

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

**RPC  
Representatives**

**Bethany:**  
Bob Harrison

**Branford:**  
Charles Andres

**East Haven:**  
Vacant

**Guilford:**  
Matthew Yorzinski

**Hamden:**  
Robert Roscow

**Madison:**  
Joel Miller

**Meriden:**  
Kevin Curry

**Milford:**  
Robert Satti

**New Haven:**  
Elias Estabrook

**North Branford:**  
Trish Mase

**North Haven:**  
James Giulietti

**Orange:**  
Vacant

**Wallingford:**  
Jeffrey Kohan

**West Haven:**  
Kathleen Hendricks

**Woodbridge:**  
Andrew Skolnick

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, June 11, 2020 RPC Meeting at 5:15pm

**NOTICE: In accordance with Governor Lamont's Executive Order 7B Regarding the COVID-19 Pandemic, this meeting will be held remotely with no in-person attendance**

**AGENDA - ZOOM MEETING**

link to join at the time of the meeting: <https://us02web.zoom.us/j/84768588567>

Call-in Number: 1-929-205-6099

Meeting ID: 847 6858 8567

**1. Administration**

1.1. Minutes of the February 13, 2020 RPC Meeting

**2. Action Items**

2.1. Town of North Branford: Proposed Zoning Regulation Amendments pertaining to Section 42.5.1 B & C. Submitted by: Private Applicant. Received: May 28, 2020. Public Hearing: TBD

**3. Other Business**

*The agenda and attachments for this meeting are available on our website at [www.scrcoq.org](http://www.scrcoq.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.scrcoq.org](http://www.scrcoq.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**

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

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Minutes for Thursday, February 13, 2020 Meeting 5:15 pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT 06473

**Present:** Bob Harrison, Charles Andres, Kevin Curry, Robert Satti, Elias Estabrook, Trish Mase, Jeffrey Kohan, Andrew Skolnick, Eugene Livshits

**1 Administration**

*1.1 Minutes of the January 9, 2020 RPC meeting.*

Motion to accept the minutes as presented: Kevin Curry. Second: Bob Harrison.  
Vote: Unanimous.

**2 Statutory Referrals**

*2.1 Town of Orange: Proposed Zoning Map Amendment - (48 Boston Post Rd) Commercial (C-1) to Light Industrial (LI-1)*

By resolution, the RPC has determined that the proposed zoning map amendment does not appear to cause inter-municipal impacts to the towns in the South Central Region if the setback from the residential district boundary in West Haven is applicable. There does not appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Andrew Skolnick. Second: Kevin Curry. Vote: Unanimous.

*2.2 City of West Haven: Proposed Zoning Regulation Amendments pertaining to Active Adult Communities*

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: Bob Harrison. Second: Kevin Curry. Vote: Unanimous.

*2.3 Town of North Haven: Proposed Zoning Regulation Amendments pertaining to Mixed-Uses in the Commercial (CN) 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: Andrew Skolnick. Second: Kevin Curry. Vote: Unanimous.

**3 Other Business**

Motion to Adjourn: Kevin Curry. Second: Bob Harrison. Vote: Unanimous.

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

### **Subject:**

Proposed Zoning Regulation Amendments to Section 42.5.1 B and 42.5.1 C

### **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 North Branford has proposed amendments to Section 42.5.1 – Multiple Dwellings in B-1, B-2, B-3 and MBP Districts.

The amendment to Subsection B would provide “The Commission” at its discretion to permit onsite septic system, only when approved by the East Shore District Health Department, Department of Public Utility Control and Department of Health Services.

The amendment to Subsection C would increase the number of dwelling units from 5 to 6, and allow no more than two bedrooms.

### **Communication:**

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

**MAYOR**  
ROBERT VIGLIONE

**DEPUTY MAYOR**  
THOMAS ZAMPANO

**TOWN MANAGER**  
MICHAEL T. PAULHUS



**COUNCIL MEMBERS**  
ROSE MARIE ANGELONI  
MARIE E. DIAMOND  
MICHAEL J. DOODY  
JOSEPH E. FAUGHNAN  
WALTER GOAD  
LOU PATERNOSTER  
RONALD D. PELLICCIA, JR.

# TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290  
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010  
Department Fax (203) 484-6018

**SENT VIA EMAIL TO: Eugene Livshits [ELIVSHITS@SCRCOG.ORG](mailto:ELIVSHITS@SCRCOG.ORG)**

Date: May 28, 2020

TO: South Central Regional Council of Governments (Regional Planning Agency)

FROM: North Branford Planning and Zoning Commission

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Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed application is referred to the Regional Agency to review and report on:

- Proposed subdivision located within 500 feet of another South Central municipality
- Adoption or Amendment of ZONING REGULATIONS affecting the use of a zone within 500 feet of another South Central municipality

The change was originally requested:

- by municipal agency
- by petition **PZ Application #2020-3 Applicant: Edward Lawton**

**Proposed Zoning Regulation Amendment: Appl. #2020-3, Text Amendment** to Section 42.5.1 of the North Branford Zoning Regulations to propose allowing septic systems and increasing number of dwellings to 6 and number of bedrooms to 2 for Multiple Dwellings in B-1, B-2, B-3 and MBP Districts. The North Branford Zoning Regulations in Section 42.5.1 currently require all multiple dwelling units to be served by municipal sewers and limit the number of dwelling units to 5 in any building and each unit is restricted to 1 bedroom. **Applicant: Edward F. Lawton, IV.** The full application is attached.

**The first public hearing was held on May 21, 2020 a second public hearing is scheduled for June 4, 2020 at 6:30 pm.**

Material submitted herein:

- Legal Notice
- Supporting statements, site map
- Map of proposed subdivision
- Text of proposed amendment

Other: See Current Zoning Regulations and Zoning Map on Town Web Site under Planning Department. [www.townofnorthbranfordct.com](http://www.townofnorthbranfordct.com)

\_\_\_\_\_(Authorizing Signature)

Carey Duques, Town Planner/Planning & Zoning Administrator  
North Branford Town Hall  
909 Foxon Road  
North Branford, CT 06471-0287  
Phone: (203) 484-6010 Fax: (203) 484-6018

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**Original Text:**

42.5.1\*+ Multiple Dwellings in B-1, B-2, B-3 and MBP Districts:

B. All dwelling units shall be served by municipal sewers and public water. The Commission may, at its discretion, permit onsite well and water supply only when approved by the East Shore District Health Department, Department of Public Utility Control and Department of Health Services.

C. There shall be no more than five (5) such dwelling units in any building and each dwelling unit shall be restricted to one bedroom.

**Proposed Amendment to Text:**

42.5.1\*+ Multiple Dwellings in B-1, B-2, B-3 and MBP Districts:

B. All dwelling units shall be served by municipal sewers and public water. The Commission may, at its discretion, permit onsite **well water supply and onsite septic system** only when approved by the East Shore District Health Department, Department of Public Utility Control and Department of Health Services.

C. There shall be no more than **six (6)** such dwelling units in any building and each dwelling unit shall be restricted **to no more than two bedrooms.**

### Statement for Proposed Change

Hi my name is Eddie Lawton. I am a life long resident of North Branford. I currently live on Middletown Avenue. in Northford. I am also a business owner in town, I own a Real Estate Brokerage called iHeart Homes Real Estate and our office is located in the Northford Triangle.

The Northford Triangle is located in between Forest Rd and Middletown Ave. It is at the beginning of the business zone in Northford Center. And currently consists of 3 mixed use buildings, With storefronts/offices on the main floors including a dentist office, engineer, and in building 2 which I own, we have a pre-school and dance studio. All of the three buildings have 2 bedroom residential units above. The original plans for the Northford Triangle intended for 5 Buildings.

I would like to build an additional building on the property consisting of store fronts and 6 residential units above. The residential units will be on levels 2 and 3. The reason why I wanted to create residential units is because there is a high demand for New and affordable housing options in town. My goal is to create an attractive building that will be one of the first things you see as you enter the business zone. I think the appearance of the town is very important and from all of the projects my company has done in the past people are very happy with the results. The current regulation allows for 5 units and only 1 bedroom units.

We have young professionals, people re-locating for jobs nearby, and recent college graduates looking to be able to move back into town that may not yet be able to afford a home. In most cases these people have to go elsewhere because the inventory is so low.

With the one bedroom rule, it is limiting people that have children or someone looking to have a roommate to be able to afford the increasing costs of living. And by slightly increasing the number of dwelling units allowed would give the opportunity to create more options at an affordable price.

One example in the past few months alone I've rented out 3 apartment units in the center of Northford in a very nice, clean and newer building. In every situation the

apartments were never left vacant we had a tenant lined up and ready to move in within days of the previous tenant leaving. The last one person to move into one of these units was an employee of Honeywell that relocated from Pennsylvania he also has someone he worked with looking to do the same.

So, I would like to propose a text amendment to 42.5.1 Section B & C. For section C to increase the number of Dwelling units in a building in a from 5 to a greater number.

And increase the number of bedrooms allowed from 1 bedroom to 2 bedrooms.

For Section B It states that all dwelling units must be served by public sewer and water. I would also like to add the commission can permit the use of septic tank if approved by East Shore. The current regulation allows on site water if approved by East shore and the commission.

By amending this regulation I believe that this will help the town by bringing in more people at a responsible amount to keep the small town feel because this is already in a business district so would be doing in this in areas that is already developed rather than developing land that contributes the beauty of the town. This would also help small business because there employees have an affordable option to live in town and having more residents will contribute to the local economy.

North Branford is a great place to live and I believe by making these slight changes it will help contribute to the growth of this town.