

Referral 2.1: Town of Wallingford

Subject:

Proposed Zoning Regulation Amendments pertaining to 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 Wallingford has submitted proposed Zoning Regulation Amendments pertaining to Section 2.2 – Definitions and Section 6.9 – Signs. “Sign, Digital – A sign utilizing digital message technology capable of changing the static message or copy electronically. Also known as, and including, Electronic Message Center (EMC), Electronic Sign, Light-Emitting Diode (LED) sign”.

The definition for digital sign has been added in Section 2.2, and the proposed regulations prohibit this type of sign in any district (except as permitted within the regulations). Digital sign displays would be permitted via a permit in the case of vehicle fueling/charging stations. This would be a ground sign with a total 3 digital sign displays. The displays are limited to an area of 10 inches in height and 25 inches in width. Additional restrictions and amendments to sign regulation can be reviewed within the agenda packet.

Communication:

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

Referral 2.2: City of West Haven

Subject:

Proposed Zoning Regulation Amendments pertaining to Short Term Rentals

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 City of West Haven has proposed zoning regulation amendments in Section 2, Table 39.1 and 39.2, and Table 62.1 pertaining to Short Term Rentals. In Section 2 a definition has been added for the proposed use:

“ ROOM RENTAL, SHORT-TERM (AKA Airbnb, VRBO) – The temporary rental of part or all of a property to any temporary renters for no more than (21) cumulative days during any 6 month period, with no property being used for such temporary rental more than (3) times during any 6 month period.*

- 1) Occupancy is limited to no more than 4 unrelated adult temporary renters and/or their children, at any one time.
- 2) Owner must reside on premises.
- 3) Use does not transfer to subsequent owner and requires reapproval by the ZBA.
- 4) (Optional): Minimum 70 sf for one person + 50 sf for additional guests, including children.”

The use would be permitted as a Special Exception in the R1 and R2 zoning districts and the Neighborhood and Regional Business Districts. The use would require one additional parking space.

Communication:

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

Referral 2.3: City of West Haven

Subject:

Proposed Zoning Regulation Amendments pertaining to Outdoor Dining

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 City of West Haven has proposed zoning regulation amendments to Section 20.10 – Outdoor Dining. The use would be permitted in all commercial zones. The process would require an initial approval of a large scale outdoor dining area of 5 or more tables (subject to Special Permit Approval. Areas with 4 tables or less would require a temporary permit, issued on an annual basis April 1 to November 1.

The proposed amendments include a Section on General Standards including regulations for Sales and Service; Site Plan; potential requirement for screening; consideration for ingress/egress and pedestrian traffic. The specific requirements can be found in the agenda packet.

Communication:

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

Referral 2.4: City of West Haven

Subject:

Proposed Zoning Regulation Amendments pertaining to Storm Water Runoff

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 City of West Haven has proposed zoning regulation amendments to Sections 25.3.4, 26.2.3, 27.9.3, 60.22, 71.6, 74, and 75.6.4. The amendments are in relation to stormwater and compliance with State regulations pertaining to the MS4 Permit. The amendments include standards for Industrial uses listed under the CT DEEP industrial stormwater general permit to obtain a permit through the CT DEEP based on the SIC Codes. Several of the sections include proposed language pertaining to the stormwater designs, which must be done by a professional engineer in accordance with the 2004 CT Stormwater Quality Manual (latest edition).

The Sections pertaining to Soil Erosion and Sediment Control have proposed language for the SESC Plans to be done in accordance with the CT Guidelines for Soil Erosion and Sediment Control. In Section 75.6.4 – Drainage, now requires calculations for existing and proposed total Directly Connected Impervious Area (DCIA) within the development, including specific standards for on-site water quality volume based on DCIA with 40% or more and standards for DCIA less than 40%. Additional proposed standards can be reviewed within the agenda packet.

Communication:

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

Referral 2.5: Town of North Branford

Subject:

Proposed Zoning Regulation Amendments pertaining to building coverage in R-40 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:

The Town of North Branford has proposed the maximum lot coverage by buildings as % of lot Area be increased. The increase is from 10% to 15% within the R-40 Zoning District.

Communication:

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

Referral 2.6: Town of North Branford

Subject:

Proposed Zoning Regulation Amendments to add Section 62.5.6 – Stormwater Management Plan

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 North Branford has proposed to add a Section 62.5.6 – Stormwater Management Plan. The proposed regulations address “construction stormwater runoff control”

The proposed regulations address the items in the “General Permit For The Discharge Of Stormwater From Small Municipal Separate Storm Sewer Systems”.

The Plan must be developed and implemented in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Controls, as amended, the Connecticut Stormwater Quality Manual, as amended, and any applicable stormwater discharge permits issued by the DEEP within the municipal or institutional boundary pursuant to COS 22a-430 and 22a-430b. Erosion and sediment controls must be implemented prior and during construction. Additional measures can be implemented under the Town discretion to protect/improve water quality. The regulation includes standards and requirements that should be included as part of the Plan.

The specific standards, requirements and consideration to be part of the Stormwater Management Plan can be reviewed within the agenda packet.

Communication:

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

Referral 2.7: Town of Cheshire

Subject:

Proposed Zoning Regulation Amendments pertaining to Parking Areas and Accessory Building Setbacks.

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 Cheshire has proposed zoning regulation amendments to setbacks for Clubs for golf, tennis, swimming and similar activities.

“Unless located in a 1-1, or 1-2 zone, all club facilities, including club house, pro shop, restaurant, bar, locker rooms, or recreation hall shall be located not less than 200 feet from any property line and parking area and accessory buildings shall be located not less than 20 feet with adequate screening from any property line. If any of the above are located in a 1-1 or 1-2 zone, the normal dimensional requirements set forth in Section 32, Schedule B, shall apply, as well as the normal parking setback requirements for Industrial zones as set forth in Section 33.1 and parking requirements set forth in Section 33.1.7.”

The setbacks for parking areas and accessory buildings have been reduced to 20 feet from 150 feet. The facilities remain with 200 foot setback from any property line.

Communication:

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