

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Alex Hutchinson

Branford:
Charles Andres
(Chair)

East Haven:
Vacant

Guilford:
Vacant

Hamden:
Jay Cruikshank

Madison:
Vacant

Meriden:
Kevin Curry
(Vice-Chair)

Milford:
Robert Satti
(Executive Committee)

New Haven:
Vacant

North Branford:
Tricia Mase
(Executive Committee)

North Haven:
Theresa Ranciato-
Viele
(Executive Committee)

Orange:
Tom Torrenti

Wallingford:
Jeffrey Kohan
(Executive Committee)

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick
(Secretary)

To: Regional Planning Commission
From: Andy Cirioli, Director of Regional Planning and Municipal Services
Subject: RPC Meeting – Thursday, July 14, 2022 at 5:15pm

NOTICE: This is a hybrid meeting with in-person attendance at the SCRCOG Office and remote access via Zoom.

Office Location: 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
Zoom: <https://us02web.zoom.us/j/86113308884>

1. Administration

1.1. Minutes of the May 12, 2022 RPC Meeting 2

2. Action Items

2.1. Town of Hamden: Proposed Zoning Regulation Amendments 4
pertaining to Outdoor Lighting and Outdoor Recreation/Sports
Facility Lighting. Received: July 1, 2022. Public Hearing: July
21, 2022.

3. Other Business

3.1 Regional Program Updates

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.

South Central Regional Council of Governments

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

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**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Andy Cirioli, Director of Regional Planning and Municipal Services
Subject: Minutes for Thursday, May 12, 2022 Meeting

Present: Charles Andres, Jay Cruikshank, Kevin Curry, Robert Satti, Andrew Skolnick, Tom Torrenti, William Long, Nancy Held-Sheehe, Andy Cirioli, Eugene Livshits

May 12, 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 April 14, 2022 RPC meeting.

Motion to accept the minutes as presented: Kevin Curry. Second: Tom Torrenti. Abstain: Andrew Skolnick, Nancy Held-Sheehe. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Branford: Proposed Zoning Regulation Amendments pertaining to Cannabis – Hybrid Retailer

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: Jay Cruikshank. Vote: Unanimous. Abstain: Charles Andres

The Town of Orange and City of New Haven submitted referrals, which were received after the RPC Agenda Packet was completed and distributed. The two referrals have met the notification requirements of CGS 8-3b. The public hearings are scheduled prior to the June RPC meeting.

Motion to add Town of Orange and City of New Haven Referral to RPC Agenda: Tom Torrenti. Second: Robert Satti. Vote: Unanimous

2.2 Town of Orange: Proposed Zoning Regulation Amendments pertaining to Outdoor Dining

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: Andy Skolnick. Second: Kevin Curry. Vote: Unanimous. Abstain: Tom Torrenti

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2.3 City of New Haven: Proposed Zoning Regulation Amendments pertaining to Regulation of Adult Use Cannabis

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: Robert Satti. Vote: Unanimous. Abstain: William Long

3 Other Business

3.1 Regional Program Updates were provided on initiatives related to Housing and Hazard Mitigation. SCRCOG is in the process of developing a Regional Affordable Housing Plan with its consultant team. The final draft Municipal Affordable Housing Plans were provided to each participating municipality for local adoption. The South Central Region: Multi-Jurisdiction Plan update is currently in progress with kickoff meeting being completed on May 12, 2022.

3.2 RPC Annual Event: There was discussion of SCRCOG hosting a social event in the summer in appreciation of the RPC members.

Motion to Adjourn: Kevin Curry. Second: Robert Satti. Vote: Unanimous.

Referral 2.1: Town of Hamden

Subject:

Proposed Zoning Regulation Amendments pertaining to Outdoor Lighting and Outdoor Recreation/Sports Facility Lighting

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 regulation amendments to Section 580 – Outdoor Lighting. The existing regulation is specific to all zones and includes guidelines on illumination standards, fixture standards, glare and heat, prohibited lighting, hours of operation, and foot-candle standards for exterior lighting. The proposed amendments would add a new section, Section 580.8 – Outdoor Recreation/Sports Facility Lighting Requirements, and amend Table 5.4 – Footcandle Standards.

The proposed regulations added in Section 580.8 – Outdoor Recreation/Sports Facility Lighting Requirements apply the Special Permit Criteria contained in Section 718 and eight additional considerations specified in Section 580.8 to the construction or utilization of outdoor lighting for recreational/sport facilities. One of the eight factors stipulate that the use of outdoor lighting for recreational/sport facilities is prohibited between the hours of 10:00 PM and 7:00 AM. The lighting system must also feature advanced controls to ensure shut-off at 10:00 PM.

The proposed amendment to Table 5.4 – Footcandles adds an addition use: Outdoor Recreation/Sports Facility. The max. average exterior footcandle is to be determined by the Commission based on the totality of the circumference.

Communication:

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

Section 580 - Outdoor Lighting

Recommended Text Amendment to add Section 580.8 Outdoor Recreation/Sports Facility Lighting Requirements, and amend Table 5.4 – Footcandle Standards provide for Footcandle Standards for Outdoor Recreation/Sports Facility

Proposed Zoning Regulation Amendment

Section 580.8 - Outdoor Recreation/Sports Facility Lighting

For the purpose of this regulation, the light poles used to maintain the fixtures for illuminating outdoor recreation/sports lighting facilities shall not be considered “structures” for the purposing of calculating maximum height restrictions in the applicable zoning district.

Any proposal or application to construct or utilize outdoor lighting for recreational/sports facilities, whether they be existing facilities or an application to construct new facilities, shall be governed by the Special Permit Criteria contained in Section 718. In reviewing a special permit application under this section, in addition to the criteria set forth in section 718, the Commission shall also consider, but not be limited by, the following factors:

1. The effects of extended operational hours, such as, noise and traffic.
2. The impacts of the additional hours of operation on the surrounding area.
3. The extent to which the applicant has mitigated potential adverse effects
4. Proximity of the proposal to residential dwelling units
5. Maximum height of the lighting pole to be determined by the Commission based on the totality of circumstance.

6. Compliance with the lighting standards and all of the provisions of Section 580 – Outdoor Lighting, including a determination as to whether the proposal would result in undue light trespass.
7. The use of outdoor recreation/sports facility shall not be permitted between the hours of 10:00 PM and 7:00 AM. **Subject to the distraction of the Commission.**
8. The lighting system shall provide advanced controls and documentation for the following:
 - a. Automatic and/or remote-control system via smartphone apps, or direct remote communication to the company facility responsible for handling the lighting controls, to enforce shut-off not to be later than 10:00 PM.

Table 5.4 – Footcandle Standards

1. Outdoor Recreation/Sports Facility. Max. Average Exterior Footcandle to be determined by the Commission based on the totality of circumstance.