

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

**RPC  
Representatives**

**Bethany:**  
Bob Harrison

**Branford:**  
Charles Andres

**East Haven:**  
Sal Brancati

**Guilford:**  
Matthew Yorzinski

**Hamden:**  
Robert Roscow

**Madison:**  
Joel Miller

**Meriden:**  
Kevin Curry

**Milford:**  
Jim Quish

**New Haven:**  
Elias Estabrook

**North Branford:**  
Trish Mase

**North Haven:**  
James Giulietti

**Orange:**  
Ralph Aschettino

**Wallingford:**  
Jeffrey Kohan

**West Haven:**  
Kathleen Hendricks

**Woodbridge:**  
Andrew Skolnick

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, November 14, 2019 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave,  
4th Floor West, North Haven, CT 06473

**AGENDA**

**1. Administration**

- 1.1. Minutes of the August 08, 2019 RPC Meeting 1
- 1.2. Summary of the September 12, 2019 RPC Meeting 2
- 1.3. Summary of the October 10, 2019 RPC Meeting 3

**2. Action Items**

- 2.1. City of Meriden: Proposed Zoning Regulation Amendments to eliminate prohibition for uses titled "tattoo parlors, body piercing establishments". Submitted by: City of Meriden. Received: November 4, 2019. Public Hearing: December 17, 2019 4
- 2.2. Town of Woodbridge: Proposed Zoning Regulation Amendments to permit the manufacture of liquor as an allowed liquor establishment. Submitted by: Private Applicant. Received: November 5, 2019. Public Hearing: December 2, 2019 7
- 2.3. Town of Bethany: Proposed Zoning Regulations Revisions. Submitted by: Town of Bethany. Received: October 22, 2019. Public Hearing: January 15, 2020 11

**3. Other Business**

- 3.1. Meeting Schedule 36
- 3.2. Nominating Committee
- 3.3. RPC Annual Dinner

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

*La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en [www.scrco.org](http://www.scrco.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 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, August 08, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT 06473

**Present:** Jeffrey Kohan, Charles Andres, James Giulietti, Ralph Aschettino, Trish Mase, Andrew Skolnick, Ernest Pagan, Eugene Livshits

**1 Administration**

*1.1 Minutes of the April 11, 2019 RPC meeting.*

Motion to accept the minutes as presented: Andrew Skolnick. Second: James Giulietti. Vote: Unanimous.

**2 Statutory Referrals**

*2.1 Town of Hamden: Proposed Plan of Conservation and Development Update*

By resolution, the RPC has determined that the proposed Plan of Conservation and Development for the Town of Hamden appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Motion: Charles Andres. Second: Ralph Aschettino. Vote: Unanimous.

*2.2 Town of North Branford: Proposed Plan of Conservation and Development Update*

By resolution, the RPC has determined that the proposed Plan of Conservation and Development for the Town of North Branford appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Motion: Ralph Aschettino. Second: Andrew Skolnick. Vote: Unanimous.

*2.3 Town of North Haven: Proposed Zoning Regulation Amendments pertaining to residential apartments above commercial uses in the CB-20 Zoning Districts*

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: Charles Andres. Second: Andrew Skolnick. Vote: Unanimous. Recuse: James Giulietti

**3 Other Business**

Motion to Adjourn: Ralph Aschettino. Second: Charles Andres. Vote: Unanimous.

**DRAFT - Not yet approved by the Commission**

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Summary of the Thursday, September 12, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT 06473

**Present:** Jeffrey Kohan, Charles Andres, Sal Brancati, Andrew Skolnick, Kevin Curry, James Giulietti, Elias Estabrook, Eugene Livshits

**The Regional Planning Commission Meeting on September 12, 2019 did not have a quorum. The referrals were reviewed by consensus of the members present.**

**1 Administration**

*1.1 Minutes of the August 8, 2019 RPC meeting.*

The approval of minutes from the August 8, 2019 meeting will be presented during the October 10, 2019 RPC Meeting.

**2 Statutory Referrals**

*2.1 City of West Haven: Proposed Zoning Regulation Amendments to add Section 21 – Village District Regulations*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends 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.

*2.2 City of Milford: Proposed Zoning Regulation Amendments pertaining to Electronic Digital Billboard Signs*

The referral was previously reviewed during the November 8, 2018 RPC meeting, and the members did not have any additional comments.

*2.3 Town of East Haven: Proposed Zoning Regulation Amendments to add Section 37A – Affordable Housing Development District*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends that due to the scope of development allowed by the proposed regulations there may be potential for inter-municipal impacts caused by drainage and traffic.

*2.4 Town of Seymour: Proposed Zoning Regulation Amendments to add Section 18A – Affordable Housing Zone*

The referral was discussed and it was determined that comments from the Regional Planning Commission were not required due to the potential location being more than 500 feet from a municipality in the South Central Region.

**3 Other Business**

**DRAFT - Not yet approved by the Commission**

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Summary of the Thursday, October 10, 2019 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT 06473

**Present:** Charles Andres, Sal Brancati, Andrew Skolnick, James Giulietti, Bob Harrison, Eugene Livshits

**The Regional Planning Commission Meeting on October 10, 2019 did not have a quorum. The referrals were reviewed by consensus of the members present.**

**1 Administration**

*1.1 Minutes of the August 8, 2019 RPC meeting.*

The approval of minutes from the August 8, 2019 meeting will be presented during the November 14, 2019 RPC Meeting.

*1.2 Summary of the September 12, 2019 RPC meeting.*

The September 12<sup>th</sup> meeting did not have a quorum, but a summary of the meeting was provided to the representatives.

**2 Statutory Referrals**

*2.1 Town of Madison: Proposed Zoning Regulation Amendments pertaining to Manufacturing of and Sale of Beer, Wine, Cider, Spirits, and Farm Distilleries, Farm Breweries, Farm Wineries, and Section 3.12*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends 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.

*2.2 City of Meriden: Proposed Zoning Regulation Amendments pertaining to Breweries, Brewpubs and Brewpub Restaurants*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends 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.

*2.3 Town of Orange: Proposed Zoning Regulation Amendments to Section 383-23(c) – Permitted Uses*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends 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.

*2.4 Town of East Haven: Proposed Zoning Regulations Update to Section 4, Schedule A – Permitted Uses, Section 23, Section 25, Section 30B, Section 30C, Section 33.11, Section 37 and Section 42*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends 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**

## **Referral 2.1: City of Meriden**

### **Subject:**

Proposed Zoning Regulation Amendments to eliminate prohibition for uses titled "tattoo parlors, body piercing establishments"

### **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 an amendment to Section 213-11 – Interpretation of use regulations. The Section states that “any uses not specifically permitted shall be deemed to be prohibited, including, but not limited to, check-cashing establishments licensed pursuant to Section 36a-59 et seq. of the Connecticut General Statutes, tattoo parlors, body piercing establishments, and pawnshops or pawnbrokers...”

The proposed amendment would delete tattoo parlors, body piercing establishments from this Section.

### **Communication:**

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

PETITION FOR A ZONING REGULATION AMENDMENT

November 4, 2019

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MERIDEN:

The Meriden Planning Department respectfully petitions the Meriden City Council acting as the Meriden Zoning Commission to AMEND the text of its Zoning regulations at Article II Section 213-11 Interpretation of Use Regulations to eliminate prohibition for uses titled "tattoo parlors, body piercing establishments".

Respectfully,

*Renata Bertotti*

Renata Bertotti, AICP  
Director of Planning, Development and Enforcement

*Dennis J. Kennedy*

2019 NOV -4 AM 8:58

CITY CLERK  
MERIDEN, CONN.



**§ 213-11. Interpretation of use regulations. [Amended 5-7-2007]**

Any uses not specifically permitted shall be deemed to be prohibited, including, but not limited to, check-cashing establishments licensed pursuant to § 36a-580 et seq. of the Connecticut General Statutes, and pawnshops or pawnbrokers licensed pursuant to § 21-39 et seq. of the Connecticut General Statutes.

Deleted: tattoo parlors, body piercing establishments

## **Referral 2.2: Town of Woodbridge**

### **Subject:**

Proposed Zoning Regulation Amendments to permit the manufacture of liquor as an allowed liquor establishment

### **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 Town of Woodbridge has proposed to add Manufacture of Liquour as use under Section 3.3HH – Liquor Establishments – 1. Permitted Establishments. The reasoning behind the amendment being proposed can be reviewed in the Agenda Packet.

### **Communication:**

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





TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
WOODBRIDGE, CONNECTICUT

TEL. (203) 389-3406

November 5, 2019

South Central Regional Council of Governments  
Regional Planner, Eugene Livshits  
127 Washington Avenue  
North Haven, CT 06473-1715

Re: Proposed Amendment to Zoning Regulations  
Section: 3.3.HH

Dear Mr. Livshits,

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, at 7:30 pm on Monday, December 2, 2019 with respect to the attached Zoning Regulation Amendment proposed by Four Ages Distillery, LLC, Glenn Noffsinger ~ Managing Member, of Section 3.3.HH of the Zoning Regulations for the Town of Woodbridge to add the use of "manufacturing of liquor" to permitted liquor establishments. The Public Hearing will be the first order of business at the December 2, 2019 regular meeting.

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

Very truly yours,

Kristine Sullivan, Woodbridge Land Use Agencies

November 1, 2019

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 Section 3.3 HH Liquor Establishments

Dear Town Plan and Zoning Commission Members,

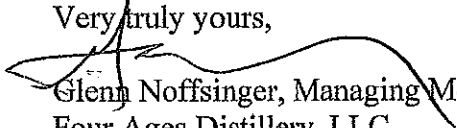
This letter is to serve as an application by Four Ages Distillery, LLC , for an amendment of Section 3.3 HH Liquor Establishments of the Zoning Regulations for the Town of Woodbridge as provided by Section 9.1 of those Regulations.

Accompanying this application are:

1. The text of the proposed change attached as Schedule A.
2. A narrative describing why the proposed amendment is being proposed, Schedule B.
3. A check payable to the Town of Woodbridge in the amount of \$310.00 for 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 203-859-1002 or by email at GRNoffsinger@Gmail.com .

Very truly yours,

  
Glenn Noffsinger, Managing Member  
Four Ages Distillery, LLC.

## Schedule A

Application to add Manufacturing of Liquor to Land uses, 3.3 HH – Liquor Establishments 1. Permitted Establishments.

## Schedule B

Four Ages Distillery, LLC is a new business starting out and would like to use 7 Selden Street, Woodbridge Ct for Distillery research and development of making alcohols. The location is zoned under section 3.3 HH.1.f Liquor Establishments - Manufacturing of Beer. Four Ages Distillery, LLC is **submitting an application** to add a use to this section the manufacturing of alcohol. There is a requirement in the licensing process that the location needs to qualify and be signed off from the local authority in proper zoning use. The intention for use of space is research and development for manufacturing only not to sell any products

## **Referral 2.3: Town of Bethany**

### **Subject:**

Proposed Zoning Regulation Revisions

### **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 Bethany has submitted proposed revisions to the Town's Zoning Regulations. A summary of the proposed revisions has been included with the submittal and can be reviewed within the Agenda Packet.

The Town is proposed three additional zones the Village Center Design District, Attainable Housing Overlay Zone and the Municipal, Community, Public Facilities District, and the Attainable Housing Overlay Zone.

The Attainable Housing Overlay Zone (AHOZ) has an intent of creating opportunities for additional housing and mixed use development. The overlay zone has an affordability component and variety of sub-districts, which include the following: Mixed Use (AHOZ-MXD), Mixed Housing (AHOZ-MXH), Multi-Family (AHOZ-MF), Townhouse (AHOZ-TH), Duplex (AHOZ-DX); Single Family (AHOZ-SF). The density requirements and additional information of the overlay zone can be reviewed in the Agenda Packet. The Affordability requirements include that at least twenty percent (20%) of all dwelling units constructed in a development approved under this Section of the Regulations shall be deed-restricted to be affordable and attainable to and occupied by households earning 80 percent or less of the area median income for Bethany, as determined and reported by the United States Department of Housing and Urban Development (HUD).

Specific standards and the process for the establishing the districts can be reviewed in the Agenda Packet.

### **Communication:**

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



©1988 Town of Bethany

## PLANNING AND ZONING COMMISSION

TOWN OF BETHANY  
Town Hall - 40 Peck Road  
Bethany, Connecticut 06524-3338  
Tel. (203) 393-2100 Ext. 115  
Fax: (203) 393-0821

October 22, 2019

RPC Referral  
South Central Regional Council of Governments  
127 Washington Avenue  
4<sup>th</sup> Floor West  
North Haven, CT 06473-1715

To Whom It May Concern:

Pursuant to Section 8-3.b. of the Connecticut General Statutes, this letter is to serve as notification that the Bethany Planning and Zoning Commission will hold a public hearing in the Gymnasium of the Bethany Town Hall, 40 Peck Road on Wednesday, January 15, 2020, beginning at 7:00 p.m. pertaining to the proposed draft Bethany Zoning Regulations, which are attached. Also attached is a summary of the Regulation Revisions.

Comments on the proposed draft Bethany Zoning Regulations are welcome to be made at the public hearing or submitted in writing for receipt into the public hearing record.

Respectfully submitted,

Antonia R. Marek, Clerk  
For the Planning and Zoning Commission

cc: E. Livshits, Sr. Regional Planner

Attachment

## Summary of Bethany Zoning Regulation Revisions

Preamble: This section has been expanded and clarified based on Commission input to better coordinate with the Bethany Plan of Conservation and Development and the desired goal of maintaining Bethany as a rural community.

Section 1. Rules. No major changes in this section. Clarifications and rules for regulation interpretation simply set out in an organized fashion. The specific note that the strictest standards control is standard zoning language. The note that conformity with the regulations is required is also standard zoning language.

Section 2. Definitions. This section is expanded considerably over the current regulations. The purpose of these definitions is to allow the Commission to clarify definitions which previously were not defined or were not clear. This expanded section should assist the Commission and the public in understanding the meaning of the regulations where such meanings might have been unclear. These definitions are used by many other communities in Connecticut and are not at all unusual or uncommon in zoning texts. This section now includes many zoning graphics which will help clarify questions that often come up.

Section 3. Nonconformities. This section simply says that nonconforming uses and nonconforming structures may continue to exist, but should not be expanded. It also simply reinforces the fact that nonconformities which were intended to be discontinued are to be discontinued.

Section 4. Establishment of Zones and Dimensional Requirements. This section which is also found in the current regulations has been expanded. In addition to the current zones, which remain as is, zones for creation of a Village Center and for an Attainable Housing Zone and a Municipal Services Zone are proposed to be added. Each of the zones has bulk and setback standards set out in the chart in this section. The details of each of the sections and permitted uses in them are found in subsequent sections.

Section 5. Residential Zones. This section is largely unchanged. It does allow for the approval of home occupations which would not be bothersome to other residential uses in the area. The regulation also acknowledges the fact that horses and horse farms and associated farm activities are often found in Bethany and are part of its rural character.

Section 6. Business and industrial Districts. This section remains largely the same. Some clarifications were added to make sure that applicants are able to submit clear and complete applications and Commissioners are able to process these applications in a prompt and fair manner.

Section 7. Special Districts and Regulations. This section groups all the special districts in one area of the regulations. It includes the Elderly Housing District, Housing Opportunity District, Floodplain and Aquifer Protection Districts. These are essentially the same as current regulations. In addition this section also includes the Attainable Housing Overlay Zone and the Municipal and Community Facilities Zone which are two new zones.

The new AHOZ zone is aimed at providing areas where attainable housing might be located to permit a more diverse housing stock. This regulation is designed to provide a less intensive housing option than is required by the State housing permitted by CGS 8-30g. This regulation also gives the Commission a lot more control over such a housing option than is permitted under the State regulation.

The Municipal, Community and Public Facilities zone is intended to allow better management of these facilities on a Town wide basis. It allows for the proper use and control of these facilities to benefit the entire Town for maintenance and improvement programs.

Section 8. Earth Removal. This section is very similar to the existing regulations. It simply clarifies the security issues that are important to cleaning up and closing such operations when they are completed.

Section 9. Town Wide Standards. This section is new and attempts to gather all the existing standards in one location more than is currently the case. It includes a wide variety of standards including landscaping, bonding, signage, parking, and erosion and sedimentation control and lighting standards. While there may also be specific standards for certain applications or uses in other sections, the intent here was to gather many of the standards in one central location to smooth the application process.

Section 10. Administration and Enforcement. This section is simply a carryover and clarification from the current regulations.

Section 11. Zoning Board of Appeals. This section is simply an iteration of the CT General Statutes as they apply to the operation of the ZBA.

Section 12. Regulation Amendments. This section simply clarifies how amendments to the zoning text and zoning map are to be made. Of course all amendments can only be made after a public hearing is properly noticed and held.

Section 13. Alcoholic Liquors. This section sets out the requirements for liquor permits which are required by the CT Liquor Control Commission to be reviewed and acted upon by the Commission. This section also sets out the requirements for such temporary permits for special occasions or public community functions. This might include fairs or short term public events.

Section 14. Wireless Communications Under Town Authority. This section specifically only relates to those communication which are under Town authority. Commercial cell towers, for example are not under Town authority, but instead are under the authority of the CT Siting Council. While the Town may comment on such installations, the final authority is held by the Siting Council.

Section 15, 16 and 17. Saving Clause, Repealer and Effective Date. These sections are simply legally required sections of the regulations which are the same as currently exist.

Note: The Appendices are to remain essentially the same as currently presented. Article 12 is a new addition which simply sets out the Special Permit application process. This should help avoid any confusion about how the Special Permit Process works and is administered.

Note: The draft regulations also contain a significant number of graphics which should also help in understanding and administering the Zoning Regulations going forward.



**SECTION 7. Special Districts and Regulations:**

7.1. Village Center Design District.

A. General Provisions:

B. Purpose:

Design Districts are intended to:

1. Enable the development of a specific area in accordance with an overall Master Plan for such area;
2. Result in a development which demonstrates a high regard for a design, which is compatible with the historic, cultural and geographic qualities of Bethany; which may also include open space, and parks and plazas for public use.
3. Foster development which is compatible with surrounding areas and which incorporates buffers or transition areas to reduce potentially negative impacts on single family residential areas;
4. Encourage a mixture of compatible uses and sizes of structures to create sustainable and attractive environment for a wide variety of business and residential uses;
5. Break up the apparent mass and scale of large structures, as well as large paved areas, to reduce visual impacts and insure that such development does not detract from Bethany's overall character, scale and sense of place;
6. Mitigate the impact of larger scale development with its surroundings;
7. Promote and facilitate a safe and comfortable pedestrian scale environment;
8. Be flexible, to allow for innovative design techniques, accommodate unique uses and encourage creative approaches to development issues; and
9. Allow for an organized manner in which applications filed under CGS § 8-2j, The Village District Act, may be processed.

C. Process:

1. Applicants hereunder are strongly encouraged to arrange for preliminary meetings with the Zoning Commission prior to submitting an application for a design district.
2. A complete application form for a Design District application shall be submitted.
3. A Design District application shall be processed in accordance with the procedures adopted under Section 8, 9 and all other applicable sections of these regulations.
4. A public hearing shall be scheduled in accordance with Section 9 of these regulations.
5. Detailed Site Plan Required– The applicant may, as part of the General Development Plan under 6.1.D., submit a complete site development plan prepared by a professional, in conformance with Section 8, and the requirements of this section. If a site development plan is not submitted with

and approved as part of the Master Plan, a site development plan shall be submitted in accordance with Section 8 as part of a subsequent application. This deferment is at the sole determination of the Commission.

D. Master Plan Requirements:

1. A Village Design District may only be established by the approval of a Master Plan in accordance with this section. The approval of a Master Plan shall be an approval of a zoning regulation amendment and zoning map amendment granted by the Commission only after holding a duly noticed public hearing as required by the Connecticut General Statutes for zoning amendments. See also Section 11 of these Regulations.
2. At a minimum, the Master Plan shall include the following:
  - a. Existing Conditions Plans – prepared at a scale of 1”=200’ or larger showing the following:
    - i. a location map at a scale of 1 inch equals 1,000 feet;
    - ii. existing topography with two-foot (2’) contours showing the general gradient of the lot(s), existing structures, existing roads and rights-of-way, all easements, property boundaries, parking areas, impervious surfaces, major topographic features, rock outcrops, inland wetlands, watercourses, aquifers and flood hazard areas;
    - iii. one or more maps showing existing uses, existing zoning and approximate location of existing buildings within 500 feet of the lot(s) and driveways within 100 feet of the lot(s);
    - iv. the location and identification of abutting lot owners from the most recent Town of Bethany Assessor’s records.
    - v. a boundary survey of existing parcels to an A-2 level of accuracy drawn by a CT professional land surveyor; and
    - vi. the documentation of the architectural and historic features existing within and in close proximity to the boundaries of the proposed district, and the identification of buildings or significant historical, cultural, or architectural interests, prepared by a either professional architect specializing in historic preservation or an architectural historian. Such documentation shall be required when a lot, or collection of lots, contains, or is located within, or adjacent to:
      - a. A National or State Register Historic District; or
      - b. A Local Historic District;
      - c. An individually listed historic property or structure;

- d. A cultural, or community resource of significance identified in the Plan of Conservation and Development; or,
  - e. a property, lot, structure or other element that is in the public interest and warrants, in the opinion of the Commission, such historic and architectural documentation and identification.
- b. General Development Plans – General Development Plans prepared at a scale of 1”=200’ or larger and architectural elevations shall be submitted to illustrate the application of the regulations and standards, and proposed development of the Village Design District, and shall also include the following elements, as applicable:
- c. Standards for Proposed Development – The Master Plan shall provide regulations for the following standards in the proposed Village Design District:
- i. use standards - Identification, description and location of:
    - a. uses permitted as of right;
    - b. uses allowed by special permit;
    - c. specific prohibitions or limitations;
  - ii. bulk standards:
    - a. bulk, height and density standards;
    - b. lot area, square, frontage and other dimensional standards;
    - c. building setbacks and required yards;
    - d. maximum building coverage;
    - e. maximum impervious coverage;
    - f. maximum and minimum square footage of floor area, including maximum building footprint size;
    - g. standards for the massing/ density of development including arrangement, number, and size of proposed buildings;
    - h. allocation of floor area by uses;
  - iii. parking area, loading area, and service area standards;
  - iv. landscaping standards including minimum standards for the provision of internal green space (landscaping within the boundaries of proposed development areas);
  - v. site lighting standards (including separate standards for business hour and non-business hour lighting when applicable);
  - vi. noise allowable level standards;
  - vii. proposed allowable hours of operation;
  - viii. design guidelines for architectural style and character of new construction and for rehabilitation of existing structure.

Guidelines for rehabilitation of historic structures shall either be prepared by a professional architect specializing in historic preservation or an architectural historian;

- ix. unified signage guidelines, including a uniform means of identifying buildings;
- x. for separate parcels under unified development, provisions for maintenance and operation of common areas and improvements; and
- xi. any other standards deemed necessary by the Commission

d. Fiscal Impact Analysis - The Commission may require a municipal fiscal impact analysis/study evaluating the net municipal revenue impact of a proposal using acceptable cost/revenue analysis techniques. The Commission may consider the fiscal impacts as a part of its basis for its decision.

e. Additional Documentation - The following documentation is also required for applications that meet the following requirements.

i. The applicant shall provide a traffic impact analysis, in accordance with the Institute of Transportation Engineers requirements for traffic impact studies. Such analysis shall evaluate traffic generated by a proposed development and its probable impact on existing roads and intersections in the area for:

- a. Any proposed non-residential development containing a gross floor area of ten thousand (10,000) square feet or more;
- b. Any development which, in the Commission's judgment, could generate high levels of traffic, exacerbate existing traffic conditions, or create a traffic safety issue; or
- c. Any intersection that would have 100 or more vehicles trips in a peak hour.

ii. a comprehensive traffic study prepared by a professional traffic engineer, in compliance with the ITE standards, including an analysis of the maximum potential traffic and the capacity of streets within and neighboring the district to accommodate the projected traffic;

iii. a letter from the water supply provider or the Quinnipiac Valley Health District, Bethany Fire Department signifying adequate capacity to meet the development's potable and fire-fighting water demands;

- iv. the provision of sufficient information to determine the adequacy of utilities, streets, and other related infrastructure to accommodate the proposed development;

f. Additional Documentation - The following documentation is also required:

- i. a statement of how aesthetic, historic, or neighborhood views and landscapes, historic buildings, monuments, would be impacted and how landscaping shall be maintained where applicable;
- ii. the application package shall contain detailed review comments from the Quinnipiac Valley Health District, Bethany Fire Department, Wetlands Commission and Conservation Commission; and
- iii. a statement on how the General Village District Development Plan complies with the Plan of Conservation and Development; and
- iv. a statement on how the General Development Plan adheres to the purpose of the Village Design District.

E. Decision Considerations:

1. In addition to the decision considerations in these regulations, the Commission shall consider the following:

- a. Whether the proposal is generally consistent with the Bethany Plan of Conservation and Development;
- b. Whether the proposal complies with the Master Plan Requirements as documented above;
- c. Whether abutting streets and nearby intersections that would have more than 100 or more vehicle trips in a peak hour, are capable of, or will be improved to the extent necessary to, accommodate the development traffic, pursuant to a traffic impact analysis in conformance with ITE and other applicable standards, with a goal of maintaining a “Level of Service A”, but in no event shall the level of service be lowered less than “C” defined by the Connecticut Department of Transportation. If the existing conditions are lower than Level of Service “C”, such Level of Service shall be improved (as determined by a professional traffic engineer);
- d. In considering any application for a Village Design District zone designation, the Commission shall, in addition to other standards in these Regulations, evaluate the merits of the application with respect to the following factors:

1. Plan of Conservation and Development – Whether the proposed use or activity is in accordance with or facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the current Plan of Conservation and Development, and;
  2. Purposes of Regulations – The proposed use or activity is consistent with the purposes of the Regulations.
  3. Environmental Protection and Conservation – Appropriate consideration shall be given to the protection, preservation, and/or enrichment of natural, scenic, historic, and unique and environmental resources and features which enhance the character of the community
2. Suitable Location for Use – with respect to:
- a. The size of the lot;
  - b. The nature and intensity of the activities proposed to be involved in or conducted in connection with the proposed use(s);
  - c. The streets giving access to it are such that the use shall be in general harmony with the appropriate and orderly development in the neighborhood in which it is located; and,
  - d. The impact on neighboring properties and residences or the development of the district.
3. Appropriate Improvements
- a. The design elements shall be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood.
  - b. The location, nature and height of buildings, walls, and fences, planned uses and the nature and extent of landscaping on the lot shall not hinder or discourage the appropriate development and use of land and buildings in the neighborhood or impair the value thereof.
  - c. The proposed use shall have no significant or material adverse impact upon the neighborhood.
4. Suitable Transportation Conditions
- a. The design, location, and specific details of the proposed use or activity shall not:
    - i. adversely affect safety in the streets;
    - ii. unreasonably increase traffic congestion in the area;
    - iii. interfere with the pattern of vehicular circulation in such a manner as to create or increase unsafe traffic conditions.

- b. Parking area or areas shall:
  - i. be of adequate size for the particular use,
  - ii. be suitably screened from adjoining residential uses, and
  - iii. have entrance and exit drives laid out so as to prevent traffic hazards and nuisances.
- c. Streets and other rights-of-way shall be of such size, condition capacity, width, grade, alignment and visibility to adequately accommodate the additional traffic to be generated by the particular proposed use.

5. Adequate Public Utilities and Services

- a. The provisions for water supply, sewage disposal, and storm water drainage shall:
  - i. Use low impact drainage design (LID) techniques to the maximum extent feasible,
  - ii. conform to accepted engineering practices,
  - iii. comply with all standards of the appropriate regulatory authority; and
  - iv. not unduly burden the capacity of such facilities.
  - v. minimize impacts to surrounding areas with regard to light and noise impacts,
- b. The proposed use or activity shall:
  - i. provide ready accessibility for fire apparatus and police protection, and
  - ii. be laid out and equipped to further the provision of emergency services.

6. Nuisance Avoidance

- a. The use shall be appropriate for the area shall not create an unacceptable nuisance, and
- b. shall not adversely impact the public health, safety, convenience, and property values.

7. Long Term Viability

Adequate provision shall be made for the sustained maintenance of the proposed development including structures, streets, and other improvements including;

- a. Adherence to the purposes of the District;
- b. Consistency with other applicable regulations; and
- c. Consistency with CGS § 8-2.

Compliance with the site plan criteria as set out in these Regulations and the proposed Master Plan, unless superseded by the standards adopted under this section, is

required if a complete site development plan is submitted as part of a Village District Design application.

F. Terms of Approval:

In addition to any standard conditions of approval or any site-specific conditions of approval, the following terms of approval shall apply to a Village Design District approved under these regulations:

1. The Master Plan, signed as accepted by the applicant and as approved by the Commission, with the effective date noted, shall be filed in the office of the Town Clerk, and shall be incorporated by reference as an amendment to these Regulations, and the rezoning shall not be effective until such filing;
2. The applicant shall provide 10 complete and bound copies of the approved Master Plan, which shall be provided in a manner easily distributable. The applicant shall also provide an electronic/ digital copy of this requirement, compliant with town standards;
3. The approval of the Village Design District shall become null and void unless a site development plan for some portion or all of the approved Design District is approved within an effective date occurring within 5 years of the date of approval of the zone map change, or, upon the filing of an appeal, 5 years of the final dismissal of such appeal by a court of competent jurisdiction. The Commission may grant one or more extensions of this period upon the written request of the applicant for good cause shown.
4. Any subsequent site development plan shall conform to the standards of development and substantially conform to the size, location, and architecture or buildings contained in the Master Plan;
5. Site development activities shall not commence until proof of official capacity reservation has been provided from the QVHD to the Town ZEO; and
6. Any provision of these Regulations applicable to the property prior to the zoning map and regulation amendment and not superseded by adoption of the Master Plan, standards, and zoning map and regulation amendments shall continue in full force and effect.

G. Amendments:

1. Modifications of an approved Master Plan, adopted standards, subsequent regulations, and an approved site development plan may be submitted and approved by the Commission without a public hearing provided that the Commission finds



that such modifications do not substantially alter the character of the approved Master Plan.

2. Such change shall not be adopted except by a vote of two-thirds of all members of the Commission.

#### 7.4 Attainable Housing Overlay Zone (AHOZ):

##### 1. Purpose.

The Attainable Housing Overlay Zone (AHOZ) is intended to create additional housing opportunities within Bethany while promoting the appropriate development and protection of Bethany's historic areas and other areas of the community. It also provides an opportunity for the creation of mixed use development and housing. This AHOZ Regulation is authorized under CGS Section 8-13 (m-x) as amended.

##### 2. Nature of Zone.

- a. The AHOZ exists in addition to the current (underlying) zone for the property.
- b. The AHOZ enables a property owner to apply for approval of a housing or mixed use development using the provisions of this Section instead of those for the underlying zone.
- c. The provisions of the AHOZ are an option for the property owner and such owner would voluntarily choose to comply with these provisions when or if new housing as authorized herein is proposed.
- d. In the event any conflict between the provisions of this Section and any other Section of the Regulations, the provisions of this Section shall control. If the specific matter is not addressed by this Section, then the other Section(s) of the Zoning Regulations shall control, unless revised by the Commission.

##### 3. Process.

- a. The overall process for development within a AHOZ district includes:
  1. Establishment of the AHOZ district (a zone change application to the Planning and Zoning Commission in accordance with Section 12 of these Regulations) including a declaration of the proposed type of sub-district(s) and plans and drawings depicting the proposed development,
  2. Approval of a Site Plan by the Planning and Zoning Commission in
    - a. Accordance with Section 9 of these Regulations,
    - b. Filing of approved plans, and
    - c. Issuance of building permits by the Town of Bethany
  3. Pre-application meetings for any proposed development are strongly recommended.

##### 4. Description of Sub-Districts.

Due to the diversity of desired development patterns in different parts of Bethany, the Attainable Housing Overlay Zone consists of six (6) different sub-districts as described below:

- a. Mixed Use (AHOZ-MXD) –on arterial roads and other areas with potential for development with mixed use developments and/or buildings.
- b. Mixed Housing (AHOZ-MXH) –a development including a combination of housing types as described in the following paragraphs.
- c. Multi-Family (AHOZ-MF) –existing buildings and other areas with potential for development with multi-family housing.

- d. Townhouse (AHOZ-TH) –areas with potential for residential townhouse development (a residential building consisting of three or more attached units in which each unit shares a wall extending from foundation to roof with the adjacent unit(s) and has exterior walls on at least two sides).
- e. Duplex (AHOZ-DX) –areas with potential for development with duplex housing units designed to be compatible with single-family units in adjacent residential neighborhoods.
- f. Single Family (AHOZ-SF) –areas with potential for development with single-family units compatible with adjacent residential neighborhoods.

5. Permitted Principal Uses.

The following uses are permitted in the various sub-districts subject to granting a detailed zone change by the Planning and Zoning Commission:

a. Mixed Use

- (1) Mixed use development and/or mixed use buildings as defined in Section G.4.a. with a mix of residential and commercial uses, with a residential density at up to 10 units / acre of site area (not including any area designated as wetland, watercourse, pre-development slopes greater than 25 percent, or 100-year or 500-year floodplain).
- (2) Uses and structures accessory thereto.

b. Mixed Housing

- (1) Two or more housing types at maximum densities for each as provided herein.
- (2) Uses and structures accessory thereto.

c. Multi-Family

- (1) Multi-family residential development at up to 20 units / acre of site area (not including any area designated as wetland, watercourse, slopes greater than 25 percent, or 100-year or 500-year floodplain).
- (2) Uses and structures accessory thereto.

d. Townhouse

- (1) Townhouse residential development at up to 10 units / acre of site area (not including any area designated as wetland, watercourse, slopes greater than 25 percent, or 100-year or 500-year floodplain).
- (2) Uses and structures accessory thereto.

e. Duplex

- (1) Duplex residential development (two-unit buildings) at up to 6 units / acre of site area (not including any area designated as wetland, watercourse, slopes greater than 25 percent, or 100-year or 500-year floodplain).
- (2) Uses and structures accessory thereto.

f. Single Family

- (1) Single family residential development at up to 6 units / acre of site area (not including any area designated as wetland, watercourse, pre-development slopes greater than 25 percent, or 100-year or 500-year floodplain).
- (2) Uses and structures accessory thereto.

6. Dimensional Standards.

The dimensional standards including height and setback standards of the underlying zone shall continue to apply except that the Planning and Zoning Commission may, through granting of a separate Special Permit, modify any dimensional standard in order to:

- a. Facilitate the creation of housing opportunities as provided in this Section.
- b. Address on-site constraints or protect important resources.
- c. Enhance the design of the development and/or surrounding neighborhoods.
- d. Be approximately consistent with the setbacks of nearby buildings in order to create a desirable streetscape.

7. Housing Affordability Requirements

- a. At least twenty percent (20%) of all dwelling units constructed in a development approved under this Section of the Regulations shall be deed-restricted to be affordable and attainable to and occupied by households earning 80 percent or less of the area median income for Bethany, as determined and reported by the United States Department of Housing and Urban Development (HUD).
- b. When a calculation performed under this subsection results in a number that includes a fraction, the fraction shall be rounded up to the next higher whole number.
- c. Each such attainable unit shall be subject to a housing restriction acceptable to the Town Attorney and the Planning and Zoning Commission, which shall be recorded on the Bethany Land Records and shall, at a minimum, include the following:
  - (1) An identification of the affordable housing units within the development.
  - (2) A requirement that such affordable unit shall only be occupied by a household earning 80 percent or less of the area median income for Bethany, as determined and reported by the United States Department of Housing and Urban Development (HUD).
  - (3) A statement of whether the affordable units will, at the time of initial occupancy, be rented or owner-occupied.
  - (4) A detailed statement of the method for determining the rental rate or sale price or resale price of an affordable housing unit at any point in time.
  - (5) A statement that the term of the deed restriction for each affordable unit shall be a minimum of thirty (30) years from the date of first occupancy of that affordable unit.

- d. The applicant shall prepare and submit a final “Housing Affordability Plan” in accordance with the requirements of CGS § 8-30g, section 8-30g-1 et seq. of the Regulations of Connecticut State Agencies and the “Housing Affordability Plan Requirements” as adopted by the policy of the Planning and Zoning Commission and as the same may be modified from time to time, including:
  - (1) The name and address of the proposed administrator of the deed restricted affordable units.
  - (2) Provision that the proposed administrator shall file an annual report to the Planning and Zoning Commission by January 31, in a form specified by the Zoning Commission, certifying compliance with the provisions of this Section.

8. Additional Provisions.

- a. Unless otherwise approved by the Planning and Zoning Commission, all developments approved under this Section shall be served by on site water and septic systems.
- b. Unless otherwise approved by the Commission, any development approved under this Section shall provide for off-street parking as follows :
  - (1) As provided in Section 9.4 of the Zoning Regulations, or
  - (2) At a ratio of 1.5 spaces per dwelling unit if shown by the applicant based on submitted credible evidence and accepted by the Commission to be adequate parking for the proposed development.
- c. Any developments proposed under this Section shall, unless modified by the Commission, construct or improve the sidewalks abutting the project site in order to enhance the pedestrian nature and character of the proposed development and the surrounding area.
- d. The applicant shall also submit a fiscal impact report done by a qualified professional which shows the potential impact of the development on the Town.
- e. The applicant shall also submit a traffic study prepared by a properly qualified professional traffic engineer to demonstrate the impact of traffic from the development on the area.

9. Building Design and Construction Guidelines.

Since design of buildings and sites is an important part of integrating housing at permissible densities into the community, all development in the AHOZ shall be designed to a high level of architectural character so that the quality of the overall design of any development will be an important positive addition to the area. This consideration will be an important consideration as part of the review and granting of any approval for such a development.

a. Overall Character

- (1) Proposed development projects should enhance the general character and add to the architectural desirability of a historic New England community and

where appropriate, complement the scale and architecture of adjacent buildings.

- (2) An overall design theme (including building placement, building massing, exterior treatments, signage and other design considerations) shall be established where harmony in textures, lines, and masses is provided and monotony is avoided.
- (3) The illustrative AHOZ design guidelines on the following pages shall be used by applicants and the Commission as a general reference for desirable characteristics of buildings and sites.
- (4) The design and site development provisions, including access, of the *Town Center Design Study* shall also be used, when and where appropriate.
- (5) A desirable streetscape and attractive landscape transitions to adjoining properties shall be provided.
- (6) Landscape treatment shall be provided to enhance architectural features, shield unsightly areas, provide shade, and relate to the natural environment and topography.

b. Building Placement and Siting

- (1) Buildings shall be organized in a coordinated and functional manner that is compatible with site features and the desirable characteristics of adjoining areas.
- (2) In general, new buildings shall be placed near to the public street and shall be oriented with the main façade parallel to the public street in order to strengthen the overall streetscape. The Commission may modify or waive this requirement when the applicant demonstrates that a greater setback or alternative orientation such as the main façade perpendicular to the street, will enhance the overall effect of a historic New England community and/or allow for the creation of a public amenity (such as a wider sidewalk, a public seating area, etc.).
- (3) Off-street parking and loading shall not be located between buildings and a public street unless approved by the Commission and any parking area visible from a public street or public sidewalk, shall be screened with landscaping, walls, fencing, or combination thereof.
- (4) Buildings shall be designed and located on the site so as to retain the existing topography and desirable natural features of the land to the extent feasible.

c. Building Mass

- (1) Monolithic building forms shall be avoided through the use of variations in length of unbroken exterior walls, structure placement, color, texture and/or material and variations in the height of buildings or use of architectural

features such as balconies, cornices, step-backs, or other articulating features.

- (2) The height and scale of each building shall be compatible with its site and the existing or planned character of the area.
- (3) Architectural features shall be evaluated based on the scale of the building(s), the quality of the design, and the relationship to surroundings.
- (4) Facades and rooflines shall be articulated and/or varied to reduce the appearance of inappropriate bulk and provide architectural interest.

d. Exterior Materials and Colors

- (1) Exterior building materials and their placement on a building shall be consistent with the overall look of a historic New England community.
- (2) Building materials shall have durable quality and shall be selected for harmony or compatibility of the building with adjoining desirable materials.

e. Doorways and Windows

- (1) In mixed use and multi-family developments, recessed doorways are preferred. Where a recessed doorway is not used, an awning or similar architectural overhang is encouraged. Adequate lighting for the doorway shall be incorporated into the design of the doorway.
- (2) Windows should be taller than they are wide and windows on upper floors should not be larger than windows on lower floors.
- (3) Windows should be inset from the exterior wall surface and shall have visually prominent sills, lintels, or other forms of architectural detailing to add visual relief to the wall.

f. Roofs and Mechanical Equipment

- (1) Roof forms should be appropriate for a historic New England community and complement the principal building in terms of style, detailing, and materials.
- (2) Roof overhangs (eaves and cornices) should be a minimum of two feet (2') or as appropriate to the proposed architecture.
- (3) Any mechanical equipment shall be screened from public view using landscaping, walls, fencing, parapets or other architectural elements, or combination thereof.
- (4). Utility and service equipment areas shall be screened from public view with materials compatible with the building.

**Illustrative AHOZ Design Guidelines - Single Family Dwellings**







### Design Elements Which Are Encouraged / Required

1. 1.5 to 2.5 story buildings
2. Building comprised of distinct parts with smaller footprints
3. Articulated forms and facades
4. Rich architectural details (porches, eaves, shutters, columns, dormers, chimneys, trim, etc.)
5. Classically proportioned facades
6. Entrances face the street
7. Pitched roofs
8. Windows with vertical proportions
9. Strong relationship to street / sidewalk
10. Parking on-street or behind buildings

### Discouraged Elements

1. 1.0 story buildings
2. Monolithic forms
3. Flat facades / Plain facades
4. Limited architectural detailing
5. Flatter roofs
6. Windows with horizontal Proportions
7. Weak relationship to street or sidewalk
8. Dominant garages / parking

### Illustrative AHOZ Design Guidelines – Duplex / Townhouse Dwellings





**Design Elements Which Are Encouraged / Required**

1. 1.5 to 2.5 story buildings (or as appropriate to site context)
2. Articulated forms and facades and materials
3. Good architectural details (porches, eaves, shutters, columns, dormers, chimneys, trim, etc.)
4. Well-proportioned facades
5. Good building materials
6. Pitched roofs
7. Windows with vertical proportions
8. Strong relationship to street / sidewalk
9. Parking on-street or behind buildings
10. Single-family appearance for duplex buildings
11. Entrances face the street

**Discouraged Elements**

1. 1.0 story buildings
2. Monolithic forms
3. Overly repetitive forms  
Monotonous materials
4. Flat facades
5. Limited architectural detailing
6. Plain facades/Flatter roofs
7. Windows with horizontal proportions
8. Weak relationship to street / sidewalk
9. Dominant garages / parking
10. Entrances face parking areas

**Illustrative AHOZ Design Guidelines – Multi-Family Dwellings and Mixed Use Buildings**







**Design Elements Which Are Encouraged / Required**

1. 2.0 to 2.5 story buildings (or as appropriate to site context)
2. Articulated forms and facades and materials
3. Good architectural details (porches, eaves, shutters, columns, dormers, chimneys, trim, etc.)
4. Well proportioned facades
5. Good building materials
6. Pitched roofs
7. Windows with vertical proportions
8. Strong relationship to street / sidewalk
9. Parking on-street or behind buildings / site context
10. Single-family appearance for duplex buildings
11. Entrances face the street

**Discouraged Elements**

1. 1.0 story buildings
2. Monolithic forms
3. Overly repetitive forms
4. Monotonous materials
5. Flat facades
6. Limited architectural detailing
7. Plain facades
8. Flatter roofs
9. Windows with horizontal proportions
10. Weak relationship to street /sidewalk
11. Dominant parking / garages

**7.5 Municipal, Community and Public Facilities District (MCP)**

- A. Purpose. This District is established in order to delineate and bring a level of organization and approval to the properties owned and managed by the Town of Bethany.
- B. Essentially these properties and structures are used for the ongoing operations and improvements deemed essential, necessary and/or desirable as they contribute to the betterment and enjoyment of the Town by the residents and visitors.
- C. Permitted Uses. The permitted uses and functions of the structures on property in this District shall be those uses:
  1. Which currently exist on such Town-owned properties, and
  2. Which the Town through and with the concurrence of the Board of Selectmen properly determine are appropriate for the property and which generally conform to the following standards.
- D. Standards.
  1. The structure or use is an existing one which has been located in such location for some time and is necessary for the proper operation of that portion of local government which it serves, or

2. The structure or use is one which the Town finds necessary or desirable to locate and or operate in such location as is necessary to serve the residents of the Town as part of its existence and ongoing betterment.

E. Location, Acquisition, Modification and Approval. The approval of the location, modification, extension or addition to any existing or newly desired facility or use shall be accomplished by the normal means required by any local process, ordinance or regulation as established by the Town of Bethany.

F. Setbacks: Front: 75 feet; Side 35 feet; Rear: 35 feet

G. Height: Three stories or 40 feet, unless a Special Exception is granted by the Commission for a taller height for good reason given and based on a Commission finding that the abutting property will not be adversely affected as to its value.

H. Existing Facilities, (Partial list, and others as acquired):

1. Town Hall Property and related facilities
2. Airport property and facilities
3. Bethany Community School Property and facilities
4. Fire Station
5. Town Garage and offices
6. Veterans Memorial Park property, structures and facilities
7. Town owned playing fields
8. Town owned open space

## 2020 RPC MEETING SCHEDULE

The South Central Connecticut Regional Planning Commission meets the second Thursday of every month at the offices of the *South Central Regional Council of Governments, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven, CT* at **5:15 PM**, unless notified otherwise.

<b>**January 9, 2020</b>	<b>July 9, 2020</b>
<b>February 13, 2020</b>	<b>August 13, 2020</b>
<b>March 12, 2020</b>	<b>September 10, 2020</b>
<b>April 9, 2020</b>	<b>October 8, 2020</b>
<b>May 14, 2020</b>	<b>November 12, 2020</b>
<b>June 11, 2020</b>	<b>December 10, 2020</b>
	<b>**January 14, 2021</b>

---

\*\* RPC Annual Dinner