

RPC Representatives:

- BETHANY
Vacant
- BRANFORD
Charles Andres (Executive Committee)
- EAST HAVEN
Vacant
- GUILFORD
Sean Cosgrove
- HAMDEN
Hannah Leckman
- MADISON
Carol Snow (Vice Chair)
- MERIDEN
Kevin Curry (Executive Committee)
- MILFORD
Robert Satti (Chair)
- NEW HAVEN
Vacant
- NORTH BRANFORD
Vacant
- NORTH HAVEN
Paul Weymann
- ORANGE
Tom Torrenti
- WALLINGFORD
Jeffrey Kohan (Secretary)
- WEST HAVEN
Christopher Suggs
- WOODBIDGE
Robert Wiznia

South Central Connecticut Regional Planning Commission

TO: Regional Planning Commission
FROM: Ian McElwee, Regional Planner
RE: RPC Meeting

DATE	July 9 th , 2026	LOCATION	Microsoft Teams	DIAL-IN	+1 929-346-7262
TIME	5:15 p.m.	VIDEO ID	252 796 364 184 03	DIAL-IN ID	863 3106 7935
VIDEO PASSWORD			x8MH9PJ6	DIAL-IN PASSWORD	428 733 548#

Notice: This is a virtual meeting with remote access via Microsoft Teams.

- 1 Administration
 - 1.1 Minutes of the June 11th, 2026 Meeting 2
- 2 Action Items
 - 2.1 Town of Bethany. Proposed zoning text amendment on warehouse moratoriums. Received: June 10, 2026. Public Hearing: July 8, 2026. 6
- 3 Other Business
 - 3.1 Regional Program Updates

Agenda and attachments for this meeting are available on our website at www.scrkog.org. Please contact SCRCOG at (203) 234-7555 for copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two weeks' notice.

"Necesidades especiales: a las personas con discapacidad auditiva se les proveerá con medios auditivos y/o intérpretes de signos. Igualmente intérpretes para personas que hablan poco inglés, pero será preciso avisar con dos semanas de antelación. Se puede solicitar la agenda en otro idioma que no sea inglés comunicándose con SCRCOG".

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

MEETING MINUTES

DRAFT – Not yet approved by the Commission.

The meeting of the Regional Planning Commission (RPC) was held on Thursday, June 11th at 5:15 p.m. via Zoom.

Presiding: Robert Satti, Chair

Voting Members Present: Hannah Leckman, Carol Snow, Kevin Curry, Paul Weymann, Robert Wiznia

Non-Voting Members Present: Alex Patino, New Haven City Plan

Staff Present: Ian McElwee

1. Administration

1.1 Minutes of the May 9th, 2026 Meeting

Motion: Curry. Second: Snow

Abstain: Leckman

Vote Passed: Unanimously

2. Action Items

2.1 Town of Guilford. Proposed Plan of Conservation & Development. Received: April 24, 2026.

McElwee provided an overview of the Guilford POCD update and explained how the plan aligns not only with the Regional Plan of Conservation & Development but also other regional plans such as the regional HMP, regional Comprehensive Climate Action Plan, and the regional Metropolitan Transportation Plan. He explained that various goals and actions can be achieved by SCRCOG through the annual Regional Services Grant workplan such as recreation trail mapping and open space updates. He said that overall it was a well designed and written plan and clearly lays out a number of ways in which Guilford can grow and support itself over the next ten years. He recommended that the commission vote to approve the plan's alignment with SCRCOG's plan. It was mentioned by several members of the commission that they agree that the plan was well written and developed.

SOUTH CENTRAL CONNECTICUT
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Motion: Wiznia. Second: Curry.

Vote Passed: Unanimously

2.2 – 2.9

McElwee explained that the eight referrals at this meeting all have to do with SS PA 25-1, the comprehensive housing bill that was signed into law by the Governor in November 2025. He explained that the act requires all municipalities to align their zoning regulations with several provisions, such as language around zoning protest applications, middle housing, and off-street housing. He explained that instead of reviewing each referral separately, he would explain that all proposed changes meet the various requirements by the state and therefore, none of the referrals will cause negative inter-municipal impact or an impact to the health of the Long Island Sound. The following referrals were voted as such:

2.2 Town of Southington. Proposed Zoning Text Amendment related to PA 25-1 compliance. Received: May 11, 2026. Public Hearing: June 16, 2026.

Motion: Curry. Second: Weymann.

Abstain: Leckman

Vote Passed: Unanimously

2.3 City of Meriden. Proposed Zoning Text Amendment related to PA 25-1 compliance. Received: May 8, 2026. Public Hearing: June 15, 2026.

Motion: Snow. Second: Wiznia.

Abstain: Curry, Leckman

Vote Passed: Unanimously

2.4 Town of Madison. Proposed Zoning Text Amendment related to PA 25-1 compliance. Received: May 13, 2026. Public Hearing: June 18, 2026.

Motion: Curry. Second: Weymann

Abstain: Snow, Leckman

Vote Passed: Unanimously

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2.5 Town of Wallingford. Proposed Zoning Text Amendment related to PA 25-1 compliance.
Received: May 12, 2026. Public Hearing: June 8, 2026.

Motion: Curry. Second: Weymann.

Abstain: Leckman

Vote Passed: Unanimously

2.6 Town of Killingworth. Proposed Zoning Text Amendment related to PA 25-1 compliance.
Received: May 20, 2026. Public Hearing: June 26, 2026.

Motion: Curry. Second: Weymann.

Abstain: Leckman

Vote Passed: Unanimously

2.7 Town of Hamden. Proposed Zoning Text Amendment related to PA 25-1 compliance.
Received: June 1, 2026. Public Hearing: June 23, 2026.

Motion: Curry. Second: Wiznia.

Abstain: Leckman

Vote Passed: Unanimously

2.8 Town of Orange. Proposed Zoning Text Amendment related to PA 25-1 compliance.
Received: June 2, 2026. Public Hearing: July 7, 2026.

Motion: Curry. Second: Snow.

Abstain: Leckman

Vote Passed: Unanimously

2.9 Town of Branford. Proposed Zoning Text Amendment related to PA 25-1 compliance.
Received: June 4, 2026. Public Hearing: July 9, 2026.

Motion: Snow. Second: Wiznia.

Abstain: Leckman

Vote Passed: Unanimously

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3. Other Business

McElwee announced that SCRCOG was in the final process of hiring a regional housing planner and that if everything goes to plan, the person would start at the beginning of July. He also explained that the COG's Regional Services Grant workplan was approved by the SCRCOG board and that projects would begin in the new fiscal year. He also mentioned that the August RPC meeting will be in-person in Milford and that Bob Satti and him would be working on securing a location.

Adjourn: Leckman

Referral 2.1. Town of Bethany

Subject: Town of Bethany. Proposed zoning text amendment on warehouse moratoriums.
Received: June 10, 2026. Public Hearing: July 8, 2026.

Staff Recommendation:

The proposed zoning text amendment does not appear to cause any negative inter-municipal impact to the Towns in the South Central Region nor will there be a negative impact on the habitat or ecosystem to the Long Island Sound.

Background:

The Town of Bethany is looking to extend an existing moratorium on new warehouse developments from an existing 2024 moratorium and to add language defining private warehouses. Bethany passed a moratorium in 2024 in order to review long-term implications of the land use type. The Town is now looking to extend the moratorium by one year and will also be adding language to the zoning regulations defining a private warehouse so that potential developments can clearly be defined as being allowed or not. The definition and conditions for private warehouses are proposed as such so that once the moratorium is lifted, the regulations are in place to better control what kinds of warehouses are approved and where they can be placed if no new language is proposed. Neither the continued moratorium nor the new language will cause any negative inter-municipal impact or an impact to the health of the Long Island Sound. Because the moratorium is being extended, this will not cause potential warehouse developments to suddenly move to surrounding municipalities. And the conditions are written as such that if the moratorium is lifted, developing private warehouses will not be cost prohibitive or burdensome.

Communication:

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

June 6, 2026

To: Bethany Planning and zoning Commission

From: Hiram Peck, AICP, CFM, CZEO

Re: Zoning Regulation Moratorium on NEW Warehouse facilities.

Note: See attached draft moratorium for Section 1, Rules, Section 1.7 Moratorium.

This regulation was adopted initially in June of 2024.

It is critical to understand exactly what is being targeted in this discussion. Thus, it is important to define what is meant at this time in Bethany as a warehouse.

It is important for the Commission to be clear as to the intent of the following regulation. DELETE the existing moratorium language and ADD the following:

Proposed Zoning Regulation amendment:

RECOMMENDED Moratorium language. ADD the following:

Purpose: The purpose of the moratorium on warehouse facilities is to allow time to develop a proper plan and regulations to conserve Business and Industrial (B&I) property for proper business development.

Section 1.7. The Town of Bethany Planning and Zoning Commission hereby establishes a moratorium on any application and permitting for new warehouse and storage buildings as defined in these regulations, including any proposed additions thereto for a period of one year from the date of passage of this moratorium.

ALSO: Following definition and conditions of **Warehouse to be inserted into the Zoning Regulations:**

1. **Private Warehouse:** A building which may be comprised of one or more units designed or dedicated to be used as a garage, storage or workplace facility for a business typically, although not exclusively, not located on the same property.
 - a. The storage/work unit(s) are typically not owned by the tenant(s) who use the storage or workplace facility but are rented or leased.
 - b. Typically, although not exclusively, the units are used for the storage of equipment, tools or vehicles which are used on another worksite.

- c. Also, typically the warehouse is not located on the same property as the residence of the business owner.
- d. Also typically, the warehouse is not the location where goods and services are sold to customers or the public.

2. Requirements or conditions:

- a. No storage of hazardous materials is permitted in any approved warehouse except as follows: Any hazardous material use or storage should be handled by the appropriate department including QVHD, Fire Marshal, DPW or other as appropriate.
- b. The property where the warehouse is located must meet all zoning bulk requirements such as setback, height, lot coverage etc.
- c. All wetlands' requirements are to be met prior to any zoning action on a site plan

3. Visibility from public highway:

- a. Any proposed warehouse facility should be adequately screened from the public highway with evergreen vegetation or an approved solid fence.
- b. Any large equipment shall not be stored outside of the warehouse facility so as to be visible from abutting residentially zoned or used properties. Any outside equipment storage shall be conducted only as approved by the Commission and shown on the approved site plan.