

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Bob Harrison
(Executive Committee)

Branford:
Charles Andres
(Vice-chairman)

East Haven:
Vacant

Guilford:
Matthew Yorzinski

Hamden:
Vacant

Madison:
Joel Miller

Meriden:
Kevin Curry
(Secretary)

Milford:
Robert Satti

New Haven:
Elias Estabrook
(Executive Committee)

North Branford:
Tricia Mase
(Executive Committee)

North Haven:
Theresa Ranciato-
Viele

Orange:
Vacant

Wallingford:
Jeffrey Kohan
(Chairman)

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick
(Executive Committee)

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, May 13, 2021 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/86164898467>
Call-in Number: 1-929-205-6099
Meeting ID: 861 6489 8467

1. Administration

1.1. Minutes of the March 11, 2021 RPC Meeting

2. Action Items

2.1. City of Milford: Proposed Zoning Regulation Amendments to Article III, Section 3.10 Limited Industrial District: LI; Article XI – Definitions. Submitted by: Private Applicant: April 15, 2021. Public Hearing: TBD

2.2. Town of Wallingford: Proposed Zoning Regulation Amendments pertaining to Winery Food Truck Regulations. Submitted by: Town of Wallingford: April 19, 2021. Public Hearing: June 14, 2021

3. Other Business

The agenda and attachments for this meeting are available on our website at www.scrkog.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.scrkog.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.

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrkog.org T (203) 234-7555 F (203) 234-9850 elivshits@scrcog.org

**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, March 11, 2021 Meeting

Present: Bob Harrison, Charles Andres, Tricia Mase, Jeffrey Kohan, Andrew Skolnick, Robert Satti, Eugene Livshits

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 February 11, 2021 RPC meeting.

The February 11, 2021 minutes were corrected to reflect that the motion to adjourn the meeting was seconded by Andrew Skolnick.

Motion to accept the minutes as amended: Bob Harrison. Second: Charles Andres.
Vote: Unanimous. Abstain: Robert Satti

2 Statutory Referrals

2.1 Town of Orange: Proposed Zoning Regulation Amendments pertaining to “Electric Vehicle Showrooms” and “Community Travel Centers”.

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: Bob Harrison. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Andrew Skolnick. Second: Bob Harrison. Vote: Unanimous.

Referral 2.1: City of Milford

Subject:

Proposed Zoning Regulation Amendments to Article III, Section 3.10 Limited Industrial District: LI; Article XI – Definitions

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 City of Milford has proposed to add Escape Game Rooms as a permitted use, subject to site plan approval in the Limited Industrial District (LI).

The proposed parking requirements for the use are 1 space for each 500 sq. ft. of gross floor area or two spaces per Game Room, whichever is greater. An additional 1 space is required for each employee. There is a provision for the Board to make a finding of parking adequacy on a mixed use site.

Escape Game Rooms are defined as a room or rooms in which a team of people play a game requiring them to cooperatively discover clues, solve a series of puzzles and accomplish tasks within a certain amount of time in order to progress and accomplish a goal (s) in one or more rooms.

Communication:

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



City of Milford, Connecticut

Founded 1639
70 West River Street ♦ Milford, Connecticut ♦ 06460-3317
www.ci.milford.ct.us

Department of Permitting
and Land Use

David B. Sulkis,
City Planner

Amendment #21-4 (REV2)

- TO: [X] South Central Regional Council of Governments
[X] Greater Bridgeport Regional Planning Council
[X] City Attorney, City of Milford
[X] State of CT DEEP
[X] City of West Haven, City Clerk
[X] Town of Stratford, City Clerk
[X] Town of Orange, City Clerk

FROM: David B. Sulkis, City Planner

DATE: April 8, 2021 (revised April 14, 2021)

RE: Proposed Changes to the City of Milford Zoning Regulations
Article III, Section 3.10 Limited Industrial District: LI; Article XI
Definitions

In accordance with Milford Zoning Regulations 10.3 and CT General Statutes 8-3b and 22a-104,
the distribution of the following proposed regulation change is submitted for your agency's
review and comment. Please provide this office with acknowledgement of your receipt of this
memorandum and provide your comments or approval within 35 days of the above date. review.

Please provide this office with your comments or approval.

EXISTING TEXT:

Section 3.10 LIMITED INDUSTRIAL DISTRICT: LI

3.10.1.11 Use Conditions: All of the above Permitted Uses shall be subject to the following
conditions and safeguards:

(1) Site Plan Requirements: A landscaping plan shall be required showing all proposed re-grading,
drainage, fences, walls, and other landscaping features. The landscaping plan shall be in
conformance with Article V, Section 5.14.

(2) Exterior Lighting: Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.

(3) Street Access: No use shall be approved by the Board unless the lot and/or subdivision has suitable access to a street which is adequate to accommodate the potential traffic generation from such use.

(4) Utilities: No use shall be approved by the Board unless the use is:

- (a) Served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facility approved by the Director of Public Health; and
- (b) Supplied with water from an adequate public water supply; community water supply or private, individual wells approved by the Director of Public Health.
- (c) The Board may require the use to be served by an approved public sanitary sewage disposal system in order to protect the public health.

ARTICLE V SUPPLEMENTARY REGULATIONS

SECTION 5.1 PARKING AND LOADING REGULATIONS

Figure 4: Minimum Off-Street Parking Requirements

(no existing parking requirement for Escape Game Rooms)

ARTICLE XI DEFINITIONS

(no text that defines “Escape Game Rooms.”)

PROPOSED TEXT: *(Changes indicated in bold italicized text)*

Section 3.10 LIMITED INDUSTRIAL DISTRICT: LI

3.10.1.11 Escape Game Rooms.

3.10.1.12 Use Conditions: All of the above Permitted Uses shall be subject to the following conditions and safeguards:

(1) Site Plan Requirements: A landscaping plan shall be required showing all proposed re-grading, drainage, fences, walls, and other landscaping features. The landscaping plan shall be in conformance with Article V, Section 5.14.

(2) Exterior Lighting: Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.

(3) Street Access: No use shall be approved by the Board unless the lot and/or subdivision has suitable access to a street which is adequate to accommodate the potential traffic generation from such use.

(4) Utilities: No use shall be approved by the Board unless the use is:

(d) Served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facility approved by the Director of Public Health; and

(e) Supplied with water from an adequate public water supply; community water supply or private, individual wells approved by the Director of Public Health.

(f) The Board may require the use to be served by an approved public sanitary sewage disposal system in order to protect the public health.

ARTICLE V SUPPLEMENTARY REGULATIONS

5.1 PARKING AND LOADING REGULATIONS

Figure 4: Minimum Off-Street Parking Requirements

Type of Building or Use (25) *Escape Game Rooms*

Minimum Required Parking Spaces *1 space for each 500 sq. ft. of gross floor area or two spaces per Game Room, whichever is greater, plus 1 space for each employee. Alternatively, Board may make finding of parking adequacy on mixed use site.*

ARTICLE XI DEFINITIONS

11.2 ESCAPE GAME ROOMS. *A room or rooms in which a team of people play a game requiring them to cooperatively discover clues, solve a series of puzzles and accomplish tasks within a certain amount of time in order to progress and accomplish a goal(s) in one or more rooms. The goal being to escape from the room(s).*

REASON FOR CHANGE: To allow Escape Game Rooms in the LI Zone, define Escape Game Room use and establish relevant parking standards.

A petition for substantially the same change in regulations has previously been filed:

Yes: _____ No: X If yes, date of hearing:

This regulation change is proposed by: Petitioner: Howard Greenspan, through his agent, Kevin Curseaden Esq. or ___ PZB Subcommittee

Cc: J. Quish, Chairman P&Z
J. Griffith, DPLU

DRAFT

Referral 2.2: Town of Wallingford

Subject:

Proposed Zoning Regulation Amendments pertaining to Winery Food Truck Regulations

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 proposed zoning regulation amendments to add Section 4.2.E.3.i.IX – Mobile Food Vendor. The use would be permitted subject to the approval of zoning permit, limited to a single vehicle at any one time.

The use would be allowed Thursday through Sunday operation on the site, and located private property. The location must be in a permitted parking area, not within landscaped areas. Additional conditions pertaining to parking spaces, signage, as well others can be reviewed in the Agenda packet.

Communication:

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

4/19/2021



Town of Wallingford, Connecticut

TOWN OF WALLINGFORD

Town Hall, 45 South Main Street, Wallingford, CT 06492

TO: Eugene Livshits - South Central Regional Council of Governments
 J.H. Torrance Downes - Lower Connecticut River Valley Council of Governments
 Keith Rosenfeld - Naugatuck Valley Council of Governments

FROM: Thomas Talbot, Acting Planner

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 zoning located within 500 feet of a South Central Regional COG municipality (see attached proposed amendment applications excluding Section 4.9 (IX) and 4.10 (1-5))

The change was originally requested:

- by municipal agency (PZC)
- by petition

Public hearing has been scheduled for : 6-14-21

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

Other: See current Zoning Regulations and Zoning Map on Town Web Site under Planning and Zoning Department.

www.wallingford.ct.us

(Authorizing Signature)

Thomas Talbot, Acting Planner

Wallingford Town Hall
45 South Main Street
Wallingford, CT
Phone: (203) 294-2090 Fax: (203) 294-2095

Proposed Winery Food Trucks Regulations

4-13-21

1. Add to existing Section 4.2.E.3.i.V.

except for Section 4.2.E.3.i.IX (below).

2. New Section 4.2.E.3.i.IX:

IX. Mobile Food Vendor subject to the approval of a Zoning Permit, limited to a single vehicle at any one time and with the following additional conditions:

- a. Limited to Thursday through Sunday operation/location on the site.*
- b. Must be located on private property, and provide written permission from the owner of said property.*
- c. Must be located within permitted parking area, not within any required landscaped areas.*
- d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted occupy said spaces.*
- e. Must also have available two (2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to utilize said spaces.*
- f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a "building" and be required to comply with applicable regulations for buildings.*
- g. Must be self-contained; connections to external utilities shall not be permitted.*
- h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per Section 6.9.C shall not be permitted for a mobile food vendor.*
- i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.*
- j. Shall obtain any necessary approvals under Health Code, Ordinance, or any other state or local requirements.*