To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, December 10, 2020 RPC Meeting at 5:15pm

NOTICE: As permitted by Governor Lamont’s Executive Order 7B, as extended by Executive Order 9L, regarding the COVID-19 Pandemic, this meeting is being held remotely with no in-person attendance

AGENDA - ZOOM MEETING  
link to join at the time of the meeting: https://us02web.zoom.us/j/83524523554  
Call-in Number: 1-929-205-6099  
Meeting ID: 835 2452 3554

1. Administration
   1.1. Minutes of the November 12, 2020 RPC Meeting

2. Action Items
   2.3. Town of North Branford: Proposed Zoning Regulation Amendments pertaining to Farm Events in Residential Zones. Submitted by: Town of North Branford. Received: November 20, 2020. Public Hearing: December 10, 2020 (To be Extended)

3. Other Business
   3.1. Resilient CT Program
   3.2. 2021 Meeting Calendar
   3.3. Nominating Committee

The agenda and attachments for this meeting are available on our website at www.scrco.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, October 8, 2020 Meeting

Present: Jeffrey Kohan, Bob Harrison, Charles Andres, Kevin Curry, Robert Satti, Elias Estabrook, Tricia Mase, James Giulietti, Andrew Skolnick, Eugene Livshits. Members of the Public: Sean Yang, Karen Anderson, Patrick Holland, Peter Haberlandt

As permitted by Governor Lamont’s Executive Orders, regarding the COVID-19 Pandemic, the meeting was held remotely with no in-person attendance

1 Administration

1.1 Minutes of the October 8, 2020 RPC meeting. The October minutes were amended to reflect that Kevin Curry was present during the meeting.

Motion to accept the minutes as amended: Bob Harrison. Second: James Giulietti

2 Statutory Referrals

2.1 Town of Woodridge: Proposed Zoning Regulation Amendments and POCD Amendments pertaining to Multi-family and Affordable Housing

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.

The proposed amendments to the Town of Woodbridge Plan of Conservation and Development appear to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Motion: Kevin Curry. Second: Bob Harrison. Vote: Unanimous. Abstain: Andrew Skolnick

2.2 Town of Woodbridge: Proposed Zoning Regulation Amendments pertaining to Distance Requirements for Package Stores

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: Kevin Curry. Second: James Giulietti. Vote: Unanimous. Abstain: Andrew Skolnick

2.3 Town of Wallingford: Proposed Zoning Regulation Amendments pertaining to Industrial Expansion District, Watershed Protection District.

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: Kevin Curry. Second: Andrew Skolnick. Vote: Unanimous. Abstain: Jeffrey Kohan
2.4 Town of Wallingford: Proposed Zoning Regulation Amendments pertaining to Restaurant Parking

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: James Giulietti. Second: Kevin Curry. Vote: Unanimous. Abstain: Jeffrey Kohan

2.5 Town of North Haven: Proposed Zoning Regulation Amendments pertaining to Section 4.2.1.12

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. Recuse: James Giulietti

3 Other Business

3.1 Discussed the 2021 Meeting Calendar, which will be presented during the December RPC Meeting

3.2 The Nominating Committee was discussed. The Commission was notified that there is currently a vacancy on the Executive Committee

Motion to Adjourn: Kevin Curry. Second: James Giulietti. Vote: Unanimous.
Referral 2.1: City of Meriden

Subject:

Proposed Zoning Regulation Amendments pertaining to Places of Worship

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 proposed zoning regulations amendments to permit “Places of worship” by right in commercial and industrial zoning districts. The specific districts are C-1, C-1-A, C-2, C-3, NCDD, M-1, M-3, M-4, RDD. Previously, “Places of worship” required a special exception permit in the C-1, C-1-A, C-2, C-3, NCDD Districts.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
Chapter 213, Zoning, Article V. Commercial Districts Section 213-23, C-1 Central Commercial District B. (1) and 213-23 B. (2)

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

(1) Permitted uses by right: Items (a) through (bb) omitted

(cc) Places of worship

(2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73: Items (a) through (d) omitted

(e) Places of worship, Schools, playgrounds and public buildings.

Chapter 213, Zoning, Article V. Commercial Districts, Section 213-24, C-1-A Central Commercial Annex District B. (1) and 213-24 B. (2)

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

(1) Permitted uses by right: Items (a) through (y) omitted

(z) Places of worship

(2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73: Items (a) through (d) omitted

(e) Places of worship, Schools, playgrounds and public buildings.
B. Permitted uses. No building or premises may be used, in whole or in part, for any use other than those listed below.

(1) Permitted uses by right:

Items (a) through (z) omitted

(aa) Places of worship

(2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:

Items (a) through (d) omitted

(e) Places of worship, Schools, playgrounds and public buildings.

Chapter 213, Zoning, Article V. Commercial Districts, Section 213-26, C-4 Convenience or Neighborhood Commercial Districts B. (2)

(2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:

(a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses. “Intentionally omitted”

Chapter 213, Zoning, Article V. Commercial Districts, Section 213-28, Neighborhood commercial design district (NCDD) F. (1) and 213-28 F. (2)

F. Permitted uses. No building or premises in a NCDD shall be used, in whole or in part, for any purpose except those listed below.

(1) Uses permitted by right:

Items (a) through (r) omitted

(s) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.

(2) Uses permitted subject to a special exception permit by the ZBA in accordance with the requirements of § 213-72:

(a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.—“Intentionally omitted”.
Chapter 213, Zoning, Article VI. Industrial Districts, Section 213-29. M-1 Research, Development and Manufacturing District B. (1)

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

(1) Permitted uses by right:  

(l) **Places of worship, provided that the same shall be located on a minimum ten-acre site.**

Chapter 213, Zoning, Article VI. Industrial Districts, Section 213-31. M-3 Industrial District B. (1)

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

(1) Permitted uses by right:  

(m) **Places of worship.**

Chapter 213, Zoning, Article VI. Industrial Districts, Section 213-32. M-4 Planned Industrial District B. (1)

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

(1) Permitted uses by right:  

(j) **Places of worship.**

Chapter 213, Zoning, Article VII. Special Districts, Section 213-36. Regional development district (RDD) (C)(1)(a)

C. Uses.

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

(a) Permitted uses by right:  

(7) **Places of worship.**
Referral 2.2: Town of Hamden

Subject:

Proposed Zoning Regulation Amendments pertaining to Outdoor Cafes

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 Hamden has proposed zoning regulations amendments to extend the special provision for expanded outdoor dining to December 31, 2021. The amendment also includes additional language to exempt outdoor eating areas from providing parking spaces other than those required for the restaurant. The existing section 638.1 ended on November 30, 2020, but indicates that the Commission may extend the time period. The Section was previously adopted in June, and went to effect on July 1st.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
TOWN OF HAMDEN
APPLICATION TO AMEND THE ZONING REGULATIONS

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT: Hamden Planning and Zoning Commission
TELEPHONE: 203-287-7070

ADDRESS: 2750 Dixwell Ave Hamden, CT 06518

EMAIL ADDRESS OF CONTACT PERSON: dkeps@hamden.com

REGULATION TO BE: □ AMENDED □ ADDED or □ DELETED:
Article Number 6 Section 638.1a, Group Use 638.1.e

CURRENT LANGUAGE: See Attachment

PROPOSED LANGUAGE: See Attachment

REASON FOR PETITION FOR CHANGE: See Attachment

Have there been any previous petitions for same or similar amendments? □ YES □ NO
If YES, list name of applicant: Planning and Zoning Commission

Application to Amend the Zoning Regulations, Revised 07/17/12
SIGNATURE OF APPLICANT

Dawn W. Ziegler
(Name)

TELEPHONE NO. 203-287-7070

MAILING ADDRESS

Same As Above

(Street No. and Name) (Town and State) (Zip Code)

If you require additional space to complete any of your answers, please attach to this document.
638.1 Outdoor Café

Outdoor cafes and eating areas, when accessory to a restaurant, are permitted subject to a Zoning Permit and the following conditions:

a. COVID-19 Recovery Special Provisions: Based on the need to aid restaurants in their recovery from the impact of the COVID-19 as well as the need to protect public health through proper distancing between patrons, outdoor cafes may be expanded temporarily onto lawn and parking areas, provided that any dining area in parking lots is adequately protected from vehicles and that the site still has sufficient parking. This special provision for expanded outdoor dining will expire on November 30, 2020 unless otherwise extend by the Commission.

b. The limitation on the size of the outdoor dining is eliminated.

c. The outdoor eating area shall be largely open to the elements and shall not be permanently enclosed with a roof or walls;

d. All food and beverages shall be served at the table;

e. Outdoor eating areas shall be operated on a seasonal basis not to exceed six months in a calendar year and shall be exempt from providing parking spaces other than those required for the restaurant;

f. The outdoor eating area shall be landscaped with planters, window boxes, planted pots and/or planted beds containing appropriate trees, shrubs and/or flowers to provide privacy and ambiance for diners;

g. There shall be no live or recorded music played or projected outside the restaurant building without the prior issuance of a Zoning Permit.

PROPOSED LANGUAGE

638.1 Outdoor Café

Outdoor cafes and eating areas, when accessory to a restaurant, are permitted subject to a Zoning Permit and the following conditions:

a. COVID-19 Recovery Special Provisions: Based on the need to aid restaurants in their recovery from the impact of the COVID-19 as well as the need to protect public health through proper distancing between patrons, outdoor cafes may be expanded temporarily onto lawn and parking areas, provided that any dining area in parking lots is adequately protected from vehicles and that the site still has sufficient parking. This special provision for expanded outdoor dining will expire on December 31, 2021.

b. The limitation on the size of the outdoor dining is eliminated.

c. The outdoor eating area shall be largely open to the elements and shall not be permanently enclosed with a roof or walls;

d. All food and beverages shall be served at the table;

e. Outdoor eating areas shall be exempt from providing parking spaces other than those required for the restaurant;

f. The outdoor eating area shall be landscaped with planters, window boxes, planted pots and/or planted beds containing appropriate trees, shrubs and/or flowers to provide privacy and ambiance for diners;

g. There shall be no live or recorded music played or projected outside the restaurant building without the prior issuance of a Zoning Permit.
REASON FOR PETITION FOR CHANGE

In response to the significant impact of the COVID-19 pandemic on the local business community and its employees, last June the Commission approved amendments to the zoning regulations governing outdoor cafes and temporary signage. Those changes appear to have been helpful to businesses and generated a total of only one complaint since they went into effect on July 1st.

Section 638.1, which applies to outdoor cafes, ends on November, 30, 2020, but indicates the Commission may extend the time period. The proposed amendment extends the expiration date to December 31, 2021 (Section 638.1.a). The second proposed change eliminates the clause limiting the operation of outdoor cafes to six month per calendar year (Section 638.1.e). Outdoor dining continues to be a major asset to the community — a welcome amenity — and is currently critical to the survival of many restaurants during the pandemic. Our New England winter weather already limits operations to part of the year. It’s time to eliminate the unnecessary restriction imposed by the regulations. It serves no useful purpose.
Referral 2.3: Town of North Branford

Subject:

Proposed Zoning Regulation Amendments pertaining to Farm Events in Residential Zones

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 zoning regulations amendments to permit “Farm/Outdoor Events” via Special Use Permit in the Residential (R-40 and R-80) Zoning Districts. The R-40 and R-80 Zones currently permit via Special Use Permit “Farm/Winery with related accessory and incidental uses…” and “Farm/Brewery with related accessory and incidental uses…”.

The proposed amendments would allow Farms having a minimum area of ten acres to host activities, uses, and events that are related to a Farms total offerings, but not necessarily incidental to agriculture. The following are some of the proposed Special Use Standards:

- Minimum of 350 feet from any off-site residence and 175 feet from any property boundary (Commission may require greater distances and/or screening from neighboring properties.
- Maximum attendees, number and type of events will be determined based on the details in the applicant’s General Event Operational Plan. (sites conditions, parking availability, impact of infrastructure and neighboring properties, public health and safety).
- Site plan approved by the Police and Fire Departments
- Parking for events must be provided on site.
- Adequate sanitary facilities
- Music/entertainment subject to state and municipal sound regulations.

Additional details pertaining to the standards can be reviewed in the Agenda Packet.

The proposal includes Special Bulk Standards for the event and the Permit Procedures (can be reviewed in the Agenda Packet). The outdoor event area is limited to a maximum 5 percent of the lot area with a minimum setback for of 175 feet from all property lines. The limitations also apply to the on-site parking areas.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
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
FAX: (203) 234-9850

Date: November 20, 2020
TO: South Central Regional Council of Governments (Regional Planning Agency)
FROM: North Branford Planning and Zoning Commission

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

(X) 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

(X) by petition  PZ Application #2020-13 Applicant: North Branford Planning and Zoning Commission

Proposed Zoning Regulation Amendment: PZ Application #2020-13, Petition of North Branford Planning and Zoning Commission, proposing to amend the North Branford Zoning Regulations, under SECTION 42- SPECIAL USE PERMITS by adding a subsection 42.5.19 Farm/Outdoor Events and Activities Included Under Use Line A-6.5 to allow farms to hold events not necessarily incidental to agriculture with a Special Use Permit. The full application is attached.

Public hearing has been scheduled for December 10, 2020 at 6:30 pm.

Material submitted herein:

( ) Legal Notice  ( ) Supporting statements, site map

( ) Map of proposed subdivision  (X) Text of proposed amendment

Other: See Current Zoning Regulations and Zoning Map on Town Web Site under Planning Department. www.townofnorthbranfordct.com

[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
TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. #2020-13
Submission Date: 11/20/20
Date of Receipt: 11/20/20
Fee: $0

Circle One:

AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

Applicant Name: North Branford Planning and Zoning Commission
Mailing Address: Town Hall 909 Foxon Road
Telephone: 203-484-6010  Cell #:________________________________
E-mail address: townplanner@townofnorthbranfordct.com

For TEXT CHANGES, please supply information below:

Section of Zoning Regulations to Amend: Section 23 Schedule A Line 6.4 Farm/Outdoor Events in
Residential (R-80 and R-40) Zones and Addition of Section 42.5.19 Farm/Outdoor Events and
Activities in Residential Zones (R-40 and R-80).
Full Text of the Proposed Amendment: See attached
(May attach a separate sheet if necessary)

For MAP CHANGES, please supply additional information below:

Address of Property:________________________________________________________
Assessor’s Map No:________________ Lot #:______________________________
Existing Zoning:________________ Proposed Zoning:_____________________
Has a previous zone change been requested for this property?________________
If so, when?________________________________________________________

Owner’s Name:__________________________________________________________
Mailing Address:________________________________________________________
Telephone:__________________________________ Cell #:____________________
E-mail address:__________________________________________________________

ALL APPLICATIONS SHALL ADHERE TO THE FOLLOWING:

1. SUBMISSION REQUIREMENTS include a complete and comprehensive statement of the
reasons for any proposed change, including any special interest the Applicant(s) may have in
such change.
2. **ADJOINING MUNICIPALITIES:** Applications affecting sites within 500 feet of, or affecting, an adjacent municipality require notification to that municipality and to the regional planning agency.

   - X Site is within 500 feet of an adjoining municipality.
   - ___ Site is not within 500 feet and will not impact any adjacent municipality.

3. **REGIONAL WATER AUTHORITY (RWA) NOTIFICATION:** The applicant must provide written notice to the RWA and to the East Shore District Health Department (ESDHD) when any application is within the watershed of the RWA.

   - ___ Project is not within watershed of the RWA.
   - X Project is within the RWA’s watershed and the RWA and ESDHD have been notified.

**SIGNATURES REQUIRED ON THIS APPLICATION:**
The following is the legal agreement regarding this application which must be signed by the applicant and by all property owners of property for which a zoning map change is requested.

_The undersigned hereby applies for approval of the foregoing Regulation Amendment and/or Zoning Map Change and declares that the statements contained in this application and in all documents and/or drawings submitted as part of the same are, to the best of his/her knowledge and belief, true and accurate as presented._

**APPLICANT(S):**

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<th>Signature</th>
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<tbody>
<tr>
<td></td>
<td>Carey Brown on behalf of North Cranford PCC</td>
<td>4/20/20</td>
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**OWNER(S):**

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Rev. 8/2016
# ZONING REGULATIONS
TOWN OF NORTH BRANFORD, CONNECTICUT

<table>
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<tr>
<th>PERMITTED USES</th>
<th>R-80</th>
<th>R-40</th>
<th>RGA</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
<th>I-1</th>
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<th>MBP</th>
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<tr>
<td><strong>PART A – RESIDENTIAL AND RELATED USES</strong></td>
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<td>A-1. A single detached dwelling for one (1) family and not more than one (1) such dwelling.</td>
<td>P</td>
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<td>A-2. Multiple dwellings consisting of two (2) or more dwelling units. (apartments) (See also R-40P District, Sec. 31). ++++</td>
<td>X</td>
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<td>A-3. A professional or business office in a dwelling unit.</td>
<td>PA</td>
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<td>A-4. Customary home occupation in a dwelling unit, including home industries and services occupations.</td>
<td>PA</td>
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<td>A-5. The letting of rooms and/or the furnishing of board in a dwelling unit to a total of not more than three (3) persons.</td>
<td>PA</td>
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<td>A-6. Farms, truck gardens, forestry, the keeping of livestock and poultry and nurseries (including greenhouses incidental thereto).</td>
<td>PA</td>
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<td>A-6.1. Stands for the display and sale of farm, truck garden, forestry and nursery produce grown on the premises.</td>
<td>S</td>
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<td>+++/### A-6.2 Farm/Winery with related accessory and incidental uses to farm winery.</td>
<td>U</td>
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<td>####/A-6.3 Farm/Brewery with related accessory and incidental uses to farm brewery.</td>
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<td>^A-6.4 Farm/Outdoor Events.</td>
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<td>A-7. Commercial kennels, livery and boarding stables and riding schools.</td>
<td>U</td>
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<td>*A-8. Open space Subdivisions.</td>
<td>X</td>
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<td>#A-9.2. Age Restricted Housing District</td>
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Schedule A – Page 1 of 8

* Amended: 6/15/81  **** Effective: 1/20/95  ** Effect: 11/1/05
** Effective: 5/5/89  ***** Effective: 1/22/99  +++ Effective: 11/05/12
*** Effective: 10/1/50  + Effective: 3/28/02 Repealed  ++++ Effective: 7/17/14
# Amended: 6/6/16  ^ Effective: 7/26/19
### Amended: 6/30/17

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16
Proposed Regulations for Farm Events in Residential Zones  
November 19, 2020

42.5.19  Farm/Outdoor Events and Activities in Residential Zones (R-8- and R-40).  
Included under Use Line A-6.4 (As a “U”, Special Use Permit in the R-80 and R-40 zones).

Any Farm meeting the definition contained in Section 6.13 of these regulations, but having a minimum area of ten (10) acres, may be permitted subject to the provisions of this regulation, to host activities, uses and events that are related to a Farm’s total offerings but not necessarily incidental to agriculture.

Special Use Standards

1. The outdoor event area, including such areas containing buildings, permanent structures, tents, temporary bathroom facilities and parking areas, etc. that will be used for such events, shall be a minimum of three hundred fifty (350) feet from any off-site residence and one hundred seventy five (175) feet from any property boundary. The Commission may require greater distances if the circumstances of any specific application before it warrant such. The Commission may require such areas to be adequately screened from neighboring properties with fences or naturally vegetated buffering.

2. The maximum number of attendees/guests permitted for any event shall be determined based upon the applicant’s demonstration in its General Event Operational Plan that site conditions, parking availability, impacts on Town infrastructure and neighborhood properties, and public health and safety considerations can be accommodated.

3. The maximum number and type of events permitted shall be determined based upon the applicant’s demonstration in its General Event Operational Plan that site conditions, parking availability, impacts on Town infrastructure and neighborhood properties, and public health and safety considerations.

4. The site plan shall show adequate emergency vehicle access to all assembly areas.

5. The site plan must be approved by the Police and Fire Departments.

6. Tents and membrane structures shall comply with the State of Connecticut tent and membrane structures codes and all related regulations. If tents or membrane structures are used for event hosting, they shall be removed during the off-season.

7. Site inspections may be conducted at the discretion of the Fire Chief/Marshal to ensure public safety and code compliance.

8. All parking for such events must be provided for on the site. The parking ratio required for such events shall be one (1) space for every 2.5 event guests. The parking area does not have to be paved or improved but must be accessible to and useable for weather conditions for visiting vehicles during the seasons that events are offered.
9. Adequate sanitary facilities (portable or temporary) for the size of the event must be provided and shall be removed from the site within 24 hours of the conclusion of the event. Said facilities shall comply with state and local health codes.

10. All food service facilities must comply with State and local health codes.

11. Outside lighting shall comply with Section 41.2.11 of the Zoning Regulations.

12. Hours of operation shall be determined by the Commission with each application in consideration with its compatibility with the surrounding neighborhood.

13. Music/entertainment is permitted subject to state and municipal sound regulations. The Commission may require the permittee to electronically monitor music/entertainment to ensure compliance with said state and municipal sound regulations. All amplified music or entertainment must be staged within a permanent or temporary structure. No outdoor/open-air music concerts shall be permitted. The hours during which music may be played shall be determined by the Commission based on an application’s compatibility with the surrounding neighborhood.

**Special Bulk Standards**

The special zoning bulk standards for the Farm/Outdoor Event regulations shall be as follows:

1. The outdoor event area, including such areas containing buildings, permanent structures, tents, temporary bathroom facilities and catering facilities, etc., that will be used for such events, shall cover no more than five (5) percent of the lot area and the minimum setback for said outdoor event area shall be 175 feet from all property lines.

2. The on-site parking areas, whether paved or not, for such events shall cover no more than five (5) percent of lot area and the minimum setback for said on-site parking areas shall be 175 feet from all property lines.

3. Signage must conform to Section 52 of the North Branford Zoning Regulations, but shall not exceed 16 square feet.

**Permit Procedures**

A Special Use Permit shall be required pursuant to the provisions of Section 42.2 of these Regulations for a farm to offer events and activities pursuant to this subsection and shall be subject to the Special Use Standards set forth herein. When acting on the application for a Special Use Permit, the Planning and Zoning Commission may impose other conditions that it deems necessary to protect the health safety and welfare of the public, including the residents of the particular environs, including, but not limited to, the required setbacks, the maximum number of attendees, hours when music may be played, the number of events per week, the type of event or activity permitted, if the Planning and Zoning Commission determines that such conditions or limitations are reasonably necessary to ensure public safety or welfare.
The application for a Special Use Permit shall include an Existing Conditions Map, generated to A-2/T-2 survey standards and a Site Development Plan containing at least the following information, both existing and proposed:

1. All buildings and structures, including the area for any temporary structures including tents and temporary washroom, catering and water supply facilities;
2. Streets, driveways, and on-site parking facilities;
3. A schematic landscaping plan, including trees, shrubs, lawns, and any other natural features not be disturbed;
4. A location map at a scale of 1” =800’ showing the location of the proposed development in relation to existing streets.
5. All standards and requirements specified in Section 41.1, 41.2 and 62.5 of the Zoning Regulations.
6. Provisions for soil erosion and sedimentation control, in accordance with Section 62.4 of the Zoning Regulations.
7. All provisions of this Section and any additional considerations deemed necessary by the Commission in their consideration for the Special Use Application.

The applicant shall also submit a General Event Operational Plan describing the operations on the site for events proposed to be permitted by the Special Use Permit. Said plan shall include a list of the types and nature of the events proposed, the amount and approximate dates for hosting such events, the number of persons expected, and the proposed hours of operation for each type of events, including the proposed hours for providing music/entertainment for such events, if applicable, and such other information as may be requested by the Commission. The General Operational Plan shall also describe traffic and parking operations as well as emergency service accessibility.

Following Special Use Permit and Site Plan approval under this Section, the permittee shall, on or before May 1st, provide the Zoning Enforcement Officer with an Annual Event Operational Plan that shall include, in addition to the information contained in the General Event Operational Plan, a list of scheduled events including the dates, number of persons expected, and nature of the event. The list may be amended from time to time by the permittee upon 45 days written notice to the Zoning Enforcement Officer.
Regional Planning Commission (RPC)  
2021 MEETING SCHEDULE

All meetings shall be held remotely as permitted by Governor Lamont’s Executive Order regarding the COVID-19 Pandemic, unless notified otherwise.

The South Central Connecticut Regional Planning Commission meets the second Thursday of every month at 5:15 PM, unless notified otherwise.

The RPC Agendas will be posted a week prior to the scheduled meeting.

<table>
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<th>January 14, 2021</th>
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* The meeting will be held on the third Thursday in November