To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, October 8, 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/89798413605
Call-in Number: 1-929-205-6099
Meeting ID: 897 9841 3605

1. Administration

1.1. Minutes of the June 11, 2020 RPC Meeting

2. Action Items

2.1. Town of Woodbridge: Proposed Zoning Regulation Amendments pertaining to Table 3.1- Allowed Uses by Zone (3.3.Y.2 and 3.3.MM) and Section 5.17A. (4)(c). Submitted by: Private Applicants. Received: September 8, 2020. Public Hearing: TBD

2.2. Town of Branford: Proposed Zoning Regulation Amendment pertaining to Section 5.4.E – Maximum Building Height. Submitted by: Private Applicant. Received: September 14, 2020. Public Hearing: TBD

3. Other Business

3.1. Referral Submission Form - Updates

The agenda and attachments for this meeting are available on our website at www.scrcog.org. Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week’s notice.

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Minutes for Thursday, June 11, 2020 Meeting 5:15 pm at SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473

Present: Jeffrey Kohan, Bob Harrison, Charles Andres, Robert Satti, Elias Estabrook, James Giulietti, Andrew Skolnick, Eugene Livshits

In accordance with Governor Lamont’s Executive Order 7B Regarding the COVID-19 Pandemic, the June 11, 2020 Regional Planning Commission meeting was held remotely via Zoom with no in-person attendance

1 Administration

1.1 Minutes of the February 13, 2020 RPC meeting.

   Motion to accept the minutes as presented: James Giulietti. Second: Bob Harrison. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of North Branford: Proposed Zoning Regulation Amendments pertaining to Section 42.5.1 B & C

   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.


Addition of the Town of Hamden proposed Zoning Regulation Amendments pertaining to Sections 550.2.8 and 638.1 and Zoning Map Amendment (portion of 233 Skiff Street) to Agenda.


   2.2 Town of Hamden: proposed Zoning Regulation Amendments pertaining to Sections 550.2.8 and 638.1

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


2.3 Town of Hamden: Proposed Zoning Map Amendment T-1 to T-5 (portion of 233 Skiff Street)

   By resolution, the RPC has determined that the proposed zoning map 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.


3 Other Business

Motion to Adjourn: Charles Andres. Second: Bob Harrison. Vote: Unanimous.
Referral 2.1: Town of Woodbridge

Subject:

Proposed Zoning Regulation Amendments pertaining to Table 3.1- Allowed Uses by Zone (3.3.Y.2 and 3.3.MM) and Section 5.17A. (4)(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 Woodbridge has proposed Zoning Regulation Amendments to Table 3.1 Allowed Use by Zone. The amendments would allow the following uses by Special Exception in the BI (Business and Industrial) Zone: Vehicle Sales, Rental, Service + Repair, and Warehouse Storage + Wholesales sales with indoor storage.

The BI Zone is within 500 feet of the City of New Haven.

Another private applicant proposed amendments to Section 5.17A (4) (c) – Off-street parking and Loading Regulations. The current regulation allows for the stacking of parking for single family homes, and the amendment would allow stacking of parking spaces for both single and multi-family homes.

Communication:
In researching this proposal, I notified the adjacent municipalities in the South Central Region.
August 19, 2020

Mr. Martin Santacroce
8341 Glenfinnan Circle
Fort Myer, FL 33912

Building Location: 33 Lucy Street, Woodbridge, CT 06525

Town Plan and Zoning Commission
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Re: Application for Zoning Regulation Amendment in Accordance with Section 9.1 of the Zoning Regulations for the Town of Woodbridge
Amendment of Table 3.1 Allowed Uses by Zone, 3.3.Y.2
Amendment of Table 3.1 Allowed Uses by Zone, 3.3MM

Dear Town Plan and Zoning Commission Members,

This letter is to serve as an application by Martin D. Santacroce, for an amendment of
1) Table 3.1 Allowed Uses by Zone, 3.3.Y.2 of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Vehicle Sales, Rental, Service + Repair by Special Exception in the BI (Business and Industrial) Zone.

2) Table 3.1 Allowed Uses by Zone, 3.3MM of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Warehouse Storage + Wholesale sales w/indoor storage by Special Exception in the BI (Business and Industrial) Zone.

Accompanying this application are:
1. A narrative describing why the proposed amendment is being proposed, Schedule A.
2. A check payable to the Town of Woodbridge in the amount of $310.00 for the required Town and State application fees

Thank you in advance for your cooperation in processing this application. Should any additional information be needed, I can be contacted by phone at 203-640-5796 or by email at Asantacroce666@gmail.com.

Very truly yours,

Martin D. Santacroce
August 19, 2020

Martin D. Santacroce
8341 Glenfinnan Circle
Fort Myers, FL 33912
Cell: 203-640-5796
Email: Asantacroce666@gmail.com

Building Location: 33 Lucy Street, Woodbridge, CT 06525

Town Plan and Zoning Commission
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Dear Town Plan and Zoning Commission Members,

Schedule A

I am asking you to consider an amendment of:

Table 3.1 Allowed Uses by Zone, 3.3.Y.2 of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Vehicle Sales, Rental, Service + Repair by Special Exception in the BI (Business and Industrial) Zone.

Table 3.1 Allowed Uses by Zone, 3.3MM of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations to include the use of Warehouse Storage + Wholesale sales w/ indoor storage by Special Exception in the BI (Business and Industrial) Zone.

This is an existing building with no plans for construction. We are only looking for a tenant to occupy to secure payment for taxes. We have a definite tenant who wants it immediately, and they are an established automotive repair shop.

Additional Tenant interest in this location has been storage/warehouse, personal training facility/cross fit, automotive repair and body shop.

Note, that there is an automotive repair shop and body shop on Lucy Street as well as a gas station on Litchfield Turnpike. Since they are all in a BI Zone and currently are considered “non-conforming”, I would appreciate the same Special Exceptions.

Thank you for your consideration.

Sincerely,

[Signature]

Martin D. Santacroce
July 20, 2020

Mr. Robert Klee, Chairman  
Town of Woodbridge Planning and Zoning Commission  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge, Ct. 06525

Reference: Town of Woodbridge Zoning Regulations

Subject: Request for Text Change

Dear Mr. Klee:

Please consider this letter our request for a text change to the current Zoning Regulations.

It is our request to change the existing text of the following section: 5.17.A.(4)(c) Page 95 Off-street parking and Loading Regulations.

The current zoning regulations read as follows: “Stacking of parking spaces for single family homes is permitted”

We are asking to change the section to read as follows: Stacking of parking spaces for single AND MULTI-FAMILY homes is permitted.

If you desire any additional information, please advise.

Very truly yours,

[Signature]

John Paul Garcia, P.E., L.S.

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Referral 2.2: Town of Branford

Subject:

Proposed Zoning Regulation Amendment pertaining to Section 5.4.E – Maximum Building Height

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 amendments to Section 5.4.E – Maximum Building Height. The amendment proposes subsection stating that when a proposed building incorporates a gable roof design, the height is to be measured to the midpoint of the roof structure.

Communication:
In researching this proposal, I notified the adjacent municipalities in the South Central Region.
REGULATION AMENDMENT
Metro 375 LLC and Metro Star Company LLC

EXISTING TEXT:

5.4.E Maximum Building Height.

1. Buildings and other structures shall not exceed a height of 40 feet.

2. Notwithstanding anything in these regulations to the contrary, the Commission may permit the maximum height for buildings and other structures to be measured from the average finished grade measured at the base of such buildings or other structures to the level of the highest roof of such buildings or other structures when a Planned Development District is proposed for real property located in the General Industry 1 (IG-1) District which real property is located between two or more public streets, such streets being at disparate or unequal elevations whereby a building deck is proposed in order to make level the grade and under which building deck covered parking spaces shall be provided, and any portion of such real property (a) is located adjacent to a railroad; (b) is located in the coastal management district; (c) is located in the town center village district; and (d) qualifies as an “establishment” pursuant to section 22a-134 et seq. of the Connecticut General Statutes, as amended. Such maximum height shall not apply to the following when not for human occupancy: spires, ornamental cupolas, towers, chimneys, flagpoles and silos, as well as features such as tanks and heating, ventilating, air conditioning, railings, and elevator equipment, that are located on the roof of a building and do not occupy more than 25 percent of the area of the roof.

PROPOSED TEXT:

5.4.E Maximum Building Height.

1. Buildings and other structures shall not exceed a height of 40 feet.

2. Notwithstanding anything in these regulations to the contrary, the Commission may permit the maximum height for buildings and other structures to be measured from the average finished grade measured at the base of such buildings or other structures to the level of the highest roof of such buildings or other structures when a Planned Development District is proposed for real property located in the General Industry 1 (IG-1) District which real property is located between two or more public streets, such streets being at disparate or unequal elevations whereby a building deck is proposed in order to make level the grade and under which building deck covered parking spaces shall be provided, and any portion of such real property (a) is located adjacent to a railroad; (b) is located in the coastal management district; (c) is located in the town center village district; and (d) qualifies as an “establishment” pursuant to section 22a-134 et seq. of the Connecticut General Statutes, as amended. Such maximum height shall not apply to the following when not for human occupancy: spires, ornamental cupolas, towers, chimneys, flagpoles and silos, as well as features such as tanks and heating, ventilating, air conditioning, railings, and elevator equipment, that are located on the roof of a building and do not occupy more than 25 percent of the area of the roof.
conditioning, railings, and elevator equipment, that are located on the roof of a building and do not occupy more than 25 percent of the area of the roof.

3. \textbf{NOTWITHSTANDING ANYTHING IN THESE REGULATIONS TO THE CONTRARY, WHEN THE PROPOSED BUILDING INCORPORATES A GABLE ROOF DESIGN, THE BUILDING HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF STRUCTURE.}

\textbf{Reasons for Amendment:}

The proposed regulation amendment, which is needed to facilitate the development, meets the purpose and goals of Section 5.4 of the Regulations and is consistent with the comprehensive plan of development. The amendment will allow the Applicant to construct mixed-use buildings with appropriate residential architecture and visual interest. As currently drafted, § 5.4.E. encourages flat roofs. Numerous other municipalities measure to the midpoint of the roof as outlined in the proposed regulation to allow for development with gabled roofs and traditional New England style architecture.