

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

**RPC  
Representatives**

**Bethany:**  
Alex Hutchinson

**Branford:**  
Charles Andres  
(Chair)

**East Haven:**  
*Vacant*

**Guilford:**  
Sean Cosgrove

**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: Joshua Petro, Regional Planner  
Subject: RPC Meeting – Thursday, October 13, 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, 4<sup>th</sup> Floor West, North Haven, CT 06473  
**Zoom:** <https://us02web.zoom.us/j/86113308884>

**1. Administration**

1.1. Minutes of the September 15, 2022 RPC Meeting **2**

**2. Action Items**

2.1. City of New Haven Amendment of the New Haven Code of Ordinances Regarding Parking, Stopping and Standing—Parking of Oversized Vehicles. **4**

Received: September 27, 2022. Public Hearing: N/A.

2.2. City of New Haven: Proposed Text Amendment to the Site Plan Review section of the Zoning Ordinance. **6**

Received: September 27, 2022. Public Hearing: N/A.

2.3. Town of Orange: Proposed Regulation Amendment – Self Storage Facilities. **8**

Received: September 20, 2022. Public Hearing: October 9, 2022.

2.4. Town of Hamden: Addition of Section 678 – Adult-Use Cannabis. **10**

Received: October 4, 2022. Public Hearing: November 8, 2022.

2.5. Town of Woodbridge: Proposal of a Three-Lot Subdivision Totaling 30 Acres. **12**

Received: October 4, 2022. Public Hearing: N/A.

2.6. Town of East Haven: Petition for Text Amendment to Zoning Regulations. **14**

Received: September 28, 2022. Public Hearing: October 3 and 12, 2022 and November 2, 2022.

**3. Other Business**

3.1 Regional Program Updates **17**

*The agenda and attachments for this meeting are available on our website at [www.scrkog.org](http://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](http://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.*

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**SOUTH CENTRAL CONNECTICUT  
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**DRAFT – Not yet approved by the Commission**

**MEETING MINUTES**

**The meeting of the Regional Planning Commission (RPC) was held on Thursday, September 15, 2022 at 5:15 p.m. at the SCRCOG Office and on Zoom.**

**Presiding:** Charles Andres, Chair

**Voting Members Present:** Charles Andres, Sean Cosgrove, Jay Cruikshank, Kevin Curry, Jeffery Kohan, Tricia Mase, Robert Satti, Andrew Skolnick

**Non-Voting Members Present:** Laura Brown

**Staff Present:** Andy Cirioli, Laura Francis, Joshua Petro

**1. Administration**

*1.2. Minutes of the August 11, 2022 RPC Meeting*

Motion to accept the minutes as presented: Jeffery Kohan. Second: Jay Cruikshank. Abstain: Kevin Curry, Tricia Mase, Bob Satti. Vote: Unanimous.

**2. Statutory Referrals**

*2.7. City of Milford: Proposed Zoning Regulation Amendment to Article III, Section 3.18.2 Corridor Design Development District 3. Received: August 19, 2022. Public Hearing: TBD.*

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

Motion: Kevin Curry. Second: Jeffrey Kohan. Abstain: Robert Satti. Vote: Unanimous.

*Motion to add Item 2.2 to the agenda.*

Motion: Andrew Skolnick. Second: Kevin Curry. Vote: Unanimous.

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- 2.8. *Town Hamden: Proposed Zoning Regulation and Map Amendments pertaining to Hamden PDD - Mt. Carmel Campus. Received: August 3, 2022. Public Hearing: Postponed from September 13, 2022.*

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.

Motion: Kevin Curry. Second: Robert Satti. Abstain: Jay Cruikshank.  
Vote: Unanimous.

### **3. Other Business**

#### *3.2 Regional Program Updates*

Updates were provided on initiatives related to Housing and SCRCOG staffing.

Housing: SCRCOG is launching another year of housing working group meetings. This year, consultant David Fink is focusing sessions on operationalizing municipal affordable housing plans. A kick-off meeting is scheduled for Wednesday, September 28th at 1:00 PM. SCRCOG is also in the process of reviewing the Regional Housing Plan. To accompany this plan, staff is creating an Action Plan which will include implementable, action items for the region to accomplish between now and the next plan update.

SCRCOG Staffing: Andy Cirioli will be departing SCRCOG on September 28<sup>th</sup>. SCRCOG's new Regional Planner, Joshua Petro, will assume the role of staffing the commission until a new Director of Regional Planning and Municipal Services is hired. Joshua is a CT native and is earning his master's in environmental policy and urban planning from Tufts University.

*Motion to adjourn.*

Motion: Kevin Curry. Second: Andrew Skolnick. Vote: Unanimous.

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**Referral 2.1:** City of New Haven

**Subject:**

Amendment of the New Haven Code of Ordinances Regarding Parking, Stopping and Standing—Parking of Oversized Vehicles

**Staff Recommendation:**

The proposed zoning regulation amendment does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

**Background:**

The City of New has submitted a proposal text amendment to Article III, Sec. 29-53 of the New Haven Code of General Ordinances. Currently, New Haven's Code of Zoning Ordinances includes park and cemetery designations as residential use types and thus part of residential zoning. The cited section to be amended discusses residential neighborhoods only, implicitly but not explicitly including park and cemetery designated areas.

This amendment adds text to explicitly include these areas in the section. This would expressly prohibit the parking of commercial vehicles in these districts except when simultaneously conducting a service. The existing and unmodified penalty for violating this ordinance is defined in Sec. 29-30(a)

The amendment would also redefine what a commercial vehicle is. Where the definition is currently any vehicle with a towing capacity of half a ton, a definition claimed to include modern Honda Civics, the proposal defines commercial vehicles based upon their weight (excess of 10,000 pounds), length (20 feet), height (12 feet), or width (8 feet).

Other minor alterations include amending Article IV, Sec. 30 to reference the original text rather than a verbatim repetition and additions to Article VI, Secs. 52 and 52 referencing the original text as it relates to park and cemetery districts, respectively.

**Communication:**

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

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**Documents:**

[Staff Review](#) (also above)

[Referral Materials](#)

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**Referral 2.2:** City of New Haven

**Subject:**

Proposed Text Amendment to the Site Plan Review section of the Zoning Ordinance

**Staff Recommendation:**

The proposed zoning regulation amendment does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

**Background:**

The City of New Haven, on behalf of The New Haven Preservation Trust, has submitted a proposed zoning regulation amendment to Article VIII subsection (f) (5) *Site plan contents*.

The amendment would add language to the above subsection requiring identification of and proposed plans for any structures within or abutting a site for which a site plan is being submitted and which are 1. in a local historic district, 2. individually listed on the State or National Register of Historic Places, or 3. a contributing structure in a State or National Historic District.

Currently, applicants for site plan approval as administered by the city's City Plan Commission are not required to identify or propose plans for designated State or and National historic properties in their application materials.

This is cited in the proposal as out of alignment with other sections of the zoning code, including protection of historic features for the granting of special permits under Sec. 64 ( e ) ( 2 ) ( f ), buildings or structured subject to a 90-day delay when of possible historic significance under Sec. 9-50 ( b ) ( 2 ), Sec. 41's description of Business D-1 districts encouraging preservation of historic sites, and Sec. 7.4.1's expedition of flood damage prevention variances for historic sites. CGS Sec. 8-2 as part of State law also encourages consideration of "historic factors."

**Communication:**

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

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**Documents:**

[Staff Review](#) (also above)

[Letter](#)

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**Referral 2.3:** Town of Orange

**Subject:**

Proposed Regulation Amendment – Self Storage Facilities

**Staff Recommendation:**

The proposed zoning regulation amendment does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

**Background:**

The Town of Orange, on behalf of Montar Group LLC, has submitted proposed zoning regulation amendments to modify the light industrial district #2, altering sections of the town's zoning code including 383-66 Special Uses, 383-67 Prohibited Uses, and 383-174 Number of spaces required.

Section 383-66 will be amended such that self-storage facilities will be considered a special use under the Light Industrial District #2 classification. These facilities will be subject to conditions which fall into five categories, namely: location and parcel size restrictions, landscaping, aesthetic appearance, size restrictions, and facility design restrictions. Some example conditions include: the property must be no larger than three acres in size, located both on a dead-end street and within 600 feet of a non-access highway line of the interstate 95 road system or its access ramp(s), and the individual storage units must be accessed via an internal lobby and hallways.

Section 383-67 will be amended to remove self-storage facilities as a prohibited use, and 383-174 will be amended to provide minimum parking requirements based upon the size of a given storage facility.

This amendment remains consistent with the town's *2015 Plan of Conservation and Development* in keeping with the designation of the southern portion of the municipality as an economic area. It achieves this by amending a district already located in this area to allow for another type of economic enterprise without affecting the northern portion's designation as a "living area."

**Communication:**

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

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**Documents:**

[Staff Review](#) (also above)

[SCRCOG Referral Form](#)

[Application](#)

[Text Amendment Language](#)

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**Referral 2.4:** Town of Hamden

**Subject:**

Addition of Section 678 – Adult-Use Cannabis

**Staff Recommendation:**

The proposed zoning regulation amendment does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

**Background:**

The Town of Hamden has submitted a proposed zoning regulations amendment to add Sec. 678 and therein establish regulations and standards for adult-use cannabis per PA 21-1 *Responsible and Equitable Regulation of Adult-Use Cannabis (RERACA)* as amended by PA 22-103 *An Act Concerning Cannabis*. This would end the temporary moratorium on cannabis establishments.

Cannabis retail locations, part of the recreational cannabis market, would be allowed by special permit in T-3 (sub-urban), T-3.5 (general urban), T-4 (general urban), and T-5 (urban center) zones. Hybrid retail establishments, part of both recreational and medical cannabis markets, would be allowed in T-5 (urban center) zones and in M (manufacturing) zones. Non-consumer facing, supply-side establishments, would be allowed in M zones.

Included retail establishments will be restricted from being measured as at or within 500 feet from elementary and secondary schools as well as public playgrounds and at or within 250 feet of another such establishment. Additionally, no more than three establishments may be allowed within a 1,500-foot radius of each other. A total of four (4) cannabis retail locations may be co-located in this range as establishments designated as cannabis retail incubator-accelerators are exempt from distance requirements between cannabis retail establishments. Only one (1) of these incubator-accelerators may be allowed per permit.

**Communication:**

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

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**Documents:**

[Staff Review](#) (also above)

[Referral Form and Information](#)

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**Referral 2.5:** Town of Woodbridge

**Subject:**

Proposal of a Three-Lot Subdivision Totaling 30 Acres

**Staff Recommendation:**

The proposed subdivision does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

**Background:**

The Town of Woodbridge, on behalf of Nowakowski, O’Bymachow, Kane and Associates, has submitted a proposal for the subdivision of a 30-acre lot into three lots designed for properties and a third area to be designated as open space.

Currently the property is an undeveloped forested parcel with 4.5 Acres being wetland areas which include an intermittent watercourse. 8.2 acres (27.3% of the total acreage) will be designated as open space and will include the larger wetland area located along the southern part of the property. Access from Rimmon Road will also be provided with a 20 ft. strip of land to the existing town property.

A 100 ft. vegetated buffer is proposed between the wetland areas and the other portions of the three parcels to be formed. The wetlands to be protected by this buffer include the remaining portions of wetland on each of the three parcels outside separate from the open space area.

Gross lot sizes shall be 10.6 acres, 5.0 acres, and 6.1 acres for lots 1 through 3, respectively. After accounting for accessways, wetlands, and steep slopes, total zoning compliance areas for each respective lot will be 7.7 acres, 4.6 acres, and 5.1 acres.

**Communication:**

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

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**Documents:**

[Staff Review](#) (also above)

[Referral Notice](#)

[Application Letter](#)

[Adjoining Property Owners](#)

[Subdivision Map](#)

[Soil and Erosion Control Plan](#)

[Overall Site Plan](#)

[Site Plan Lot 1](#)

[Site Plan Lot 2](#)

[Site Plan Lot 3](#)

[Sight Line Map for Lot 1](#)

[Sight Line Map for Lots 2 and 3](#)

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**Referral 2.6:** Town of East Haven

**Subject:**

Petition for Text Amendment to Zoning Regulations

**Staff Recommendation:**

While the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound, SCRCOG Staff feel more detail is needed to discern the Town of East Haven's goal with this proposal.

A draft document has been received and reviewed, but additional changes are mentioned in supplemental documents than are written in the draft. Documents prepared for review appear to be the proposed table of contents, list of definitions, parking regulations, and subsections of each zoning designation.

**Background:**

The Town of East Haven has submitted a proposed holistic text amendment to their zoning code. This amendment proposes changes to the layout of the code as well as text mainly for the purpose of clarification of the regulations. Changes include:

- Restructuring overall layout including the placement of material within and among Sections and the placement of Sections among Articles.
  - o An example includes moving from the current layout where every zoning district and the permitted uses of each are located in Article II: Sec. 21.1 and revising this so that each use type (residential, commercial, industrial, etc.) has its own Section with subsections for each designation and its allowed uses within that use type (e.g., R-1, R-2, ...).
- Alterations and additions to parking requirements as part of Article IV: Section 42.
- Alterations and additions to the official definitions included in Article I: Section 4.

**Communication:**

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

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**Documents:**

[Staff Review](#) (also above)

[Referral Form](#)

[Synopsis of Changes Between “Current Draft” and “Now Complete” Regulations](#)

[“Current Draft” Regs](#)

[“Now Complete” Regs](#)

[Proposed New Layout](#)

[Proposed Definitions](#)

[Proposed Parking Regulations](#)

[CA-1 District](#)

[CA-2 District](#)

[CB-1 District](#)

[CB-2 District](#)

[CC District](#)

[CD District](#)

[LI-1 District](#)

[LI-2 District](#)

[LI-3 District](#)

[R-1 District](#)

[R-2 District](#)

[R-3 District](#)

[R-4 District](#)

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[R-5 District](#)

[RA-1 District](#)

[RA-2 District](#)

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**3.1 Regional Program Updates**

**Subject:**

Affordable Housing

**Updates:**

- Next Housing Working Group meeting is scheduled for Wednesday, October 26, 2022 and is titled: Affordable Housing Plans Around CT: Learning by Example and How to Make Progress.
- Ben Fink, our community engagement consultant, will be contacting members of each municipality to begin building relationships before our scheduled November 3<sup>rd</sup> kick-off meeting.
- SCRCOG is continuing to work on its regional housing plan and aims to have a draft of its supplemental action plan by the end of the month.

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