To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, April 14, 2022 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave, 4th Floor West, North Haven, CT 06473

NOTICE: April 14, 2022 RPC meeting will be held in-person at the SCRCOG Offices. A remote option is available via: https://us02web.zoom.us/j/86113308884

1. Administration

1.1. Minutes of the March 10, 2022 RPC Meeting

2. Action Items


2.2. Town of Woodbridge: Proposed Zoning Regulation Amendments pertaining to Road Side Stands. Submitted by: Town of Woodbridge. Received: March 31, 2022. Public Hearing: May 2, 2022

2.3. Town of Branford: Proposed Zoning Regulation Amendments pertaining to Summer Cottage/Camp Site. Submitted by: Private Applicant. Received: April 6, 2022. Public Hearing: TBD

3. Other Business

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, March 10, 2022 Meeting

Present: Charles Andres, Jay Cruikshank, Kevin Curry, Robert Satti, Theresa Ranciato-Viele, Tom Torrenti, Jeffrey Kohan, Andrew Skolnick, Lina Frazer, Bill Galdenzi

March 10, 2022 RPC meeting was held in-person at the SCRCOG Offices. A remote option was made available via Zoom.

1 Administration

1.1 Minutes of the January 13, 2022 RPC meeting.

Motion to accept the minutes as presented: Jeffrey Kohan. Second: Kevin Curry. Abstain: Tom Torrenti, Robert Satti, Theresa Ranciato-Viele. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of North Branford: Proposed Zoning Regulation Amendments to add Section 39 – Multi-Family Housing 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: Jeffrey Kohan. Second: Andrew Skolnick. Vote: Unanimous.

2.2 Town of Wallingford: Proposed Zoning Regulation Amendments, and the corresponding Zoning Map amendment to remove “I-5 Interchange District”, add “Watershed Interchange District”, amend the “Industrial Expansion District” and “Watershed Protection Overlay District” regulations

By resolution, the RPC has determined that the proposed zoning regulation and map 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 City of West Haven: Proposed Zoning Regulation Amendments to Section 49.1 (Marijuana Facilities) and Table 39.2P

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.


3 Other Business

Motion to Adjourn: Kevin Curry. Second: Jeffrey Kohan. Vote: Unanimous.
**Referral 2.1: City of Meriden**

**Subject:**

Proposed Zoning Regulation and Map amendments pertaining M-4 (Planned Industrial District)

**Staff Recommendation:**

The proposed zoning regulation and map 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 Meriden has proposed to rezone 850 Murdock from RDD to M-4. The RDD is the Regional Development District, while the M-4 is the Planned Industrial District. The parcel is adjacent to a M-4 District, and to the Industrial Expansion (IX) District in the Town of Wallingford. The Zoning Map amendment was previously reviewed by the RPC during the January 2022 meeting.

In this particular referral, the private applicant has proposed amendments to Section 213-32. M-4- Planned Development District- D. 4 and the addition of D.5. The existing section provided separation requirements in instances where the building/lot in the M-4 District abuts an R-R, S-R, R-1, R-2, R-3, or R-4 Zoning District, and a requirement for landscaped area. The distance requirements include the following: no building located within 50 feet to the boundary of the residential district or lot, no parking area within 25 feet, and 20 feet of the required yard shall be landscaped (additional language can be reviewed in the agenda packet). The amendment splits the subsection based if the building or lot is east or west of the I-91(abutting residential districts). For buildings or lots in the M-4 District west of the I-91 the requirement is that a building/lot cannot be within 80 feet of the residential district, and at least 50 feet of the required yard shall be landscaped.

**Communication:**

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
MERIDEN ZONING COMMISSION
MERIDEN, CT

PETITION FOR A TEXT AMENDMENT TO THE ZONING
REGULATIONS

The Undersigned, MARK DEVELOPMENT, LLC, acting through its attorney, Dennis A. Ceneviva, Esq., hereby PETITIONS the Meriden Zoning Commission to AMEND the MERIDEN Zoning Regulations in accordance with the proposal set forth on the attachment hereto entitled “Application to amend the Zoning Regulations”.

MARK DEVELOPMENT, LLC-
PETITIONER

By Dennis A. Ceneviva, Esq.
Ceneviva Law Firm, LLC
721 Broad Street
Meriden, CT 06450
203-237-8808 (phone)
203-2374240 (fax)
dennis@cenevivalaw.com

RECEIVED
MAR 03 2022
CITY OF MERIDEN
PLANNING DEPARTMENT
Section 213-32. M-4 Planned Industrial District.

D. Lot and bulk requirements. Lot and bulk requirements are found in Sec. 213-12B, except as follows:

(4) No building on a lot in a M-4 District east of Interstate I-91 which abuts an R-R, S-R, R-1, R-2, R-3 or R-4 District or a residential lot may be closer than 50 feet to the boundary of the residential district or lot, and no parking area may be closer than 25 feet to such boundary, and at least 20 feet of the required yard shall be landscaped, seeded and planted with a suitable number of evergreen and/or deciduous trees and shrubs to provide for adequate visual buffering and/or left in its natural state. The planning commission may consider the adequacy of existing vegetation and may require additional evergreen plantings to augment the existing vegetation within the buffer area to provide for adequate visual buffering.

[ADD] (5) No building on a lot in a M-4 District west of Interstate 91 which abuts an R-R, S-R, R-1, R-2, R-3 or R-4 District or any residential lot may be closer than 80 feet to the boundary of the residential district or lot, and at least 40 50 feet of the required yard shall be landscaped with a suitable berm, seeded, and planted with a suitable number of evergreen and/or deciduous trees and shrubs to provide for adequate visual buffering, and/or left in its natural condition. The planning commission may consider the adequacy of existing vegetation and may require additional evergreen plantings to augment the existing vegetation within the buffer area to provide for adequate visual buffering.
ZONE CHANGE
PETITION


TO THE HONORABLE CITY COUNCIL OF THE CITY OF MERIDEN:

The undersigned respectfully petitions that the City Council of the City of Meriden acting as the Zoning Commission grant a change of zone for the property identified on the Plan attached hereto, being No. 850 MURDOCK AVENUE from the present Zoning District of RDD (Regional Development District) to the Zoning District of M-4 (Planned Industrial District) for the following reasons:

1) The area in question is in the vicinity of other properties on Research Parkway zoned M-4;

2) The location is a factor in favor of the proposed M-4 zone, as the Property offers significant industrial development opportunities which is consistent with the current 2019 Plan of Conservation and Development ("POCD") as further shown on Figure 60 of said Plan.

3) The new zone would be consistent with the 2009 POCD’s position that the RDD zone is no longer needed or viable, and that this parcel should be zoned consistently with Research Parkway zoning.

4) The M-4 Zone would permit the highest and best use of land described herein, all as set forth in the POCD.

Dated at Meriden, Connecticut this 3rd day of March, 2022.

MARK DEVELOPMENT, LLC

By: Dennis A. Ceneviva, Esq.
Its Attorney, duly authorized

CITY OF MERIDEN
PLANNING DEPARTMENT
Referral 2.2: Town of Woodbridge

Subject:

Proposed Zoning Regulation Amendment pertaining to Road Side Stands

Staff Recommendation:

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.

Background:

The Town of Woodbridge Agricultural Commission has proposed an amendment to Table 3.1 – Allowed Uses by Zone, 3.3. A.2. The amendment is applicable to farm stands/road side stands and would allow for the selling of products both produced by the farm/orchard where the stand is located, as well as items not produced by the farm/orchard. The existing regulation only allowed for the road side stand to sell products produced by the farm/orchard on which it is located.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
March 31, 2022

South Central Regional Council of Governments
Attn: Carl Amento
127 Washington Avenue
North Haven, CT 06473-1715

Re: Zoning Regulation Revisions

Dear Mr. Amento,

Pursuant to Section 8.3b of the Connecticut General Statutes, this letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission will hold a public hearing in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, on Monday, May 2, 2022 at 6:30 p.m. with respect to proposed amendments Zoning Regulations of the Town of Woodbridge regarding both Table 3.1 Allowed Uses by Zone, Row 3.3.A.2, regarding Road Side Stands, and Section 3.3.A.2 also regarding Road Side Stands. as set forth in the attached letter of application submitted to the Town Plan and Zoning Commission by the Woodbridge Agricultural Commission.

Comments on the proposed zoning regulation revisions are welcome to be made at the hearing or submitted in writing for receipt into the hearing record.

Very sincerely yours,

Kristine Sullivan, Staff
February 17, 2022

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.A.2

Dear Town Plan and Zoning Commission Members,

This letter is to serve as an application by the Town of Woodbridge Agricultural Commission, for amendments to the Zoning Regulations of the Town of Woodbridge (the Regulations) of both Table 3.1 Allowed Uses by Zone, 3.3.A.2, regarding Road Side Stands, and Section 3.3.A.2, also regarding Road Side Stands. This application is made as provided by Section 9.1 of the Regulations to amend where it states: “for selling products only of the farm or orchard on which the stand is located”, to state “for selling both products produced on the farm or orchard on which the stand is located, as well as items not produced on said farm or orchard”.

Accompanying this application are:
1. A narrative describing why the proposed amendment is being proposed, Schedule A.
2. A copy of the Board of Selectmen’s action exempting the Commission from having to pay 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 203-671-3355 or by email at cmsorensen152@aol.com.

Very truly yours,

Christian Sorensen, Chair
Woodbridge Agricultural Commission
410 Amity Road
Woodbridge CT 06525

Email: cmsorensen152@aol.com
MEMORANDUM

To: Members, Town Plan and Zoning Commission
From: Geraldine S. Shaw, Clerk to the Board of Selectmen
Re: Agricultural Commission

To Whom it May Concern:

At the January 12, 2022, Regular Meeting the Board of Selectmen took the following action in response to a request from the Agricultural Commission to waive the Town Plan and Zoning application fee(s):

AGRICULTURAL COMMISSION – Chris Sorensen, Steve Munno
Request to waive Town Plan and Zoning application fees - The Board of Selectmen VOTED UNANIMOUSLY (Heller – McCreven) to waive the Town Plan and Zoning application fee(s) for the Agricultural Commission’s application to revise the Zoning Regulation regarding farm stands.

Date: February 17, 2022
Attest: Geraldine S. Shaw, Clerk to the Board of Selectmen
Narrative from Agriculture Commission for February 2022 TPZ meeting

Proposal: Amend the current Zoning Regulation regarding Farm Stands (aka Road Side Stand) where it states: "for selling products only of the farm or orchard on which the stand is located", to state "for selling both products produced on the farm or orchard on which the stand is located, as well as items not produced on said farm or orchard".

The Woodbridge Agriculture Commission recommended making the above proposed zoning change initially to the Board of Selectmen at their March 2021 meeting. With their support we now bring the proposal to the Town Plan and Zoning Commission.

There are three key impacts of the proposed change:

- open additional revenue stream opportunities for farmers
- expand community access to local products
- align Farm Stand regulations in Woodbridge with the regulations in neighboring towns and across the state

It is commonplace throughout Connecticut, New England and across the country for farms to sell products at their farm stand that were grown or produced elsewhere. Examples from neighboring towns include Bethany (Clover Nook Farm), Orange (Shamrock Farm, Sunflower Farm, etc.), Milford (Robert Treat Farm), Shelton (Stone Gardens Farm), and many more across the state. Customers shopping at farm stands expect to be able to purchase a wide range of local products at farm stands. By offering products produced by another farm or orchard, farmers can expand their revenue stream, increase the appeal of their farm stand by offering complimentary items, and extend their sales season if desired. Changing the zoning as proposed would also benefit any local farmers who do not have or want their own farm stand or whose stand is less accessible (due to location, seasonality or availability), as their products could be carried and sold at another Woodbridge farm stand. Farms or orchards that have a stand but need additional outlets for their products would have new opportunities.

The Agriculture Commission believes this change will benefit current and future Woodbridge farmers, improve access to local products Woodbridge residents, and increase the appeal of Woodbridge farm businesses to the surrounding communities. Thank you for considering this application.
Referral 2.3: Town of Branford

Subject:

Proposed Zoning Regulation Amendment pertaining to Summer Cottage/Camp Site

Staff Recommendation:

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.

Background:

A private applicant in the Town of Branford has proposed to add Section 3.5 – pre-existing summer cottage/camp site. The amendment would permit a site that contains a detached residential unit to be renovated or replaced with a year-round unit if the site is served by sufficient water and sewer utilities.

The residential unit may be increased in height, coverage, and floor area as long as the entire site meets the bulk standards of the applicable zone. The pre-existing summer cottage camp site is defined as parcel with one individual detached cottage or camp originally used only during the summer.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
APPLICATION TO THE PLANNING & ZONING COMMISSION

For the following activity: (Check the Applicable Type of Application)

☐ Zoning Regulation Amendment  ☐ Subdivision Regulation Amendment
☐ Zoning Map Amendment  ☐ CGS 14-54 Location Approval
☐ Zoning Map Amendment (PDD/Master Plan)  ☐ Zoning Map Amendment (PDD/Master Plan Modification)

ADDRESS OF PROPERTY (only if applicable)
Sunrise Cove Road, Branford, CT 06405

PROPOSAL
Amended Section 3.3 A and add a new section 3.5 "Pre-existing summer cottage/ camp site, See Attached).

PLEASE SUBMIT WITH COMPLETED APPLICATION

1. Application fee. (See fee schedule)
2. Application materials as summarized in the Zoning Regulations or Subdivision Regulations as applicable.
3. If applicable, provide evidence that abutting property owners have been notified, per Section 9.14.G of the Zoning Regulations.

The undersigned states that information submitted with this application is true and correct to the best of his/her knowledge; acknowledges that any approval based on erroneous or incomplete information shall be null and void and that approval of the plan is contingent upon compliance with all requirements of said regulations. The undersigned hereby authorizes the Branford Planning & Zoning Commission and its agents, the right to enter upon their property for the purpose of inspection and enforcement of the Zoning and Subdivision Regulations. ALL NAMES MUST BE PRINTED AND SIGNED.

Applicant
Sunrise Cove Association, Inc.

Address
285 Church Street, New Haven, CT 06510

Phone
(203) 672-5423

E-mail
Perito@halloranstage.com

Signature
Robert Caldarra

FOR OFFICE USE ONLY:

Receipt Date
Fee Paid
$340.00

Approved/Denied by P&Z on
Application # 22-401
Amend Section 3.3A subsection 2 to add (2) Pre-existing Summer Cottage/Camp Sites. See Section 3.5.

New Section

3.5 Pre-existing summer cottage/camp site.

Any pre-existing summer cottage camp site which contains more than one individual detached residential unit, may permit each unit located thereon to be renovated or replaced with a year-round unit so long as the site is served by sufficient water and sewer utilities. Replacement units may be increased in height, coverage, and floor area so long as the entire site meets the bulk standards of the applicable zone. For purposes of this section, pre-existing summer cottage camp site means a parcel of land which on the date of the enactment of the zoning regulations, had more than one individual detached cottage or camp originally utilized only during the summer season.