

**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, August 08, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473

Present: Jeffrey Kohan, Charles Andres, James Giulietti, Ralph Aschettino, Trish Mase, Andrew Skolnick, Ernest Pagan, Eugene Livshits

1 Administration

1.1 Minutes of the April 11, 2019 RPC meeting.

Motion to accept the minutes as presented: Andrew Skolnick. Second: James Giulietti. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Hamden: Proposed Plan of Conservation and Development Update

By resolution, the RPC has determined that the proposed Plan of Conservation and Development for the Town of Hamden appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Motion: Charles Andres. Second: Ralph Aschettino. Vote: Unanimous.

2.2 Town of North Branford: Proposed Plan of Conservation and Development Update

By resolution, the RPC has determined that the proposed Plan of Conservation and Development for the Town of North Branford appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Motion: Ralph Aschettino. Second: Andrew Skolnick. Vote: Unanimous.

2.3 Town of North Haven: Proposed Zoning Regulation Amendments pertaining to residential apartments above commercial uses in the CB-20 Zoning Districts

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: Charles Andres. Second: Andrew Skolnick. Vote: Unanimous. Recuse: James Giulietti

3 Other Business

Motion to Adjourn: Ralph Aschettino. Second: Charles Andres. Vote: Unanimous.

Referral 2.1: City of Meriden

Subject:

Proposed Zoning Regulation Amendments pertaining to keeping of poultry

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 Meriden has submitted a proposed zoning regulation amendments pertaining to the keeping of poultry. The allow the use as an accessory in the following zoning districts: R-R, S-R, R-1, R-2.

Poultry is defined as “Domestic fowl, such as chickens, turkeys, and ducks raised for meat, eggs, or show.” The use would be permitted as a noncommercial accessory use subject to an issuance of a zoning permit.

Standards have been proposed pertaining to the number, enclosure, food and waste. Roosters are prohibited, and the number of poultry is limited to six on lots smaller than 40,000 square feet and twelve for lots 40,000 square feet or greater. The additional standards can be reviewed within the Agenda Packet.

Communication:

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

PETITION FOR A ZONING REGULATION AMENDMENT

RECEIVED

December 30, 2019

DEC 31 2019

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MERIDEN:

The City of Meriden Planning Department respectfully petitions the Meriden City Council acting as the Meriden Zoning Commission to AMEND the text of its Zoning regulation at:

Article II Section 213-7B – Word Usage; definitions: add definition of Poultry;

Article II Section 213-16C(5) – to allow the keeping of poultry as an accessory use in the R-R Rural Residential District;

Article II Section 213-17C(6) – to allow the keeping of poultry as an accessory use in the S-R Suburban Residential District;

Article II Section 213-18C(6) – to allow the keeping of poultry as an accessory use in the R-1 Single-Family Residential District;

Article II Section 213-19C(7) – to allow the keeping of poultry as an accessory use in the R-2 Two- or Three-Family Residential District.

Respectfully,



Paul Dickson
Assistant Director of Planning, Development and Enforcement

Dennis J. Standy

2019 DEC 30 PM 4:02

CITY CLERK
MERIDEN, CONN.



§ 213-7 Word Usage; definitions

....

B. As used in this chapter, the following terms shall have the meanings indicated:

Poultry

Domestic fowl, such as chickens, turkeys, and ducks raised for meat, eggs, or show.

§ 213-16 R-R Rural Residential District.

A. The purpose of this district shall be to assist in the creation of areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites, and to provide for facilities and uses which serve residents of those areas and for uses which are benefited by and are beneficial to an open residential environment.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

(Listing of permitted uses omitted for display purposes only)

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Keeping of horses, ponies and other animals of the equine family for the use of the occupants of the property only, subject to the following land area and setback requirements:

(a) There shall be a minimum lot area of one acre required for the dwelling for the first animal being kept and 1/3 acre for each additional animal, with a maximum of 10 such animals.

(b) No barn, shelter or other buildings used for housing of said animals, the storage of feed and supplies or the storage of waste materials shall be located any closer than 60 feet to the property line.

(c) The area used for the grazing, exercising or training of said animals shall be securely fenced to prevent straying and to prevent the public from entering the enclosure.

(d) This shall not be construed as allowing the establishment of any commercial enterprise.

(5) Keeping of Poultry

- 1. The keeping of poultry shall be allowed as a noncommercial accessory use subject to the issuance of a Zoning Permit.**
- 2. The number of poultry permitted per this section is as follows:**
 - a. For lots smaller than 40,000 square feet – No more than (6) six animals.**
 - b. For lots 40,000 square feet or greater – No more than (12) twelve animals.**
- 3. Roosters (male chickens) and Toms (male turkeys) are prohibited.**
- 4. Enclosure: The use shall be confined to a fenced enclosure with the following parameters:**
 - a. No more than 200 square feet in area.**
 - b. A minimum of 10 square feet of ground area per animal.**
 - c. Located in a rear yard.**
 - d. Setbacks (In the instance that more than one distance requirement shall apply, the greater distance requirements shall apply)**
 - i. At least 25 feet from any street line.**
 - ii. At least 15 feet from any residential dwelling.**
 - iii. Minimum of five feet from any property line.**
 - e. Coop: All poultry shall be housed in a coop that is designed to be predator-proof, thoroughly ventilated, watertight, and easily accessed and cleaned. The coop shall be constructed with the following parameters:**
 - i. At least 10 feet from any property line**
 - ii. Minimum of 3 square feet of area per animal**
- 5. Food and Waste**
 - a. Food shall be stored in watertight rodent-proof containers.**
 - b. Waste shall be disposed of offsite or composted no closer than 50 feet from any property line.**
- 6. The keeping of poultry shall be conducted in a manner consistent with and in compliance with the Health Code of the City of Meriden.**
- 7. This section shall not apply to the keeping of animals as part of an approved agricultural use or within a schoolhouse, museum, or zoo for the purpose of study or observation.**

§ 213-17 S-R Suburban Residential District.

A. The purpose of this district shall be to assist in the creation of areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites, and to provide for facilities and uses which serve residents of those areas and for uses which are benefited by and are beneficial to an open residential environment.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

...

(Listing of permitted uses omitted for display purposes only)

...

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Horses, ponies and other animals of the equine family, subject to the requirements of § 213-16C(4).

(5) Child-care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]

(6) Keeping of poultry subject to the requirements of § 213-16C(5)

§ 213-18 R-1 Single-Family Residential District.

A. The purpose of this district shall be to provide for areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites; to provide for facilities and uses which serve residents of those areas and for uses which are benefited by an open residential environment, and to provide opportunity for more intensive use of large older residential structures as a means of assuring neighborhood stability.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

...

(Listing of permitted uses omitted for display purposes only)

...

C. Accessory uses.

- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
- (2) One sign in accordance with § 213-56N(5).
- (3) Off-street parking in accordance with § 213-55.
- (4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).
- (5) Child-care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]
- (6) Keeping of poultry subject to the requirements of § 213-16C(5)**

§ 213-19 R-2 Two- or Three-Family Residential District.

A. The purpose of this district shall be to provide areas for several types of housing in a medium-density environment with access to a range of community services and transportation.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

...

(Listing of permitted uses omitted for display purposes only)

...

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).

(5) Child-care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]

(6) A community building.[Added 1-6-2014]

(7) Keeping of poultry subject to the requirements of § 213-16C(5)

Memorandum

TO: Regional Planning Commission

FROM: Nominating Committee:

DATE: January 09, 2020

SUBJECT: Nominations for Officers and Executive Committee Members

The Regional Planning Commission Nominating Committee has nominated the following members as Officers and Executive Committee Members for your consideration. Please note that the proposed Officers also serve on the Executive Committee.

Chairman: Jeffrey Kohan
Vice Chairman: Charles Andres
Secretary: Kevin Curry

Executive Committee:

Jeffrey Kohan
Charles Andres
Kevin Curry
Sal Brancati
Elias Estabrook
Bob Harrison
James Giulietti

**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: Summary of the Thursday, September 12, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473

Present: Jeffrey Kohan, Charles Andres, Sal Brancati, Andrew Skolnick, Kevin Curry, James Giulietti, Elias Estabrook, Eugene Livshits

The Regional Planning Commission Meeting on September 12, 2019 did not have a quorum. The referrals were reviewed by consensus of the members present.

1 Administration

1.1 Minutes of the August 8, 2019 RPC meeting.

The approval of minutes from the August 8, 2019 meeting will be presented during the October 10, 2019 RPC Meeting.

2 Statutory Referrals

2.1 City of West Haven: Proposed Zoning Regulation Amendments to add Section 21 – Village District Regulations

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.2 City of Milford: Proposed Zoning Regulation Amendments pertaining to Electronic Digital Billboard Signs

The referral was previously reviewed during the November 8, 2018 RPC meeting, and the members did not have any additional comments.

2.3 Town of East Haven: Proposed Zoning Regulation Amendments to add Section 37A – Affordable Housing Development District

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that due to the scope of development allowed by the proposed regulations there may be potential for inter-municipal impacts caused by drainage and traffic.

2.4 Town of Seymour: Proposed Zoning Regulation Amendments to add Section 18A – Affordable Housing Zone

The referral was discussed and it was determined that comments from the Regional Planning Commission were not required due to the potential location being more than 500 feet from a municipality in the South Central Region.

3 Other Business

**SOUTH CENTRAL CONNECTICUT
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DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Summary of the Thursday, October 10, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473

Present: Charles Andres, Sal Brancati, Andrew Skolnick, James Giulietti, Bob Harrison, Eugene Livshits

The Regional Planning Commission Meeting on October 10, 2019 did not have a quorum. The referrals were reviewed by consensus of the members present.

1 Administration

1.1 Minutes of the August 8, 2019 RPC meeting.

The approval of minutes from the August 8, 2019 meeting will be presented during the November 14, 2019 RPC Meeting.

1.2 Summary of the September 12, 2019 RPC meeting.

The September 12th meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

2 Statutory Referrals

2.1 Town of Madison: Proposed Zoning Regulation Amendments pertaining to Manufacturing of and Sale of Beer, Wine, Cider, Spirits, and Farm Distilleries, Farm Breweries, Farm Wineries, and Section 3.12

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.2 City of Meriden: Proposed Zoning Regulation Amendments pertaining to Breweries, Brewpubs and Brewpub Restaurants

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.3 Town of Orange: Proposed Zoning Regulation Amendments to Section 383-23(c) – Permitted Uses

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.4 Town of East Haven: Proposed Zoning Regulations Update to Section 4, Schedule A – Permitted Uses, Section 23, Section 25, Section 30B, Section 30C, Section 33.11, Section 37 and Section 42

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

3 Other Business

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To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Summary of the Thursday, November 14, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473

Present: Charles Andres, Andrew Skolnick, James Giuliatti, Robert Roscow, Kevin Curry, Elias Estabrook, Trish Mase, Eugene Livshits

The Regional Planning Commission Meeting on November 14, 2019 did not have a quorum. The referrals were reviewed by consensus of the members present.

1 Administration

1.1 Minutes of the August 8, 2019 RPC meeting.

The approval of minutes from the August 8, 2019 meeting will be presented during the December 12, 2019 RPC Meeting.

1.2 Summary of the September 12, 2019 RPC meeting.

The September 12th meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

1.3 Summary of the October 10, 2019 RPC meeting.

The October 10th meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

2 Statutory Referrals

2.1 City of Meriden: Proposed Zoning Regulation Amendment to eliminate prohibition for uses titled "tattoo parlors, body piercing establishments"

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.2 Town of Woodbridge: Proposed Zoning Regulation Amendments to permit the manufacture of liquor as an allowed liquor establishment

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.3 Town of Bethany: Proposed Zoning Regulations Revisions

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the proposed zoning regulation amendments pertaining to the additional overlay zones 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.

3 Other Business

3.1 Meeting Schedule, Nominating Committee and RPC Annual Dinner was discussed

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Present: Jeffrey Kohan, Charles Andres, Kevin Curry, Elias Estabrook, Trish Mase, Sal Brancati, Bob Harrison, Eugene Livshits

The Regional Planning Commission Meeting on December 12, 2019 did not have a quorum. The referrals were reviewed by consensus of the members present.

1 Administration

1.1 *Minutes of the August 8, 2019 RPC meeting.*

The approval of minutes from the August 8, 2019 meeting will be presented during the January 09, 2020 RPC Meeting.

1.2 Summary of the September 12, 2019 RPC meeting.

The September 12th meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

1.3 Summary of the October 10, 2019 RPC meeting.

The October 10th meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

1.4 Summary of the November 14, 2019 RPC meeting.

The November 14th meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

2 Statutory Referrals

2.1 *City of Meriden: City of Meriden: Proposed Plan of Conservation and Development Update*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that the Plan of Conservation and Development Update for the City of Meriden appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

3 Other Business

3.1 The nominating committee finalized the slate of officers and executive committee members to be voted on during the January 09, 2020 RPC Meeting.

3.2 The RPC Speaker and Location was finalized. The Location is Michael's Trattoria Restaurant in Wallingford and the guest speaker is Patrick McMahon, CEO, CT Main Street Center on the topic of revitalization.