SE	SE	SE	SE	SE
53. Churches and places of worship.	S	SE	SE	S	SE	SE	SE	SE
54. Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain).	S	SE	S	S	SE	SE	SE	S
55. Private schools, colleges and universities.	SE	SE	SE	SE	N	N	SE	SE
56. Hospitals and convalescent homes. See Error! Reference source not found.	SE	SE	SE	SE	SE	SE	SE	SE
57. Museum.	S	S	S	S	N	N	S	S

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
-------------------	---------------	------------------------	-------------------

STORAGE-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
58. Bulk storage of material.	N	N	N	N	S	S	N	N
59. Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons.	N	N	N	N	S	S	N	N
60. Portable storage trailers, containers and boxes.	N	N	SE	N	SE	SE	SE	SE
61. Climate-controlled self storage. (See Section 7.12)	N	N	SE	N	N	N	N	SE
62. Self-storage facilities. (See Section 7.12)	N	N	N	N	SE	SE	SE	SE

INDUSTRIAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
63. Freight and bus terminals.	N	N	N	N	S	S	N	N
64. Assembling, manufacturing and processing.	N	N	N	N	S	S	S	SE
65. Contractor yard for vehicles, equipment, materials and/or supplies.	N	N	N	N	SE	SE	SE	N
66. Landing or takeoff area for rotorcraft, not including maintenance, repair, fueling or hangar facilities.	N	N	N	N	SE	SE	SE	N
67. Railroad rights of way and passenger stations.	SE	SE	SE	SE	SE	SE	SE	SE
68. Research laboratory.	SE	SE	SE	SE	S	S	S	SE
69. Warehousing and wholesale businesses (not retail).	N	N	N	N	SE	SE	N	SE

UTILITY-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
70. Co-located telecommunications facilities.	S	S	S	S	S	S	S	S
71. Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities.	SE	SE	SE	SE	SE	SE	SE	SE
72. Utility substation.	SE	SE	SE	SE	SE	SE	SE	SE
73. Wind-energy conversion systems.	N	N	N	N	SE	SE	SE	N

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
-------------------	---------------	------------------------	-------------------

AGRICULTURAL USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
74. Commercial nurseries and greenhouses.	S	S	S	S	S	S	S	S
75. Farms.	S	S	S	S	S	S	S	S
76. Farm stands.	S	S	S	S	S	S	S	S
77. Farmers' Markets (See Section 7.17)	SE	SE	SE	SE	SE	SE	SE	SE

ANIMAL-RELATED USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
78. Animal hospital or veterinarian office.	N	N	S	N	S	S	S	S
79. Commercial kennel and animal shelters. (See Section 7.13)	N	SE	SE	N	SE	SE	N	SE
80. Animal day-care, grooming and training facility.	SE	SE	SE	SE	SE	SE	SE	SE
81. Riding stables and schools. (See Section 7.14)	N	SE	SE	N	SE	SE	N	SE

ACCESSORY USES	BC	BR	BL	MU	IG1	IG2	CP	BL-H
82. Signs	S	S	S	S	S	S	S	S
83. Parking lots	S	S	S	S	S	S	S	S

RECEIVED

FEB 12 2019

BRANFORD PLANNING &  
ZONING COMMISSION

## **Referral 2.2: Town of Southington**

### **Subject:**

Proposed Zoning Regulation Amendments to Section 13 – SIGNS

### **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 to Section 13- Signs. The amendments to the sign regulations are applicable to Detached Signs. In addition, the proposed amendments prohibit Pylon/Monopole Signs, and add Section 13-11 Detached Sign Enhancement. Under Section D. – Detached Signs provides rationale and intent of the regulation. The intent is to have a balance between the safety, welfare, and character of the community and the need for adequate identification, communication and advertising. Additional revisions can be reviewed in the agenda packet.

The following language has been added to proposed Section 3-11 - Detached Sign Enhancement: “Additional signage area for detached signs in existing as of the Effective Date of this section will be allowed as follows in accordance with Zoning Permit Approval:”. The regulations include standards for Opaque Background (sign area increases), Enclosure of a detached sign pole (potential for a 2.5 % increase to sign area). If applicable, the enhancement to detached signs may include a 10% increase to the height requirement. The 10% increase of height would be contingent on the incorporation of decorative trim.

### **Communication:**

In researching this proposal, I notified the adjacent municipalities 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

February 22, 2019

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

RE: Proposed Zoning Regulation Amendment – Section 13 - Signs (ZA #599)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, attached is a copy of proposed revisions to Section 13 - Signs of the Town of Southington Zoning Regulations

The Planning and Zoning Commission anticipates opening the public hearing on this item on March 19, 2019. If you have any questions regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,



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

Please mail to:

## RPC Referral Submission Form

South Central CT Regional Planning Commission

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

### 1.) General Information:

Date Sent: 2/22/19

Subject: ZA-599- Revisions to Sec. 13 of Zoning Regulations

Applicant Name: Southington Planning + Zoning Commission

Property Address (if applicable): n/a

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: MARCH 19, 2019

### 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:

☒

Via email  
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: Robert A. Phillips, AICP, Director of Planning + Comm. Dev.

Telephone Number: 860-276-6248

E-mail Address: PhillipsR@southington.org

Comments: \_\_\_\_\_

Questions: (203) 234-7555

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

# PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHTON, CONNECTICUT 06489 (860) 276-6248



FEE: See fee schedule

Z.A. # 599

## PETITION TO ENACT A ZONING REGULATION AMENDMENT OF TEXT

The undersigned respectfully petitions the Southington Planning and Zoning Commission to consider granting a change in the text of the Zoning Regulations.


Description of proposed amendment with all related subsection numbers. Show existing text in upper and lower case and show proposed additions in all upper case letters or underlined numbers. Proposed deletions should be enclosed within double parentheses.

see attached (section 13 - signs)

Is any zoning district potentially impacted by this proposed amendment within 500 feet of a Town boundary?  
✓ yes          no

Reason for desired amendment: Commission initiative

Date: 2/21/19

Signature of petitioner: 

Print name:

Robert A. Phillips, AICP

Mailing address:

Director of Planning & Community Development  
196 No. Main St, Southington, CT 06489

Telephone:

860-276-6248

PhillipsR@southington.org

## SECTION THIRTEEN SIGNS

### 13-00<sup>1</sup>      Purpose

These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs have the following specific objectives:

1. To allow and promote positive conditions for sign communication, maintain property values and encourage economic growth;
2. To reflect and support the desired ambience and development patterns of various zones in accordance with the Plan of Conservation and Development and promote an attractive environment.
3. To allow for adequate and effective signs whose dimensional characteristics further the interest of public safety and the needs of the motorist and pedestrian, where signs are viewed from a street or sidewalk.
4. To ensure that the constitutionally guaranteed right of free expression is protected.

In carrying out these objectives all signs shall conform to the following regulations:

### 13-01      Measurement of Sign Area

The area of a sign shall be considered to be that contained within the smallest rectangle which encompasses all lettering, wording, design or symbols. If attached, the area shall include any background different from the balance of the wall if such background is related to the sign; if detached, the supports shall not be included in the area of the sign unless such supports are obviously designed to be part of the sign. Only one side of a detached two-faced sign shall be calculated in determining conformity with these regulations, providing that the faces are mounted back to back.

### 13-02      Permitted Signs Not Requiring a Permit - All Zones unless otherwise noted:

The following signs shall be permitted as of right without need for a Zoning Permit except in the case of Part B and C below where such signs shall require registration with the Zoning Enforcement Officer. When located in residential zones said signs shall be located at least 20 feet back of street line and have a height not to exceed 10 feet. Signs in residential zones shall not be internally illuminated.

---

<sup>1</sup> revised, ZA #583, effective 1.9.15

A. Type: Maximum Sign Area

Signs indicating the name and address of the property and/or occupant	1 sq. ft.
Signs pertaining to a profession or occupation lawfully permitted as an accessory use on the lot	2 sq. ft.
Signs pertaining to the sale, lease or rental of residential property on which they are located	4 sq. ft.
Bulletin boards on the premises of churches or other religious institutions and municipal buildings	12 sq. ft. (32 sq. ft. if located $\geq 40$ ft from a public ROW)
Signs of civic organizations displayed for not more than 90 days within any 12 month period	32 sq. ft.
Emblems, badges, and insignias used to identify governmental, educational, charitable, philanthropic, civic, professional, fraternal, or religious organizations and located on numbered highways	32 sq. ft.
Holiday decorations excluding commercial advertising	32 sq. ft.
Political signs in connection with governmental elections or referendums for a time period of not more than 90 days preceding or 5 days following such election	32 sq. ft.
Signs pertaining to political expression	24 sq. ft.
Signs constructed of a metal or wood material which identify a historical building	1 sq. ft.
Traffic Control signs installed by a governmental jurisdiction or authorized in conjunction with an approved site plan	
Nonilluminated signs pertaining to the construction or repair of buildings or property on which they are located. Such signs shall be removed upon the issuance of a Certificate of Occupancy	4 sq. ft per contractor and/or financial institution and $\leq 16$ sq. ft. in total
New Businesses may display one non-illuminated Grand Opening sign, or banner for a period of not more than 30 consecutive days on-site before or after such opening. A new business is defined as any business which moves into a new location, is under new management or is under new ownership.	12 sq. ft. sign / 30 sq. ft. banner or banner flag

B. Temporary wire frame signs:<sup>1</sup>

1. Maximum size 18" x 24"
2. May be displayed from when the service begins to 24 hours after the service has been completed
3. May have only one sign per location where the service is being performed;
4. May be displayed up to 30 days prior to event to 24 hours after the event is over for non-profit events (i.e. Relay for Life, craft fair)
5. May only be displayed on private property with the permission of the property owner

<sup>1</sup> new, ZA #569, effective 1/19/13

6. Shall not have any illumination
7. Shall not be in road right-of-way or obstruct sidewalk traffic or sight lines
8. Must be at least 12' from property lines
9. Must be registered with ZEO prior to display and include locations to be displayed
10. Registration may be revoked for violation and/or fines for non-compliance may be levied per Town Ordinance.

C. Temporary A-Frame Signs<sup>1</sup> - See Section 2-19 for definition.

1. May be located in the Downtown Renaissance Area or Plantsville Center (CB and R-O zones) on internal sidewalks or town-owned walkways provided items C through K are met below.
2. May be located in the Business Zone on internal sidewalks only.
3. Only one sign per property (to advertise a business). Properties with multiple businesses can have one sign per business.
4. Shall not be larger than twenty-four (24) x forty-eight (48) inches and maintained in good working condition.
5. Shall be taken in at night and during storm events.
6. Shall be displayed perpendicular to the sidewalk.
7. Shall not leave less than four (4) feet of unobstructed walkway at all times.
8. Shall not be greater than ten (10) feet in distance to main entrance or that which is used by patrons on a regular basis.
9. Shall not be illuminated in any way.
10. Shall not obstruct any vehicular or pedestrian sight lines.
11. Shall only be used for special sale, event or business promotion.
12. Must be registered with ZEO prior to display and include locations to be displayed
13. Registration may be revoked for violation and/or fines for non-compliance may be levied per Town Ordinance.

13-03 Permitted Signs Requiring a Permit - All Zones in addition to those specified elsewhere in Section 13.

The following signs shall be permitted in all zones, upon the issuance of a permit from the Zoning Enforcement Officer:

A. Type Maximum Sign Area

Farms	12 sq. ft.
Industrial promotional signs under the auspices of the Town of Southington Economic Development Department containing only words.	64 sq. ft
Signs on the premises offering lots and/or homes for sale within approved subdivisions. (In subdivisions consisting of less than 10 lots, one sign per subdivision will be allowed; in subdivisions consisting of 10	32 sq. ft. per sign

<sup>1</sup> Revised, ZA #579, effective 8/2/14

lots or more, 2 signs per subdivision will be allowed.). These signs shall not be displayed for more than 12 months except that approval for such signs may be extended for an additional twelve (12) months if fifty (50) percent or more of the lots remain unsold. Signs shall be maintained in good condition and appearance	
Signs pertaining to the sale, lease or rental of industrial commercial property on which they are located	32 sq. ft.
Identification sign announcing the future location of a new business or industrial project. Such signs shall be located on premise and shall be permanently removed from the site upon issuance of a certificate of occupancy	32 sq. ft.
One permanent subdivision monument sign at opposing corners of each entrance for purposes of identifying the name of a residential subdivision provided such sign is located at the main entrance to the residential development. Subdivision identification signs shall not be internally illuminated nor exceed 6 feet in height.	32 sq. ft.
One Subdivision identification sign for purposes of identifying the name of a residential subdivision provided such sign is located at the main entrance to the residential development. Subdivision identification signs shall not be internally illuminated nor exceed 6 feet in height and must be removed within five years of approval or other subdivision approval statutory extension timelimits.	32 sq. ft.

#### 13-04 Signs in RO Zones

The following signs shall be permitted in RO zones upon the issuance of a permit from the Zoning Enforcement Officer:

- A. Signs limited to the name of the business(es) having an office on the premises.
  - 1. Attached signs shall be limited in area to six square feet per office or a maximum area of twelve square feet per building; whichever is less.
  - 2. One detached sign per premise with an area not to exceed 10 square feet nor height in excess of 6 feet.

#### 13-05 Signs in Business and Industrial Zones

The following signs shall be permitted in Business and Industrial Zones upon the issuance of a permit from the Zoning Enforcement Officer:

- A. Signs advertising the use of the land and/or building upon which displayed, the sale of goods or services on the premises, and the name of the proprietor.
- B. Off premise directional signs consisting of black letters and arrow on a white background shall be permitted in the business and industrial districts. Such signs shall be situated on private property subject to written authorization of the property owner. Off premise

directional signs shall not exceed 8 inches in height by 36 inches in length nor 8 feet in height. No more than one sign per corner shall be permitted.

C. Attached signs. Signs attached to the building shall meet the following requirements:

1. The total area of all signs shall not exceed one square foot for each linear foot of building frontage or 150 square feet; whichever is less. Buildings which are set back a minimum distance of 80 feet from a public right-of-way shall be allowed a sign area not to exceed 1 ½ square feet for each linear foot of building frontage or 150 square feet; whichever is less.
2. For a building with or proposing more than one (1) business establishment, the allowable attached sign area measured in accordance with Section 13-05.C.1 shall be proportionate to the total building frontage occupied by the individual business.
3. The total permissible attached sign area for any one (1) business may be subdivided into a maximum of three (3) attached signs.
4. Such signs shall not project above the roofline, shall not project more than eighteen (18) inches from the wall or surface to which they are attached, and shall not be painted on the surface of any building.
5. As an alternative to attached signage, a business establishment may erect one projecting sign not to exceed an area equal to one-half the linear length of the building frontage (or business tenant frontage) or 12 sq. ft.; whichever is less. Such signs shall not project more than 4 feet from the building to which it is attached nor extend into or over a street. A minimum clearance of 9 feet shall be maintained between the sign and the ground and the sign structure shall not exceed a height of 20 feet as measured from grade. Projecting signs shall be constructed of a metal or wood material and shall not be internally illuminated.

D. Detached Signs

**Regulation with regard to detached signs are established with the intent to balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising.**

1. One detached sign per lot may be permitted in Business and Industrial zones. Monument signs with bases made of natural **or composite wood**, stone or brick **shall be required**, ~~[are encouraged]~~. The height of a detached sign shall not exceed ~~[24]~~ **15 feet, inclusive of the base**, (See #4 below) and the area shall be limited to one square foot per linear foot of building frontage or 150 sq. ft.; whichever is less. Such signs shall be located entirely within all property lines and outside the right-of-way or at least 10 feet from the street line when the property line is less than 10 feet from the street line **and shall in no case be more than 20 feet from the property or street line**. Such signs shall include a street number, in standard numerical form, to be located on the top of the proposed sign as an aid

to the public and emergency services. This number shall be flush mounted with the top of the proposed sign and housed in an area no larger than 1 foot in height and 2 feet in length and contain numbers which are a minimum of 9 inches in height and shall be of similar design, construction and color to the main portion of the sign. The street number shall be exempt from the sign area requirements otherwise specified in these regulations.

2. A corner lot may have one detached sign on each street which provides legal access to the lot. **Such signs shall be no greater than 10 feet in height and a combined area of no greater than 100 sq ft in total if more than one detached sign is utilized on the entire property.** ~~[Such signs shall be subject to the provisions contained within Section 13-08.B.1, except the area of each sign shall not exceed 100 sq. ft.]~~ Each sign shall be designed to be viewed from a different right-of-way and a minimum distance of 75 feet shall be maintained between each sign and the point of intersecting rights-of-way.
3. In a business center developed on a tract of land three acres or more in area, initially held in single ownership or control, one sign may be erected along each right-of-way which provides legal access to the property. Each sign shall not exceed 100 sq. ft. in area, ~~[nor display more than the name and the location of the business center.]~~ Each sign shall be setback entirely within all property lines and outside the right-of-way or at least 10 feet from the street line when the property line is less than 10 feet from the street line and the display surface of each sign shall not be higher than [24] **15** feet nor lower than 10 feet above the adjoining finished grade. Signs shall be properly landscaped.
4. Where a detached sign is mounted on a roadway that has a higher grade level as compared to the grade level directly below the sign then the height will be measured from the roadway grade level to the highest point of the sign or structure.

#### 13-06 Signs associated with Specially Permitted Uses.

Special Permit Uses for certain signs may be granted by the Planning and Zoning Commission after a public hearing subject to the satisfaction of requirements and standards as set forth in this Section and Section 8. Application submittals to the Commission shall be accompanied with information specifying the intensity of signage lighting, the size and scale of the proposed signage in relation to the building and/or site, and information pertaining to the compatibility of such signs in relation to the architectural character of the building. The applicant shall furnish the Commission with renderings which accurately depict building elevations (including architectural details) and the location of all proposed signage.

#### 13-07 Illumination<sup>1</sup>

- A. Exterior illumination is permitted when confined or directed to the surface or mounting surface of the sign so that no direct rays or glare are visible beyond the property lines or create a danger to vehicular traffic. Backlit (Halo) Channel or Gooseneck-style external illumination preferred.

<sup>1</sup> revised, ZA #586, effective 8.8.15

- B. All Attached Internally illuminated signs shall incorporate effects consistent with the industry term known as “Channel” designs in all zones. See Definition of Sign – Sec. 2-19S.
- C. All Detached Signs may be externally illuminated or back-lit, but shall be designed so as not to allow any light to project through the face of the sign, with the exception of that stated above in Sec. 13-07.B
- D. Internal illumination of any kind is prohibited in the CB and RO zones.

13-08 Prohibited Signs

The following signs shall be prohibited for the reasons of,

- A. Protecting the public health, safety and welfare;
- B. Reducing traffic and pedestrian hazard;
- C. Protecting property values by minimizing possible adverse effects and visual blight caused by the signs; and
- D. Furthering the objectives of the town’s Plan of Conservation and Development:
  - 1. Billboards.
  - 2. Off premises signs, except directional signs as otherwise provided for in these regulations.
  - 3. Electronic Message Boards, LED strips or similar sign borders and any other signs which revolve, rotate, flash, or involve the electronic or automatic switching of lamps or illuminated tubes, except for time and temperature signs, and signs advertising the numerical price of motor vehicle fuel providing said sign does not revolve, rotate or flash, does not change more than twice in a 24 hour time period and meets the following design standards:

Shall be no greater than 10 inches in height and 25 inches in width for each type of fuel and no more than four displays of fuel at any site.

The total sign area shall be as set forth in Section 13 of the regulations.

The background for the price display shall be black and the illumination for the numerical display shall be red or green.

The NIT intensity shall be no greater than 5,000 NITS during daylight hours and 3,000 NITS during the evening hours.

The numerical display shall not change more than twice in a 24 hour period.<sup>1</sup>

---

<sup>1</sup> New, ZA #563, effective 6/23/12

4. Advertising flags, banners, strings of pennants, festoons of lights, twirlers, propellers, streamers or similar devices of carnival character, unless otherwise permitted as set forth for new businesses as defined in Section 13-02.A.
5. Signs orientated to a road which does not legally provide access to the property, except within Executive Parks; as specifically approved by the Commission.
6. As of the effective date of this regulation, any new Portable trailer-mounted signs or any similar mobile billboards, not including political signs.
7. Roof Signs
8. Plastic cabinet signs without an opaque background.

**9. Pylon/Monopole signs**

**13-09      Nonconforming Signs**

No nonconforming sign may be changed except to a conforming sign; structural alterations which do not materially alter the characteristics or exterior appearance of the sign may be made

**13-10      Repair of Signs**

All signs must be maintained in good repair. Failure to maintain and/or repair a sign within thirty (30) days of an order from the Zoning Enforcement Officer shall result in the issuance of an order to remove said sign. Failure to maintain a legal nonconforming sign in good repair shall result in the extinction of legal nonconforming rights and require the removal of such sign.

**13-11      Detached Sign Enhancement**

**Additional signage area for detached signs in existence as of the Effective Date of this section will be allowed as follows in accordance with Zoning Permit Approval:**

**A. Opaque background. Plastic cabinet signs are not eligible for the following sign area increases. Sign area increases will only be allowed for signs with 100% opaque background material, with either exterior lighting, or interior lighting that shines only through the sign letters, logo and/or limited design elements.**

**B. Enclosure of a detached sign pole. Sign area may be increased by 2.5 percent if the sign pole is enclosed/converted to an architectural feature. The width of the pole enclosure must be equal to at least 40% of the average width of the sign. Applicants are encouraged to be creative with pole enclosures. The pole enclosure will not be included in the sign measurement area.**

**C. Detached sign enhancement. If applicable, sign height may be increased 10 percent in elevation over the existing height if the sign itself is enhanced with decorative trim. Trim shall be defined as any decorative sign feature that is not integral to the sign content, logo or company color scheme but rather is solely for aesthetic purposes. The enhancement will not be counted toward the maximum height or area.**

13-12      Exemptions

- A. Traffic Control signs installed by a governmental jurisdiction or authorized in conjunction with an approved site plan. Further, no corporate emblems, logos or insignia shall be placed on such traffic control signs.
- B. Membership decals or accepted credit forms affixed to windows or doors.

13-13      Separability

Each of the provisions of this Section shall be separate and independent of the other and the invalidity of any provision shall not invalidate any other section or provision thereof.

## **Referral 2.3: City of New Haven**

### **Subject:**

Proposed Zoning Regulation Amendments to create Westville Manor PDD

### **Staff Recommendation:**

The proposed Westville Manor PDD 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:**

The Housing Authority of the City of New Haven has proposed a new Planned Development District to redevelop Westville Manor. The proposed PDD is in the West Rock Neighborhood in New Haven and borders PDD 119 (West Rock). The proposed PDD would provide high quality affordable housing, with an incorporation of market rate units. The site is 15.3 acres of which 15.1 acres is developable. The site is nearby the West Rock State Park, and Southern CT State University, but is currently isolated and has limited access.

The existing Westville Manor development has 150 units, which are outdated and in poor condition, and is located in a secluded location. The existing development has several challenges, which the proposed PDD hopes to address. These challenges include undersized homes, limited access and egress, connectivity of internal street network and safety.

The proposed PDD would include 109 units (one to five bedroom) and the construction of the PDD would be done in two phases. Out of the 109 units in the proposed PDD, 20% would be unrestricted. There would be points of intersections developed to amenities such the West Rock Park and local pedestrian pathways. The vision of the PDD is improve access, connectivity, topography, stormwater management, sustainability and the diversity of housing. The PDD would have an open space network, mixed use building to provide community supportive services. Sustainability strategies include buildings designed to a minimum Home Energy Rating System and incorporation of bio-retention and raingardens. The underlying zone is RM-1, and the PDD would increase the maximum building coverage to 40% from 30%, the minimum usable open space requirement would remain at 250 Square Feet per Dwelling Unit. The proposed PDD would have 8.37 acres of usable open space, and improved connectivity and walkability through an improved street and open space network. The background information in the agenda packet includes a traffic study and additional information pertaining to the development.

The proposed Westville Manor PDD is within 500 feet of the Town of Hamden.

### **Communication:**

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

**Application for General Plan PDD for  
WESTVILLE MANOR REDEVELOPMENT**

submitted to  
City of New Haven, Board of Aldermen

1. Table of Contents

A. Narrative Project Description-Introduction

i) Objectives of the PDD

ii) Description of the Tract of Land

iii) Eligibility of the PDD Applicant

iv) Description of the Project

B. Attachments

B1. Boundary Survey EX-1

B2. Existing RM-1 District Zoning Table

B3.0 Westville Manor Zoning Map (New PDD Boundary)

B3.1 Illustrative Site Plan

B3.2 PDD Zoning Table

B4. City Cooperation Agreement by and among City of New Haven, and the  
Housing Authority of the City of New Haven

B5. Traffic Study

## A. Introduction

Housing Authority of the City of New Haven's Elm City Communities ("HANH/ECC") submits this Application to the City of New Haven Board of Aldermen seeking a designation of a Planned Development District ("PDD") pursuant to Section 65 of the Zoning Ordinance of the City of New Haven ("Zoning Ordinance").

The parcels of land ("Land") to be included in the PDD are shown more particularly on **ATTACHMENT B1** appended to this Application, and are situated in the West Rock neighborhood of New Haven. The PDD boundary is comprised of roughly 15.3 acres, which includes 2.4 acres of city owned streets and 12.9 acres owned by HANH/ECC of which the developable portions outside the wetland regulated area is 15.1 acres. The land has proximity to West Rock State Park, Southern Connecticut State University, local navigable waterways and pedestrian pathways. The Westville Manor development currently has 150 units on site.

Westville Manor redevelopment is a continuation of the larger vision at West Rock that The Glendower Group, an affiliate of HANH/ECC that was established for transforming public housing neighborhoods into high quality mixed income communities that retain rights to return for the low- income residents. Brookside and Rockview communities in this area are examples of initial phases of this vision that has led to widespread transformation to their respective neighborhood fabric that has brought a positive impact on the lives of low income residents.

Built in the mid-1980s, Westville Manor has become increasingly obsolete. Westville Manor in its currently distressed state with outdated and undersized homes for

families, unsafe premises, disconnected neighborhood and super blocks with indefensible spaces is ready for change and hence HANH/ECC has made a decision to redevelop this Land.

Westville Manor is challenged for access, egress and security due to its secluded location surrounded by the densely forested West Rock Ridge State Park and homes situated in steep terrain and indefensible spaces. This area is separated from surrounding neighborhoods by West Rock Ridge State Park, B'nai Jacob Memorial Park, and Southern Connecticut State University. Thanks to the extension of Wilmot Road to Woodin Street in the recent past, that now links this community to the neighboring northern town of Hamden that was previously disconnected.

Situated at the bottom of the western hill, and Winter Green brook running along the north, challenging topography contributes to the neighborhood's seclusion and flooding. Bordered by an abandoned health center precinct along the east, the residents face security issues and detachment from the community further east past this abandoned area.

The community lacks visible and easily accessible social spaces or the presence of a community center. With a need for positive youth development this deficiency really hurts the community.

Although situated near regional trails, bike paths, schools, and parks there lack safe connections and easy access to those amenities. Wilmot Crossing, a mixed use senior housing project located nearby, with a corner store at the ground floor is seen as a shortcoming due to its operational issues that don't cater to the residents' needs and not fulfilling community participation and employment opportunities in such a facility.

The existing homes lack individuality with the endlessly repetitive banal and archaic concrete block housing present throughout the neighborhood.

The neighborhood streets that provide access to Westville Manor are Winter Green Avenue and Wilmot Road. Only two roads, Wayfarer Street and Level Street lead to this 13-acre development with 150 homes situated farthest away from the rest of West Rock community. The internal streets end as a pair of cul-de-sacs aggravating the connectivity issue. The current layout causes challenges for emergency responders to get to some of the homes. The homes are arranged in monotonous linear buildings clustered around parking lots and steep terraces.

Severe terrain engulfs and runs across the site. This also causes flooding due to storm water gushing and sometimes cutting off access from Wilmot Road. The torrential rain that occurred during the charrette provided true testimony to this phenomenon with access cut off to the community along this road for several hours until the flood waters receded. The steep terrain running through the existing housing areas inhibits access to the physically disabled.

Wintergreen Avenue, to the south is fairly steep with inadequate roadway intersections thus contributing to speeding traffic that causes ingress/ egress and safety issues for residents. It is also poorly lit and lacks pedestrian friendly streetscape with no eyes along the West Rock Ridge State Park.

There aren't easily accessible public spaces that cater to the diverse age groups in the community. There is a small playground tucked in an internal courtyard. A community garden obscured along the western woods behind the back yards of a few

homes is underserved and inaccessible to the residents. Several shade providing trees in the site are unfortunately in very poor condition and will need to be removed.

Dilapidated homes with inadequate mechanical systems, cramped rooms, pest issues, wild animal nuisance activity from the surrounding woods entering backyards, crime caused by intruders due to indefensible spaces, and lack of fully accessible units, are all issues that contribute to the distress in this neighborhood.

With all of the above deficiencies and challenges, Westville Manor calls for a holistic transformation to achieve a safe and vibrant living environment for the residents.

To initiate the Westville Manor redevelopment, a series of public meetings and design charrette/ community workshop were conducted in Fall 2018. This document outlines the results of this community engagement process and the consensus vision that grew out of this process.

A summary of the new overall development program, the financing structure for the development program and infrastructure, a description of the ownership structure and the community consultations that have been undertaken to date are set forth below.

### **Overall Development Program and Phasing**

HANH/ECC is proposing to construct 109 units of one- through five-bedroom units, along with related infrastructure and community amenities, on the current site of Westville Manor. HANH/ECC will execute ground lease agreements for a minimum of 50 years with the limited partnerships or limited liability companies formed between The Glendower Group and a private limited tax credit investor for each rental phase of development. The ground leases will grant the limited partnerships the right to construct

and maintain the improvements. The Glendower Group, Inc., a non-profit organization created and controlled by HANH/ECC, will serve as a general partner. These 109 units will be constructed in two distinct phases as highlighted in the attached phasing plan. It is currently anticipated that each phase will be funded through the use of either 4% and/or 9% Low Income Housing Tax Credits (LIHTC), state capital funds, public and private financing, and HANH/ECC MTW financing. Under LIHTC rules, each phase must be owned by a distinct legal entity. These legal entities will be wholly controlled by HANH/ECC to assure that affordability is permanently maintained.

Because Westville Manor is being re-developed under HUD's Rental Assistance Demonstration Program (RAD), federal rules require that all existing units at Westville Manor be replaced either on or off site. Of the current 150 units on site, HUD allows a de minimus reduction of 5%, resulting in the actual units being replaced at 144. These 144 units will be replaced through a combination of on-site redevelopment and Rockview Phase 2 in the same West Rock neighborhood. HUD has approved that the 62 affordable units at Rockview Phase 2, serve as an off-site component of the replacement of Westville Manor. In addition to the required replacement units to be constructed on-site at Westville Manor, in anticipation of future funding requirements, HANH/ECC is proposing to redevelop 109 total units on-site that will include 20% of non-restricted housing on the Westville Manor site. As described below, the State and CHFA funding process requires that at least 20% of any development be non-restricted housing in order to encourage healthier, divers, and more sustainable housing. Factoring in this 20% has resulted in the total of 109 units.

The necessity to redevelop the Westville Manor site over two phases is necessary due to a number of factors that include:

- HANH/ECC 'sfirst responsibility is to assure that all current residents are provided a safe and secure home in which to live. Phasing will assure residents will be relocated to their permanent homes in the least disruptive manner possible by directly relocating families into newly developed properties rather through intermediary temporary sites. To the greatest extent possible, Westville Manor residents currently residing in the Westville Phase 1 designated area will be relocated to the newly constructed Rockview 2. The remaining Westville Manor residents will be relocated to Westville manor Phase 1 once those units are completed, allowing for the final Westville Manor Phase to proceed. Because of the complexity of the Westville Manor redevelopment plan and RAD rules, it may be necessary to temporarily relocate some families off-site. However, the proposed phasing plan is the least disruptive possible to current residents.. It should also be noted that RAD rules require that ALL current tenants have the right to return to the newly developed Westville manor site so no resident relocation rights will be lost if off-site moves are necessary..
- To be successful in obtaining LIHTCs and other required financing, it is necessary to structure each individual phase in a manner that is most competitive under current funding program guidelines. A single, large redevelopment would not be feasible under current rules. Current CHFA LIHTC rules limit both the size of tax credits per unit and per project. Phasing the redevelopment will allow

for the maximization of federal and state funding and thus reduce the need for local funding.

- Since all state and CHFA funding is provided through competitive processes, it is also necessary to structure applications in a manner that maximizes scoring to allow for the greatest chance at success. The Westville Manor redevelopment will require the design to be highly energy efficient. Though such energy efficiency has great long term benefits to the environment and our residents, construction costs are increased as a result. As stated above, the current plan also includes 20% non-restricted housing which is prioritized through funding criteria. Creating mixed income communities is a priority of all new HANH/ECC developments as it leads to healthier and sustainable communities, but adding these additional units also increases development costs that cannot be borne through the LIHTC program. Phasing Westville Manor into 2 distinctly funded developments allows HANH/ECC to achieve both energy efficiency and mixed income goals while maximizing funding opportunities.

The following chart shows the projected phases of financing and development including the number of units to be constructed, anticipated CHFA funding application/ approval schedule, construction schedules, and any related amenities or additional structures associated with each phase.

PHASE DESCRIPTION	NO. OF UNITS	ANTICIPATED CHFA APPLICATION/ FUNDING APPROVAL DATE	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED CONSTRUCTION COMPLETION	AMENITIES
Rockview phase 2	78	April 2017	February 2019	June 2020	Solar Youth program at existing Rockview community center
Westville Manor phase 1	50	Nov 2019- April 2020	Dec 2020	April 2021	Resident Service Offices, Community room, Security
Westville Manor phase 2	59	Nov 2020- April 2021	Dec. 2021	April 2022	Community Park
TOTAL	187				

**Westville Manor Program**  
12/17/2018

	Phase 1						Phase 2						Total at Westville Manor					
	1BR	2BR	3BR	4BR	5BR	Total	1BR	2BR	3BR	4BR	5BR	Total	1BR	2BR	3BR	4BR	5BR	Total
Replacement units	20	6	4	7	3	40	0	19	11	13	4	47	20	25	15	20	7	87
Other (Market rate)	0	4	6	0	0	10	0	0	11	1	0	12	0	4	17	1	0	22
UFAS units	3	1	1	1	1	7	0	3	1	0	0	4	3	4	2	1	1	11
%	15	10	10	14	33	14	0	16	5	0	0	7	15	14	6	5	14	10.09
Total	20	10	10	7	3	50	0	19	22	14	4	59	20	29	32	21	7	109

Note:

This above mentioned unit mix is based on a conceptual site plan that is subject to further changes and refinements.

**Overall Program**  
12/17/2018

	Westville Manor						Rockview						Overall Total (Westville Manor & Rockview)					
	1BR	2BR	3BR	4BR	5BR	Total	1BR	2BR	3BR	4BR	5BR	Total	1BR	2BR	3BR	4BR	5BR	Total
Replacement units	20	25	15	20	7	87	0	18	41	3	0	62	20	43	56	23	7	149
Other (Market rate)	0	4	17	1	0	22	0	5	10	1	0	16	0	9	27	2	0	38
Total	20	29	32	21	7	109	0	23	51	4	0	78	20	52	83	25	7	187

Note:

This above mentioned unit mix is based on a conceptual site plan for Westville Manor that is subject to further changes and refinements.

Total project costs are currently estimated to be approximately \$57,661,000. This represents an early estimate based on HANH/ECC's experience with developments of a similar size and type. The per phase and total estimated sources and uses is as follows:

Phase 1 - 50 Units	
<u>Uses</u>	
Construction	\$19,000,000
Demolition/Abatement	\$1,000,000
A and E	\$1,400,000
Financing/Interim/Soft	
Costs	<u>\$5,050,000</u>
	<b>\$26,450,000</b>
<u>Sources</u>	
LIHTC Equity	\$11,110,000
Financing	\$7,300,000
DOH CHAMP/FLEX	\$6,000,000
FHLB	\$1,000,000
MTW	<u>\$1,040,000</u>
	<b>\$26,450,000</b>

Phase 2 - 59 Units	
<u>Uses</u>	
Construction	\$22,420,000
Demolition/Abatement	\$1,180,000
A and E	\$1,652,000
Financing/Interim/Soft	
Costs	<u>\$5,959,000</u>
	<b>\$31,211,000</b>
<u>Sources</u>	
LIHTC Equity	\$13,110,000
Financing	\$8,250,000
DOH CHAMP/FLEX	\$6,000,000
FHLB	\$1,000,000
MTW	<u>\$2,851,000</u>
	<b>\$31,211,000</b>

TOTAL BUDGET	
<u>Uses</u>	
Construction	\$41,420,000
Demolition/Abatement	\$2,180,000
A and E	\$3,052,000
Financing/Interim/Soft	
Costs	<u>\$11,009,000</u>
	<b>\$57,661,000</b>
<u>Sources</u>	
LIHTC Equity	\$24,220,000
Financing	\$15,550,000
DOH CHAMP/FLEX	\$12,000,000
FHLB	\$2,000,000
MTW	<u>\$3,891,000</u>
	<b>\$57,661,000</b>

## **Community Involvement**

### **Charrette Process:**

A series of Public Meetings and a design charrette were conducted where residents of Westville Manor helped shape the framework of the redevelopment vision. There were break –out sessions and drop- ins where residents voiced their opinions on several aspects of the vision. The three-day design charrette turned out to be an intensive and productive session with effective community participation and real time feedback resulting in a consensus plan laying the foundations for next steps. The design team evaluated several framework options for the site, and concepts for the single- family homes and multifamily apartments/ resident services based on the feedback received to arrive at this consensus vision.

### **Community Feedback:**

The residents gave their input at every step of the way through-out this community engagement process. Their initial inputs led to the formulation of guiding principles that was embraced by all. Based on these principles, five main themes were identified and discussed: Safety & Security; Community Center, Supportive Service/ jobs; Recreation; Something for all Ages; & Homes. The following are a list of main points discussed amongst several:

- SAFETY THROUGH COMMUNITY VIGILANCE
- ADDRESS BACK YARD SECURITY
- NEED FRONT YARDS & BETTER STREET LIGHTS
- NEED WILDLIFE DETERRENT/ FENCES

- IMPROVE ACCESS & CONNECTIVITY
- NATURE WALKS, BUS SHELTER & BENCHES
- COMMUNITY SERVICE/ MIXED USE BUILDING: Units should have a separate entry from the community service uses
- CREATE OPPORTUNITIES FOR YOUTH: Incorporate space for Solar Youth Group in the community facility
- COMMUNITY BASED/ OWNED EMPLOYMENT
- SPACES FOR ALL AGES: SENIORS & FAMILIES
- COMMUNITY GARDEN
- NEED BACK- UP GENERATORS
- CELEBRATE NEIGHBORHOOD IDENTITY
- AVOID STACKING OF FAMILY UNITS
- INCREASE STORAGE, KITCHEN CABINETS
- FIRST FLOOR BATHROOMS

In addition to supporting the provision of high quality affordable rental housing to the residents of the Westville Manor community, input from the community has focused on providing comprehensive, high quality supportive services programming for residents, promoting long-term economic self-sufficiency and providing residents with access to training, educational opportunities and employment.

**A(i)     OBJECTIVES OF THE PDD**

**(a)     CONSISTENT WITH NEW HAVEN'S COMPREHENSIVE**

**PLAN.** The current underlying zone for the Land is RM-1, allowing low to middle

density residential use as well as other compatible ancillary uses. Zoning Ordinance Table for existing RM-1 Zone are provide in **ATTACHMENT B2.** This General Plan Application is for a Planned Development District of Westville Manor Redevelopment. The PDD zone boundary, Illustrative Site Plan, and PDD Zoning table are more fully set forth in this Application as **ATTACHMENT B3.0, B3.1, and B3.2.** The redevelopment and renewal plan for the Land in the form of the “City Cooperation Agreement By and Among the City of New Haven, Housing Authority of the City of New Haven (the “Cooperation Agreement”) a copy of which is attached to this Application as **ATTACHMENT B4.** As the Cooperation Agreement demonstrates, the proposed family housing, senior apartments, community supportive services together with all other ancillary uses and developments, will conform to the comprehensive plans of the City of New Haven.

(b) **APPROPRIATE AND INTEGRATED USES.** The proposed PDD is composed of uses that are appropriate for the site, and for the growth principles of the City of New Haven. Streets frame residential areas in a manner that results in a coherent network of blocks within the site. The street system allows residential buildings to face one another encouraging human interaction and discouraging criminal activity. Parks and open spaces both complement nearby residential areas and serve as mechanisms for stormwater management. Buildings range from single family attached homes, to multifamily apartments, all scaled and designed to blend with and complement the surrounding neighborhoods. The best elements of New Haven neighborhoods have been echoed, with modern planning enhancements creating smarter, more efficient traffic flow and utility design. The PDD provides points of interconnection to the area’s natural

amenities such as West Rock State Park and local pedestrian pathways to further integrate the site into New Haven's existing infrastructure amenities.

(c) **DESIGNED TO CREATE A STABLE, DESIRABLE ENVIRONMENT COMPLEMENTING ITS SURROUNDINGS.**

The plan for the PDD follows the New Haven Comprehensive Plan of development by embracing the idea of creating balanced types of housing stock in order to foster a sense of community. With the inclusion of a number of market-rate rental units, along with replacement units, and community amenities in, this PDD provides considerable diversity in terms of building types and tenure.

Owing to its steep topography and limited access, the Westville Manor neighborhood area has been secluded from the rest of the surrounding area in the past. This PDD strives to alleviate the steep slopes through effective regrading and storm water management. It enhances its ties to the surrounding through additional streets and pathways. The multiple styles of buildings which echo the vernacular of the surrounding neighborhoods, the use of varied building materials, the creation of open spaces and connections to the existing State park and local pedestrian pathways will all complement and enhance the surrounding neighborhoods.

(d) **OPEN SPACE ALLOCATION.** The development of new, useable public spaces, parks, and yards for the units, pedestrian pathways and connections to surrounding neighborhoods and natural resources are principle design considerations for the PDD and comply with the requirements of Section 65(a) of the City Zoning ordinance.

**A(ii) DESCRIPTION OF THE LAND**

A survey of the Land is attached as **ATTACHMENT B-1.** The \ PDD boundary area is comprised of roughly 15.3 acres, which includes 2.4 acres of city owned streets and 12.9 acres owned by HANH.

**A(iii) THE PDD APPLICANT**

HANH is the owner of the Land, and the applicant, to develop the Land in compliance with Section 65(c) of the New Haven Zoning Ordinances. The terms governing the development of the Land are more particularly set forth in the Cooperation Agreement, attached to the Application as **ATTACHMENT B4** The existing roadway structure, owned by the City of New Haven, will be abandoned pursuant to the terms of the Cooperation Agreement, and title to the land on which the existing roads sit shall be conveyed to HANH, subject to the Cooperation Agreement. Upon completion of the development, the new roadways will be conveyed back to the City of New Haven.

**A(iv) DESCRIPTION OF THE PROJECT.** (Including

Environmentally Progressive Considerations, Smart Growth Principles, Connectivity Details, Design Principles and Pedestrian Amenities)

**(a) Site Design**

The overall design of the Westville Manor PDD was guided by the desire to create residential spaces with a strong sense of individuality while complementing the wider community.

**1. Sense of Place:** The proposed vision for Westville Manor solves for improved access, connectivity, safety, community- building, topography, defensible spaces, storm water management, sustainability and a diversified housing environment to establish a unique sense of place and provide a new identity for each home. The unique scale and location of this neighborhood relates to that of a “hamlet” that distinguishes itself from rest of the surrounding neighborhoods. The design of the neighborhood builds on its unique identity as a “hamlet”.

**2. Connectivity & Walkability:** The proposed plan introduces a well-connected street and open- space framework for convenient vehicular and pedestrian circulation and provides clear unobstructed routes for emergency responses and public transit. New infrastructure will be put in place to support the proposed housing and amenities. *See attached Circulation Diagram.* By arranging neighborhood blocks in an interconnected manner, without the dead-end streets that previously existed, residents will be encouraged to walk around the community along the safe public sidewalks rather than feeling isolated.

**3. Safe and Vibrant Open Spaces :** The plan creates safe outdoor environment through frontages along public spaces. See attached Open Space Diagram. As part of a vibrant open space network, greenway buffers are introduced along the West Rock Ridge State Park to create safe, pedestrian friendly edges with eyes along them. This would also keep the animal activity away from the backyards of homes.

A Central Park houses a new mixed-use building with community supportive services and apartments for senior residents above. This centrally located amenity is less than a 3 minute walk from any home at Westville Manor. A range of amenities for all ages is introduced such as tot lots, playgrounds, lawns, out-door classrooms, nature trails, horseshoe court, community garden, leasing office and community room.

A Crescent Park at Wayfarer Street is framed by porch lined single family attached buildings. It's on axis with Level Street and houses a lawn that accommodates active and passive recreation.

A series of "Bungalow Courts" actually framed by larger family 4-plex homes are sprinkled along the western edges of the New Street that extends from Wayfarer Street. These courts offer quiet outdoor spaces for the larger families and also adds to the visual interests and moments within the neighborhood.

#### **4. Safety and Security:**

Each residential block would have a range of homes such as triplexes and duplexes. Each home would enjoy, a front yard and back yard, individual rear parking pads and adequate visitability. Front entry porches lining the street and back entry stoops facing rear yards, internal lanes/ parking would create a clear distinction between public and private realms. There would be homes for the disabled both in the single family and apartment housing types following universal accessibility design guidelines. Ample on- street and off- street parking is provided for the residents and their guests.

As mentioned, the inclusion of porches or stoops at the fronts of units as well as ample windows helps promote a sense of security along streets as they provide “eyes on the street”. Further, units also include patios with privacy fences and ample windows on the rears of units that also allow the rear yards of units to feel safe and secure. Street lighting and street layout create an environment in which residents can be aware of the activities in the neighborhood. Fencing between the units at the fronts and at alley entrances, would help distinguish the public realm and the private realm and discourage cut through pedestrian traffic through the sides of homes.

Adequately sized blocks and terraces will respond to the terrain across the site. New street trees, varied landscaping, and well- lit spaces throughout will provide safe, comfortable areas to walk, play and gather. Raingardens, and pockets of bio- retention will slow down and infiltrate the stormwater flowing across the site in a sustainable way.

**5. Architectural Character:** The architecture and site design would work hand in glove in the proposed vision for this new mixed income community at Westville Manor.

**Buildings with Single- Family Attached units:**

Due to the topography of the site, units have been broken down into smaller buildings. Except for the multifamily mixed-use building, all other units are single-family attached homes. These small multi-unit buildings are designed as a large home. Units with each building share the same colors, materials and styles with their neighbors. Abundant variety of color and styles are provided between buildings. Homes will have front porches lining the streets and back yards with an individual exterior storage and a private

patio separated by fences. This distinguishes the public and private realm and therefore increases safety. Additionally, each unit will have a front door facing the street and a back door conveniently accessible from their individual rear parking pad off an internal lane. These elements, and the variety of architecture styles such as craftsman, colonial and modern styles, will give the homes their individuality and add on to the unique identity of the neighborhood.

All units will be 2 stories or 1 story and there will be no stacked units except for the multifamily mixed-use building that will be three stories. The various single-family building types are shown in the building matrix attached.

Inside the units, kitchen and dining space are combined into one space to allow for gracious “country kitchens”. A low wall divides this area from the living room while still allowing some visibility. For residents’ convenience, a bathroom and the laundry closet are located on the first floor while a linen closet on the second floor. The variety of sizes of the buildings is meant to accommodate different family types living in the neighborhood. There will be one story accessible homes (attached to another townhome) and elevator accessed apartments in the mixed-use building that will address the accessibility needs for the disabled residents. The goal is to provide 10% of total units and at least 1 unit of each type to be handicap accessible, to be verified with CHFA guidelines.

The use of a number of exterior colors and materials further supported the notions of diversity and individuality. Units have also been designed using durable and aesthetically

pleasing materials. Of particular note is the inclusion of fiber cement siding, a low maintenance, beautiful and environmentally friendly material.

### **Multifamily/ Resident Services Building:**

The three-story multifamily building will have resident related amenity space and resident service offices located on the ground floor along the front. On the ground floor along the rear, there will be 1 accessible five-bedroom unit and 1 accessible four-bedroom unit. The floor level of the accessible units is 4'-0" above the floor level of the amenity spaces to allow added privacy for the residents. An elevator allows access between the accessible ground level apartments and the ground floor resident amenity/office spaces as well as to the two upper floors which house 10 one-bedroom apartments per floor. In addition, on the second floor are two indoor amenity spaces for the residents and on the third floor there are two outdoor amenity spaces (decks). All apartments and the community spaces will have distinct entries within the building. There will be adequate off-street and on-street parking spaces provided near the building as depicted on the site plan.

The exterior of the multifamily/resident building is clad in a combination of brick and cementitious paneling. The two exterior materials alternate to break up the building volume and create a scale that relates to the smaller duplex and tri-plex units adjacent to it while also serving as a strong backdrop to the large community central green behind it. A continuous band course of masonry and pre-cast, Flemish bond patterns and a pre-cast base along the front of the building provide visual interest to the façades.

**8. Sustainability:** Sustainability has been a goal of the Westville Manor development during the design process. The buildings at Westville Manor will be designed to a minimum of HERS ( Home Energy Rating System) rated energy star high performance standard. Using HERS rating will allow the homes at Westville Manor to be inspected and tested for energy performance in a nationally recognized system. Other sustainable metrics such as Passive House was also considered. The Westville neighborhood will be designed as a compact, walkable community, with connections to surrounding neighborhoods. A key site- sustainability strategy would be the incorporation of bio- retention, raingardens, forebays and detention on site at the edges of the neighborhood, which would serve to channel stormwater. These areas would be designed in such a manner as to transform them into an amenity, and allow them to serve as an attractive transition from the neighborhood to the surrounding woods and wetlands.

## **9. Infrastructure Improvements & Storm water Management**

### **A. Water Utilities**

#### **1. Site Water Distribution**

All water utility materials and construction methods shall comply with the South Central Connecticut Reginal Water Authority (SCCRWA) Standards. Piping used for domestic service shall be determined by the MEP Consultant and verified with SCCRWA. Piping for fire service shall be 8” ductile iron.

## **B. Sanitary Sewerage Utilities**

### **1. Sanitary Sewerage Piping**

Sanitary piping shall consist of 8" PVC SDR35 and shall be installed new where needed for the new roadways and connect into the existing infrastructure at downgradient points where the new roads match the existing. Sewer laterals shall be installed at sizes and minimum slopes as recommended by the Greater New Haven Water Pollution Control Authority (GNHWPCA).

### **2. Sanitary Sewerage Structures**

All sanitary sewer materials and construction methods shall comply with GNHWPCA Construction Standards. Grease interceptor trap, if needed, shall be a minimum 2,000 gallon tank and shall comply with The GNHWPCA Construction Standards. Manholes shall be per GNHWPCA Construction Standards.

## **C. Site Gas Distribution**

All natural gas distribution materials, including piping valves gates, fixtures, etc. and all construction methods shall comply with the Southern Connecticut Gas Company specifications and requirements.

## **D. Electrical Utility Services**

All electrical distribution materials, including utility poles, conduits, duct banks, transformers, fixtures, etc. and all construction methods shall comply with United Illuminating Company specifications and requirements.

## **E. Stormwater Management**

### **1. Overland Flow Management**

Overland stormwater flow will be managed in a variety of ways including stone trenches or a series of multiple trenches along the western slopes to capture overland flow and intercept high groundwater and convey flows around the proposed buildings to stable basins or piped stormwater systems. Other overland

flow methods include bio-swales and raingardens as site conditions allow to help with stormwater reduction and treatment.

### **Piped Systems**

Roadway drainage shall be conventional piped stormwater systems with City standard catch basins, drain manholes and other appurtenances as appropriate to capture, collect sediment and convey stormwater downgradient until it reaches a stable outfall. All piping and appurtenances shall meet the City's standards. Best management practices (BMPs) will be incorporated wherever appropriate and viable for the various site conditions.

All the new roadways will have new drainage infrastructure and will connect into the existing infrastructure at appropriate connection points. The old infrastructure will be re-used to the maximum extent practical. Currently the site connects into two (2) different storm drainage systems and the intent of the proposed build-out will maintain the two (2) connections without increasing stormwater runoff to the outfalls. One system connects into Wintergreen Avenue, south of Level Street and the other connection flows east along Wayfarer Street towards Wilmot Road.

Roof leaders will be piped from the individual units and combinations of units and directed to rain gardens and bio-retention areas to the maximum extent practicable. This stormwater will be treated and reduce peak runoff from entering the piped road drainage system.

## **2. Stormwater Infiltration/Detention**

Each of the five (5) proposed lots within the development will be analyzed for pre and post construction conditions for stormwater purposes. The proposed conditions will reduce and/or match peak flow rates and volumes discharging into the City Right-of-Way (ROW) and will provide treatment to the maximum extent practicable. This approach will ensure that there will be no net negative impacts to downgradient properties.

Any required infrastructure to meet the above measures will be incorporated into the site plans and will be managed within each of the five (5) lots as appropriate. Most of the infiltration/detention structures will be constructed underground due to the nature of the site and the function of the proposed open spaces for passive recreation. In areas where it makes sense and there is enough room, open basins will be constructed to manage and treat stormwater and function as an amenity to the site as well. The potential open basin areas are towards the north side of the site, adjacent to the wooded and wetland areas.

## **10. Planting and Site Lighting**

Plantings shall consist of native and/or drought resistant species. Street trees line the new City streets, lanes, and parking in rhythm with proposed lighting standards. Trees will provide shade coverage and assist in reducing the amount of heat reflected by bituminous pavement surfaces. Shrub and perennial beds shall be continuous planting beds of amended planting soil 18" depth with 3" bark mulch. Lawn areas shall be 6" min.

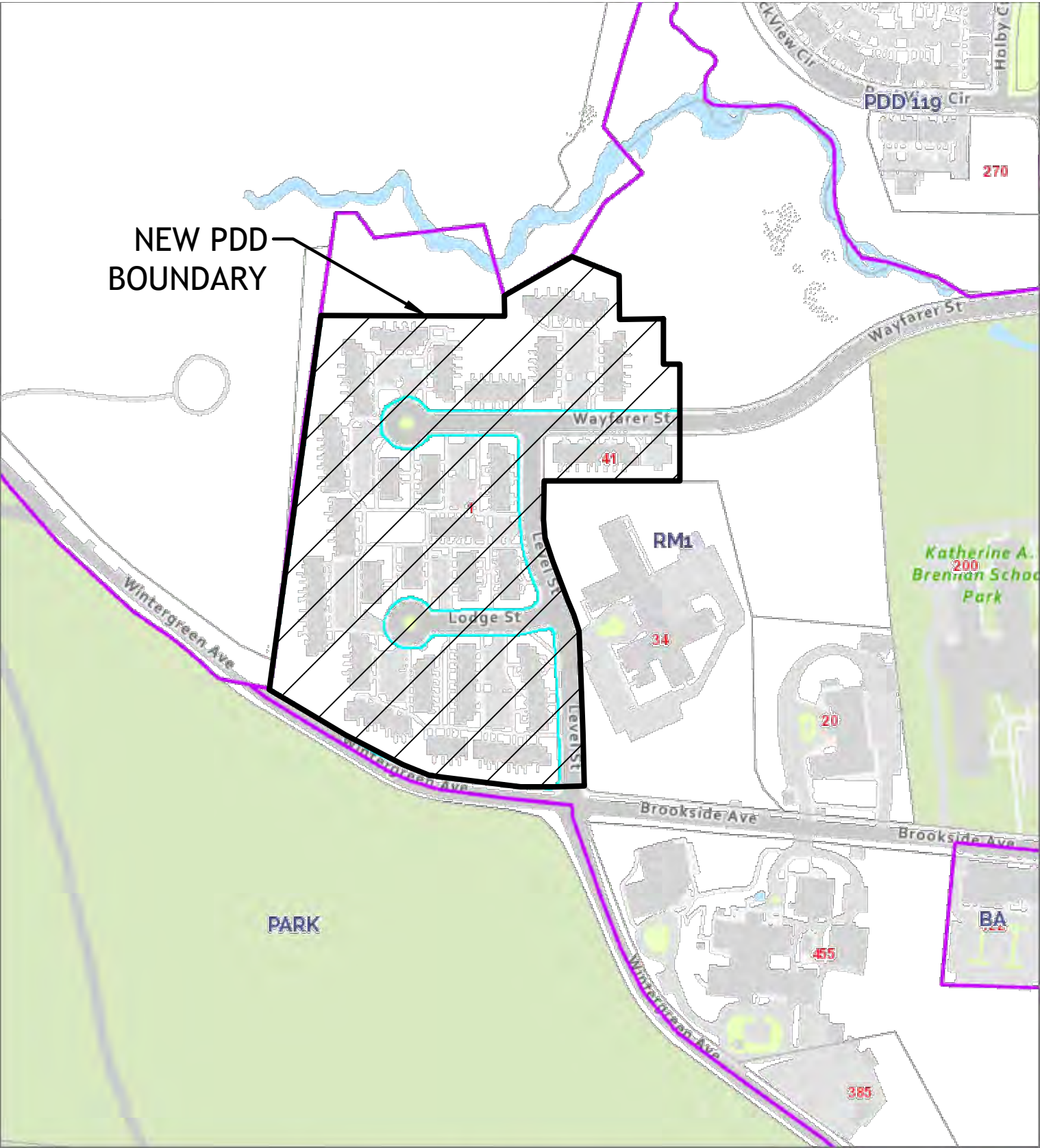
topsoil, seeded with drought tolerant mix. Potential rain gardens/bioretention areas will be seeded with native perennial forbs and grasses.

Exterior lighting consists of standard City poles and luminaires to enhance public safety, conserve energy, and avoid unnecessary upward illumination. 28' ht. cobrahead style fixtures provide street lighting on Wayfarer and Level streets while 12' ht. pedestrian scale Washington style ornamental fixtures illuminate the new minor streets. Parking, drives, and sidewalk areas throughout the interior lots are also illuminated with the 12' ht. pedestrian scale Washington style fixtures.



**Westville Manor Redevelopment**  
**Existing RM-1 Low-Middle Density District Zoning Table**

<u>Existing Zoning District - RM-1 Low Middle Density</u>	<u>Section</u>	<u>Standard (Permitted or Required)</u>
Use - Residential Single Family, Two-Family, Multi-Family	13(a)(1)	Permitted by right
Minimum Lot Area	13(a)(1)a	6,000 SQ. FT.
Minimum Average Lot Width	13(a)(1)b	50 FT.
Minimum Lot Area per Standard Dwelling Unit	13(a)(1)c	3,500 SQ. FT.
Maximum Building Coverage	13(a)(1)d	30% of lot area
Maximum Building Height	13(a)(1)e	3 stories or an average height of 35 FT.
Minimum Front Yard	13(a)(1)f	20 FT.
Minimum Rear Yard	13(a)(1)f	25 FT.
Minimum Side Yard	13(a)(1)f	8 FT. one side 12 FT. other side
Minimum Parking Count - Residential Housing - Rental	13(a)(1)g	1 space per dwelling unit
Minimum Horizontal Distance Between Two Buildings in Single Ownership	23(b)	0.5 FT. for each foot of average building height of the taller of two buildings
Minimum Corner Visibility	28	25 FT. legs on sight triangle; 2.5 FT. to 10 FT. in height
Minimum Parking Space Size	29(b)	9 F.T. x 18 F.T.
Minimum Usable Open Space - Residential Housing - Rental	65(a)(4)	250 SQ. FT. per dwelling unit

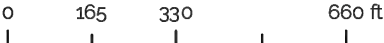


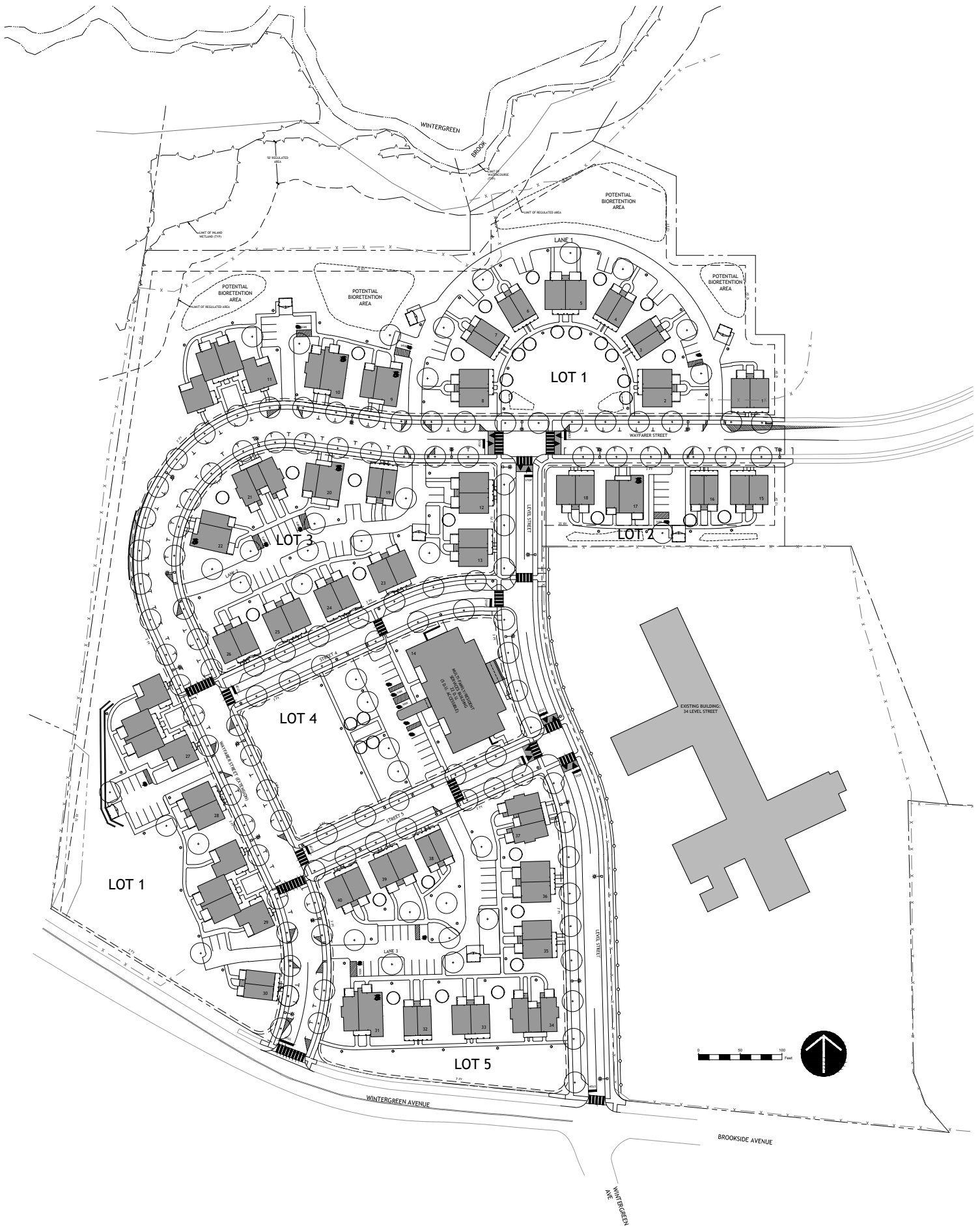
**Legend**

- PDU Overlay Zone
- Zoning Boundaries
- New Haven Parcels

**WESTVILLE MANOR ZONING MAP**

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.





# ILLUSTRATIVE SITE PLAN

Westville Manor Redevelopment Planned Development District Zoning Table								
Zoning District - Proposed PDD	Proposed PDD Min.	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Proposed Lot 5	Total	
PDD Site Area: 15.28 AC (665,815 SQ. FT.)	Permitted	✓	✓	✓	✓	✓	-	
USE = Residential Single Family attached, Two-Family, Multi-Family/Resident Services								
Lot Area		266,932 SQ. FT.	29,079 SQ. FT.	70,065 SQ. FT.	53,235 SQ. FT.	90,396 SQ. FT.	509,707 SQ. FT.	
Maximum Building Coverage	40% of lot area (max)	6.13 AC.	0.67 AC.	1.61 AC.	1.22 AC.	2.07 AC.	11.70 AC.	
Maximum Building Height	3 stories	13%	24%	27%	20%	21%	-	
Minimum Front Yard	3 stories 3 FT.	2 stories 4 FT.	2 stories 9 FT.	2 stories 4 FT.	3 stories 6 FT.	2 stories 4 FT.	-	
Minimum Rear Yard	25 FT.	65 FT.	40 FT.	N/A	N/A	N/A	-	
Minimum Side Yard	10 FT.	19 FT.	20 FT.	N/A	N/A	N/A	-	
Minimum Building Separation	9 FT.	9 FT.	14 FT.	19 FT.	N/A	13 FT.	-	
Total Number of Dwelling Units		36 D.U. [2 Acc.]	8 D.U. (1 Acc.)	21 D.U. [2 Acc.]	22 D.U. [5 Acc.]	22 D.U. [1 Acc.]	109 D.U. (11 Acc.)	
Minimum On-Site Parking Count	0.5 sp/DU for 1 BR units; 0.75 sp/DU for 2 BR, 3 BR & 4 BR units; 1 sp/DU for 5 BR units; (see parking table below)	29 spaces	6 spaces	16 spaces	12 spaces	17 spaces	80 spaces	
Minimum Off-Street Parking	Will be maximized as per the off-street parking locations shown on the street sections	34 spaces (4 Acc.)	6 spaces (1 Acc.)	18 spaces (2 Acc.)	13 spaces (5 Acc.)	20 spaces (2 Acc.)	91 spaces (14 Acc.)	
Minimum Corner Visibility	25 FT. legs on sight triangle; 2.5 FT. to 10 FT. in height	✓	✓	✓	✓	✓	-	
Minimum Parking Space Size	9 FT. x 18 FT.	✓	✓	✓	✓	✓	-	
Minimum Usable Open Space - Residential Housing - Rental	250 SQ. FT. per dwelling unit	208,616 SQ. FT.	17,479 SQ. FT.	41,045 SQ. FT.	36,357 SQ. FT.	61,114 SQ. FT.	364,611 SQ. FT. = 3,345 SQ. FT./UNIT	
Common Amenity Space		4.79 AC.	0.40 AC.	0.94 AC.	0.84 AC.	1.40 AC.	8.37 AC.	
		N/A	N/A	N/A	2,005 SQ. FT.	N/A	2,005 SQ. FT.	

Minimum Parking Requirements				
Lot Number	# of 1-Bedroom Dwelling Units	# of 2, 3, or 4-Bedroom Dwelling Units	# of 5-Bedroom Dwelling Units	Minimum Parking Requirement
1	0	30	6	(0)0.5 + (30)0.75 + (6)1 = 29 spaces
2	0	8	0	(0)0.5 + (8)0.75 + (0)1 = 6 spaces
3	0	21	0	(0)0.5 + (21)0.75 + (0)1 = 16 spaces
4	20	1	1	(20)0.5 + (1)0.75 + (1)1 = 12 spaces
5	0	22	0	(0)0.5 + (22)0.75 + (0)1 = 17 spaces