

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	August 13 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 July 9th, 2026 Meeting 2
- 2 Action Items
 - 2.1 Town of Wallingford. Proposed Plan of Conservation & Development. Received: July 2, 2026. 4
 - 2.2 Town of Woodbridge. Proposed Zoning Map Amendment at 15 and 21 Krum Elbow. Received: July 7, 2026. Public Hearing; September 8, 2026. 7
 - 2.3 City of Milford. Proposed Zoning Text Amendment for CDD-2 districts in Devon. Received: July 17, 2026. Public Hearing: August 2026. 12
 - 2.4 Town of East Haven. Proposed Zoning Text Amendments on tobacco and liquor shops and auto shops. Received: August 7, 2026. Public Hearing: September 2, 2026. 19
- 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".

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

www.scrkog.org | 📞 203-234-9850 | ✉ rpc@scrkog.org

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, July 9th at 5:15 p.m. via Microsoft Teams.

Presiding: Robert Satti, Chair

Voting Members Present: Charles Andres, Hannah Leckman, Carol Snow, Kevin Curry, Paul Weymann, Jeffrey Kohan, Robert Wiznia

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

Staff Present: Ian McElwee

1. Administration

1.1 Minutes of the June 11th, 2026 Meeting

Motion: Weymann. Second: Wiznia

Abstain: Kohan

Vote Passed: Unanimously

2. Action Items

2.1 Town of Bethany. Proposed Zoning Text Amendment on warehouse moratoriums.

Received: June 10, 2026. Public Hearing: July 8, 2026.

McElwee explained that the Town of Bethany to expand an existing moratorium on private warehouse developments for another year as they continue to understand the need for these developments in Town and explore new regulations that would ensure future developments would not negatively impact the community and open space. He finished by stating as this moratorium is a continuation and that existing and proposed developments of private warehouses are already controlled by surrounding communities, this would not have a negative inter-municipal impact.

Motion: Kohan. Second: Leckman.

Vote Passed: Unanimously

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

3. Other Business

McElwee announced that SCRCOG had hired a new Regional Housing Planner, Leila Bagenstos, and that we are working to meet with municipal officials to understand their priorities for the new fiscal year. He said that he is working with Bob Satti to find a place in Milford for the in-person RPC meeting in August.

Adjourn: Curry

Referral 2.1. Town of Wallingford

Subject: Town of Wallingford. Proposed Plan of Conservation & Development. Received: July 2, 2026.

Staff Recommendation:

Wallingford's POCD offers a ten-year look at the opportunities for the Town to preserve, enhance, and promote its housing, development, environment, municipal services, and transportation. It addresses topics such as housing production, agricultural economy, open space and sustainability, and accessibility and looks at how they can work together. Through ambitious goal setting and realistic actions, Wallingford's POCD lays out a promising future for a thriving and sustainable community.

Wallingford's POCD aligns with the Regional POCD as well as other regional planning efforts. It looks at the intersection of different topics and considers how they can work together effectively and efficiently to help the town achieve smart growth. The plan addresses opportunities and actions that can be achieved through various SCRCOG funding sources and regional plans and identifies major goals that are consistent with the Regional POCD and other major regional planning efforts. SCRCOG looks forward to working with the Town as they implement this plan when projects align with regional priorities.

Background:

The Town of Wallingford has submitted a proposed draft Plan of Conservation and Development that looks from now through 2036. The proposed POCD is organized into six sections: Introduction, Community Engagement, Existing Conditions, Land Use Subareas, Wallingford's Vision for 2036, and Implementation. The Land Use Subareas are further divided into seven subareas to account for the different neighborhood types within Town, and the Action Plan Framework is divided into Housing, Development, Environment, Municipal Services & Facilities, and Transportation.

The Town of Wallingford developed a robust plan that interweaves different elements to planning, town growth, and community support that will work to improve the lives of everyone who lives, works, and spends time in the Town. The following are notes and comments that correspond to the chapters outlined in their POCD.

1. Introduction
 - a. Discusses past planning efforts and how this POCD incorporates those documents.
 - b. The plan also shows how the town's locality fits in with the larger regional context.
 - c. Key findings from a socioeconomic analysis showed that:
 - i. Renting is relatively affordable compared to other towns in the region but access to homeownership is limited. There are also less multi-family units compared to the region and the state.
 - ii. The Town has an aging population and a low poverty rate
 - iii. The Town has reduced diversity compared to the region and the state.
2. Community Engagement
 - a. For a tight planning timeline, they were still able to hold a number of focused group, public, and planning & zoning meetings along with pop-up events.

- b. Survey results showed that:
 - i. Many residents value proximity to goods, services, and shops and want roads to be bikeable and walkable.
 - ii. Residents want to strengthen residential neighborhoods and more walkable, mixed-use areas.
 - iii. Natural resources and open space protection is a big priority for much of the population.
- 3. Existing Conditions
 - a. The majority of the Town is residential with much of the mixed-use and commercial areas clustered in a central band running north-south.
 - b. Affordable housing and general housing affordability is already an issue and will only grow unless the Town acts.
 - c. The town center and areas around the train station can be key features of commercial growth and economic development.
 - d. The areas on the outskirts of Town feature much of the Town's natural resources and areas for conservation and protection.
 - e. Along with a train station serving the Hartford Line and Amtrak, the Town has several bus lines. With better coordination and a long-term strategic vision, these assets can help the Town grow effectively and efficiently.
 - f. Community-based electricity in Town has helped Wallingford citizens and businesses enjoy low utility bills compared to others in the region.
 - g. Much of the Town has direct water and sewer access, which will only aid in future growth.
- 4. Land Use Subareas
 - a. There are seven sub-areas in Town. These include:
 - i. Yalesville/South Turnpike
 - ii. Route 5/Northern Gateway
 - iii. South Colony/Southern Gateway
 - iv. Town Center
 - v. North Main Residential/Academic
 - vi. Rural Preservation/Watershed
 - vii. Route 68 Industrial Gateway
 - b. The plan highlights each sub-area and highlights key findings for each one.
- 5. Wallingford's Vision for 2036
 - a. Housing – Assist in developing new housing that fits a variety of needs
 - i. Enhance housing support services
 - ii. Encourage and assist housing production in strategic locations
 - iii. Improve community awareness regarding housing development
 - b. Development – Increase access to the variety of assets in Town
 - i. Pursue development and programming that enhances the community.
 - ii. Improve the Town Center.
 - iii. Preserve and promote the Town's historic assets and agricultural economy.
 - c. Environment – Conserve Wallingford's valuable natural resources
 - i. Increase access to parks and town-owned open spaces.
 - ii. Protect the Town's water resources.
 - iii. Monitor the Town's ecosystems and pursue policies and projects that increase resilience.
 - d. Municipal Services & Facilities – Make services more accessible and support community organizations.
 - i. Enhance Town communications & digital services.

- ii. Expand and maintain municipal facilities to fit the changing needs of the Town.
 - iii. Support, enhance, and increase access to community programming.
 - e. Transportation – Increase ease and comfort of travel regardless of the mode.
 - i. Undertake a variety of feasibility studies that looks to identify opportunities and solutions for alternative transportation and safety concerns.
 - ii. Implement projects to improve a connected transportation network.
 - iii. Incorporate accessibility into transportation design.
- 6. Implementation
 - a. Short-term actions include:
 - i. Updating the Town's zoning code
 - ii. Continue working on transportation plans, studies, and projects
 - iii. Apply for grant funding when and where available

Consistency with the Regional Plan of Conservation and Development:

The draft POCD update is consistent with the Regional Plan of Conservation and Development (RPOCD). The plan focuses on a wholistic approach to addressing the concerns of residents, the current and future needs and issues the Town will and could experience and strives to find unique and accessible solutions to ensure the Town remains safe, affordable, and functional for all.

Communication:

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



SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS

Planning for Our Region's Future

South Central Regional Planning Commission (RPC): Referral Submission Form

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

Municipality: Woodbridge	Date Sent: July 7, 2026	Public Hearing Date: September 8, 2026
Subject: Zoning Map Amendment affecting use of property within 500' of New Haven		
Referral is From (Select one):	☐ Private Applicant – Applicant Name:	
	☒ Town/City Planning Department or the Planning and Zoning Commission	
Preferred Municipal Contact for this Referral:		
Name: Kristine Sullivan	Phone Number: 203-389-3406	Email: ksullivan@woodbridgect.gov

Statutory Responsibility (Select Below):	
☐	Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
☒	Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
☐	Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities
☐	Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)
☐	Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary

Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral	
☐	Material sent via "Certified Mail - Return Receipt Requested" to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
☒	Material sent via Email to: rpc@scrcog.org
☐	This application has been previously submitted for RPC Review. If checked, on what date:

For any questions, please email rpc@scrcog.org.

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

www.scrcog.org T (203) 234-7555 F (203) 234-9850 rpc@scrcog.org

Referral 2.2. Town of Woodbridge

Subject: Town of Woodbridge. Proposed Zoning Map Amendment at 15 and 21 Krum Elbow.
Received: July 7, 2026. Public Hearing: September 8, 2026.

Staff Recommendation:

The proposed zoning map 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:

A private applicant is petitioning the Town of Woodbridge to change two parcels on Krum Elbow from “General Business” to “Residential A.” These parcels are on the edge of Woodbridge and next to New Haven, and the only access these parcels have is through Park Lane, a residential street. Because the parcels are next to the Amity business district they were designated as being for business purposes; however, access to the business district is impossible because of steep slopes. The terrain of the area will not allow heavy residential use, so the map amendment will not cause any inter-municipal impacts or an impact to the health of the Long Island Sound.

Communication:

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



TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

TEL. (203) 389-3406

July 7, 2026

Ian McElwee, Regional Planner
South Central Regional Council of Governments
127 Washington Avenue
4th Floor West
North Haven, CT 06473

Re: Proposed Zoning Map Amendment ~ Town of Woodbridge

Dear Mr. McElwee,

Pursuant to Section 8.3.b of the Connecticut General Statutes, this letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission (TPZ) will hold a public hearing in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, on Tuesday, September 8, 2026, beginning at 6:30 pm with respect to an amendment to the Zoning Map of the Town of Woodbridge proposed Gail and Christopher O'Connor for their property located at 15 and 21 Krum Elbow in Woodbridge. The O'Connor's are seeking to have their property be rezoned from General Business (GB) to the Residence A Zone.

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

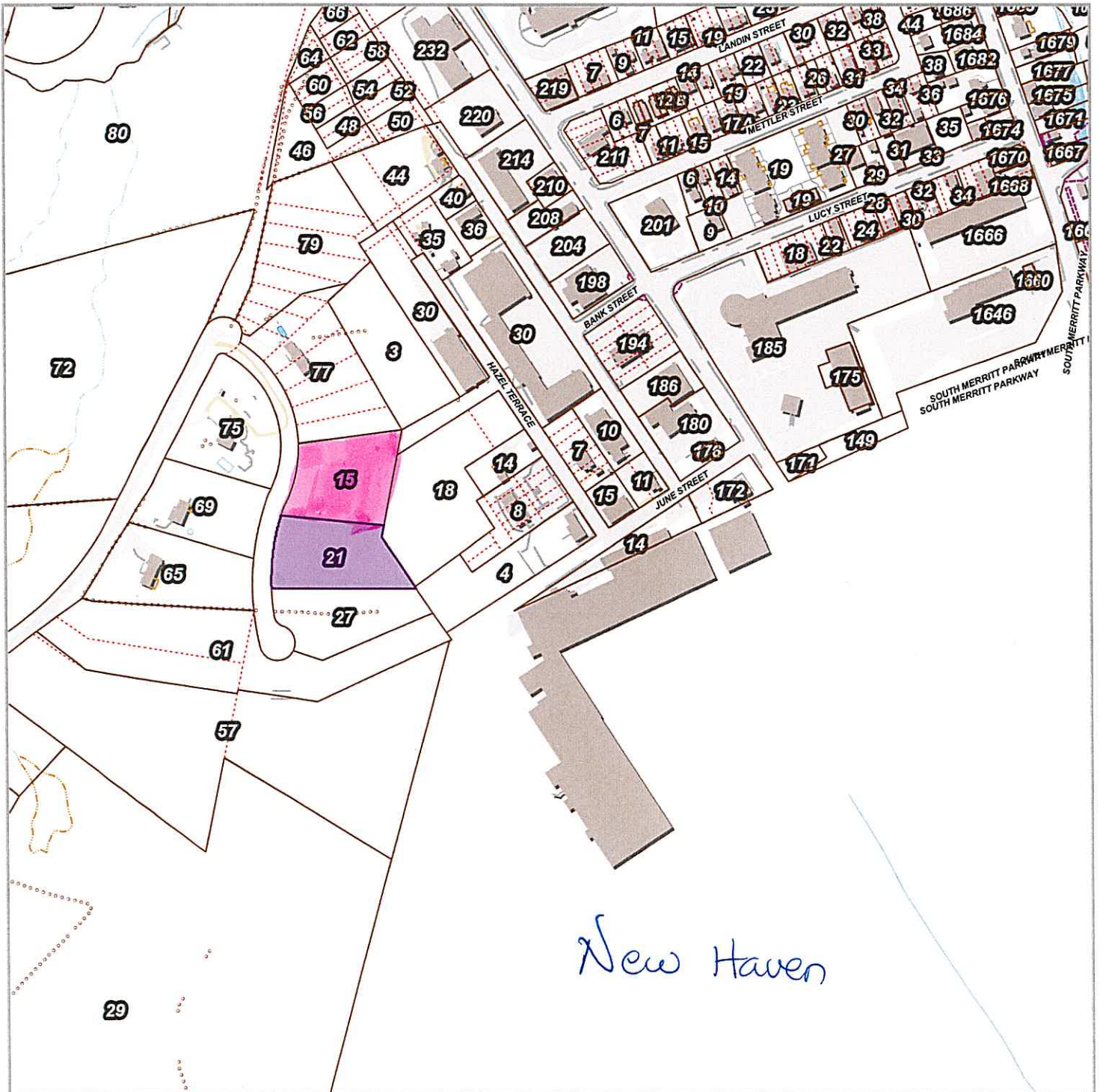
Should you have any questions I can be reached directly at 203-389-3406 or via email at ksullivan@woodbridgect.org.

Sincerely,

Kristine Sullivan, Land Use Analyst
Town of Woodbridge



Town of Woodbridge, CT



Date Printed: 7/7/2026, 11:10:44 AM

1 inch = 300 feet (approx)

Disclaimer: This map is intended for reference and general informational purposes only and is not a legally recorded map or survey. While reasonable effort has been made to ensure the accuracy, correctness, and timeliness of materials presented, the map vendor and the municipality disclaim any and all liability and responsibility for any errors, omissions, or inaccuracies in the data provided, including without limitation any liability for direct, indirect, incidental, consequential, special, exemplary, punitive, or any other type of damages. Users are hereby notified that the primary information source should be consulted for verification of the data contained herein. Continued use of this map acknowledges acceptance of these terms.

June 17, 2026

Town Plan and Zoning Commission
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Re: Application for Zoning Map Amendment in Accordance with Section 9.1 of the Zoning Regulations for the Town of Woodbridge

Dear Town Plan and Zoning Commission Members,

This letter is to serve as an application by my wife and myself, Christopher and Gail O'Connor, for an amendment to the Zoning Map of the Town of Woodbridge as provided by Section 9.1 of those Regulations to change the zone for our property located at 15 and 21 Krum Elbow. Those parcels are currently Zoned as GB ~ General Business. The two properties only have access through the residential Park Lane which is all zoned Residential A and Krum Elbow itself, where the abutting property is also zoned Residential A. The proposed zone change would be in keeping with the Zoning of the properties both across and abutting 15 and 21 Krum Elbow.

Accompanying this application are:

1. As required by Section 9.1.D, a map drawn to a scale by a licensed engineer or land surveyor, showing the properties involved.
2. 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, we can be contacted at 203-641-8162, or christopheroconnorinc@gmail.com.

Very truly yours,



Gail and Christopher O'Connor

RECEIVED

JUN 17 2026

Land Use Agencies
Town of Woodbridge

Referral 2.3. City of Milford.

Subject: City of Milford. Proposed Zoning Text Amendment for CDD-2 districts in Devon.
Received: July 17, 2026. Public Hearing: August 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 City of Milford is proposing modified text for the CDD-2 districts in the Devon neighborhood for the purposes of expanding economic development opportunities and housing development. Specifically, they will allow boutique hotels by special permit or special exception, and they updated the lot and building size requirements to support smaller and denser housing opportunities. While they do not specify what a boutique hotel can look like, the requirement of a special permit or special exception for these developments will ensure that the hotel would not cause excess vehicle traffic which could potentially cause an impact to the Long Island Sound or the Town of Stratford. The allowance of smaller and denser housing developments will help ensure that the City is meeting its housing needs by allowing more diverse housing types. This referral will not cause a negative inter-municipal impact or an impact to the health of the Long Island Sound.

Communication:

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



City of Milford, Connecticut

Founded 1639

70 West River Street – Milford, CT 06460-3317

Tel 203-783-3245

Website: www.milfordct.us

Email: dsulkis@milfordct.gov

Planning and Zoning
Office

David B. Sulkis, A.I.C.P.
City Planner

Amendment #26-2

TO: ☐ South Central Regional Council of Governments
☐ Greater Bridgeport Regional Planning Council
☐ City Attorney, City of Milford
☐ State of CT DEEP
☐ City of West Haven, City Clerk
☐ Town of Stratford, City Clerk
☐ Town of Orange, City Clerk

FROM: David B. Sulkis, City Planner

DATE: July 17, 2026

RE: **Proposed Regulation Change to Existing CDD-2 Zoning Regulations of the City of Milford, Sec 3.17**

In accordance with Milford Zoning Regulations 10.3 and CT General Statutes 8-3b and 22a-104, the distribution of the following proposed regulation change is submitted for your agency's review and comment. Please provide this office with acknowledgement of your receipt of this memorandum and provide your comments or approval within 35 days of the above date.

Please provide this office with your comments or approval.

Proposed New Text to Replace the Existing Text:

SECTION 3.17 DEVON DESIGN DEVELOPMENT DISTRICT -2

Purpose: The purpose of the DEVON DESIGN DEVELOPMENT DISTRICT -2 is to establish the area as a neighborhood center to provide goods and services for the surrounding area as well as specialty retailing with a broader market area. Development in this area must balance this neighborhood center use with the corridor functions of Route 1 as well as Naugatuck Avenue. Development in Devon Center should be based around sound design principles as well as integration with adjacent residential areas. It must be recognized that successful development of Devon as a neighborhood center may require some expansion of the DEVON DESIGN DEVELOPMENT DISTRICT -2 boundaries into some residential districts.

3.17.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses in the DEVON DESIGN DEVELOPMENT DISTRICT -2, in accordance with ARTICLE VII, herein.

3.17.1.1

(A) Single family or two-family dwellings.

Existing single and 2 family dwellings can be converted to have a maximum of 3 units within the existing structure in accordance with the building code meeting the following conditions:

- 1) Parking for the additional units can be provided in accordance with section 5.1.
- 2) The maximum number of units can be no more than 3 per lot.
- 3) Tandem parking to accommodate new units is prohibited.

(B) Middle Housing Developments of not less than 2 and not more than 9 units including but not limited to townhouses, duplexes, triplexes, perfect sixes and cottage clusters.

3.17.2 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Site Plan approval in accordance with ARTICLE VII, herein.

3.17.2.1 A) Stores for sale of goods or for performance of personal services, including health and wellness centers, provided that the floor area shall not exceed 5,000 square feet nor have a drive-up window or drive in service.

B) Gyms, personal training or similar uses, not to exceed 3,500 sf.

3.17.2.2 Food or beverage service establishments without the sale of alcoholic liquor, except as otherwise provided herein.

3.17.2.3 Offices for business, financial, professional or personal services or other similar offices.

3.17.2.4 Dry cleaning or dyeing establishments using non-flammable solvents, provided that the floor area shall not exceed 3,000 square feet per establishment, and subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Departments of Public Works and Public Health.

3.17.2.5 Printing or publishing establishments, provided that the floor area shall not exceed 3,000 square feet per establishment.

3.17.2.6 Off-street parking garages or lots in accordance with the provisions of section 5.14

3.17.2.7 Mixed use buildings containing two or more permitted uses.

3.17.2.8 Multi-family or Mixed-use buildings containing dwelling units, subject to the following conditions and safeguards:

- (1) **(effective 1/31/25).** Each dwelling unit shall not be less than the minimum size permitted by the building code.
- (3) The minimum lot area shall be 5,000 square feet.
- (4) No building shall exceed forty (40) feet in height. If 10% of the units are provided in accordance with CGS 8-30g the maximum height of the building shall be 60 feet.

- (5) In a multifamily building there shall be no first-floor residential use other than amenities to serve the residents of the building. In mixed use buildings, there shall be no dwelling units on the ground floor.
- (6) Required setbacks and buffer areas, can be considered open space.

3.17.2.9 Sale of alcoholic liquor subject to the applicable provisions of Section 5.5 herein.

3.17.2.10 Eating places.

3.17.2.11 Dog parks, grooming, boarding, veterinarian services.

3.17.2.12 Child Daycare Center as defined by the Department of Public Health

3.17.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit, Special Exception as specifically noted and Site Plan Approval, in accordance with ARTICLE VII herein.

3.17.3.1 Clubs, lodges or fraternal organizations in accordance with the provisions of Section 3.8.2.1, herein.

3.17.3.2 Indoor places of entertainment, amusement, recreation or assembly such as theaters, clubs, museums, art galleries, arcades, billiard rooms, bowling alleys or other similar indoor uses.

3.17.3.3 Business/trade schools including teaching of bookkeeping, office skills, cooking, accounting, computer services, language skills or similar activities.

3.17.3.4 Public charitable institutions, churches or religious institutions.

3.17.3.5 Mixed use buildings containing one or more Special Uses.

3.17.3.6 (effective 2/5/21) Planned Elderly Community for Persons Fifty-Five Years of Age or Older in accordance with Section 3.1.6.

3.17.3.7 Accessory buildings or uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing Special Uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.

3.17.3.8 Restaurants with an outdoor customer dining area as defined in Section 11-2.

3.17.3.9 Bed and breakfast establishments.

3.17.3.10 Boarding houses, as provided and regulated in One Family Residential Districts, Section 3.1.2.2 herein.

3.17.3.11 **Boutique Hotels.**

3.17.4 Accessory Uses: The following accessory uses shall be allowed:

3.17.4.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processes are used or sold exclusively on the premises, provided that the area used for such purposes shall be within a completely enclosed building.

3.17.4.2 Off-street parking spaces, garages or lots as long as it is located within or behind the principal use.

3.17.4.3 Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.

3.17.4.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein. Furthermore, the Board may determine that parking located in a publicly owned or managed facility may meet the parking requirements of a particular use.

3.17.4.5 Signs: In accordance with Section 5.3 herein.

3.17.5 Lot and Building Requirements Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.17.5.1 Minimum Lot Requirements:

- (1) Lot Area: 2,000 square feet
- (2) Lot Width: 20 feet
- (3) Lot Depth: 70 feet

3.17.5.2 Minimum Yard and Open Space Requirements:

(1) Principal Uses:

- (a) Front Yard: None required.
- (b) Side and Rear Yards: None required, but at least 4 feet, if provided or as required elsewhere in 3.17.

(2) Accessory Buildings: Front yard: same as for principal uses. Side and rear yards are not required, but shall be at least 4 feet if provided.

(3) Accessory Uses: Front yard: none required. Side and rear yards are not required but shall be at least 4 feet if provided.

(4) Buffer Strip: At least 10 feet adjacent to any Residential District (buildings exceeding 40 feet in height shall be setback 20 feet); except that the Board may reduce the buffer strip at its

discretion, by substituting appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts. Said buffer strips shall be planted in accordance with the requirements of Article V Section 5.14 Landscaping, Screening and Buffer Area Standards.

3.17.5.3 Building Requirements:

- (1) Height: No building or structure shall exceed 40 feet in height. A building providing 10% affordable housing in accordance with CGS 8-30g shall have a maximum height of 60 Feet.
- (2) Floor Area Ratio: A maximum of 4.0 FAR, including accessory parking garages and structures based on the gross floor area of all structures. The gross floor area shall not include an underground parking area.

3.17.5.4 Design Guidelines:

- A) All buildings and other improvements shall be constructed in accordance with the Milford Center Design Development District Guidelines attached hereto as Appendix A, Landscape Standards 5.14 and Architectural Standards section 5.16.
- B) Where practical in mixed use and multi-family buildings of 20 or more dwelling units, Private balconies and roof tops are encouraged as private open space.

3.17.6 **Prohibited Uses:** The following uses shall be expressly prohibited:

3.17.6.1 Drive-in or drive-thru windows or service.

3.17.6.2 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire; or for the storage of unregistered vehicles.

3.17.6.3 No principal warehouse or storage; junkyard; or principal outside storage yards shall be permitted.

3.17.6.4 No trucking distribution centers or other principal terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

3.17.6.5 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.

3.17.6.6 No hotels or motels shall be permitted except in accordance with **3.17.2.12**

3.17.6.7 Any building or use which will not comply with the Performance Standards of Section 5.11 shall be prohibited.

3.17.6.8 (effective date 8/30/19) Self Storage uses and facilities are prohibited.

3.17.6.9 No Smoke shops shall be permitted.

3.17.6.10 No Health spas or massage parlors are permitted.

3.17.6.11 Taverns shall be prohibited.

3.17.6.12 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing and/or detailing establishment or other similar use shall be permitted, including accessory gasoline stations.

REASON FOR CHANGE:

To provide opportunities for increased economic development and housing.

A petition for substantially the same change in regulations has previously been filed:

Yes: ☒ No: ☐ If yes, date of hearing: 5/6/2025

This regulation change is proposed by: David B. Sulkis, City Planner

Cc: J. Quish, Chairman P&Z



SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS

Planning for Our Region's Future

South Central Regional Planning Commission (RPC): Referral Submission Form

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

Municipality: East Haven	Date Sent: August 7, 2026	Public Hearing Date: September 2, 2026
Subject: Text Amendment to Zoning Regulations		
Referral is From (Select one):	☐ Private Applicant – Applicant Name:	
	☒ Town/City Planning Department or the Planning and Zoning Commission	
Preferred Municipal Contact for this Referral:		
Name: Joseph Budrow	Phone Number: 203-468-3349	Email: jbudrow@easthaven-CT.gov

Statutory Responsibility (Select Below):	
☒	Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
☐	Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
☐	Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities
☐	Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)
☐	Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary

Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral	
☐	Material sent via "Certified Mail - Return Receipt Requested" to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
☒	Material sent via Email to: rpc@scrcog.org
☐	This application has been previously submitted for RPC Review. If checked, on what date:

For any questions, please email rpc@scrcog.org.

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

www.scrcog.org T (203) 234-7555 F (203) 234-9850 rpc@scrcog.org



SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS

Planning for Our Region's Future

South Central Regional Planning Commission (RPC): Referral Submission Form

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

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Preferred Municipal Contact for this Referral:		
Name: Joseph Budrow	Phone Number: 203-468-3349	Email: jbudrow@easthaven-CT.gov

Statutory Responsibility (Select Below):	
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☐	Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region
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127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrcog.org T (203) 234-7555 F (203) 234-9850 rpc@scrcog.org

Referral 2.4. Town of East Haven.

Subject: Town of East Haven. Proposed zoning text amendments on tobacco and liquor shops and auto shops. Received: August 7, 2026. Public Hearing: September 2, 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 East Haven is proposing a zoning text amendment around tobacco and liquor shops and a private applicant is proposing a zoning text amendment around auto shops. The Town of East Haven is looking to protect the health and safety of their residents by restricting where and the number of tobacco and liquor stores in Town. The existing regulations around liquor stores would be changed to add that liquor stores would have to be a minimum of 1,500 feet apart in order to limit the number and the concentration of stores in Town. New text would be added restricting tobacco stores to CA-1 and CB-2 districts and would limit the number of stores allowed to operate at any given time to five. Restricting these stores to commercial districts would prevent the stores from operating in more residential areas in Town. Additionally, a private applicant is looking to add “business that specializes in automobile modifications” as an allowed use in LI-1 and LI-2 districts, districts near the interstate and in the commercial part of the Town. Both zoning text amendments would not cause inter-municipal impacts because surrounding municipalities already have similar restrictions on tobacco and liquor stores and auto shops are not a heavy traffic generating business that would cause impacts to surrounding municipalities. Any licenses that auto shops will have to obtain in order to operate would ensure that there’s no negative impact to the health of the Long Island Sound.

Communication:

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

WRITTEN STATEMENT

In an effort to promote public health and safety within the Town of East Haven, the proposed text amendment provides a cap on stores that principally sell tobacco products, vapor products, CBD products, and accessories. At Town with a limited network of streets can only be open to a limited amount of business that provide the same product type. Especially, a product that is harmful to people's health and general welfare.

In East Haven, there are currently 6 known "smoke shops." The locations fall within three different zoning districts. Three of the stores are in a CA-1 zoning district, two are in a CC zoning district, and two are in a CB-2 zoning district. The stores are listed below with their address and zoning district.

1. Smoker's Discount World	939 Foxon Road	CB-2
2. Cigar Vault	96 Frontage Road	CC
3. Puff City	228 Main Street	CA-1
4. King's Smoke Shop	591 Main Street	CC
5. Tobacco Express	320 Main Street	CA-1
6. Smokers Land	674 Coe Avenue	CB-2

The proposed amendment to the Zoning Regulations also adds a definition for liquor outlet, as defined by the State of Connecticut.

SECTION 42A

RETAIL SELLING OF ALCOHOLIC BEVERAGES

42A.1 INTENT and PURPOSE: These Regulations are intended to prevent any concentration of retail stores that sell alcoholic beverages, and to protect the health, safety, general welfare, property values and quality of life in the Town of East Haven.

These regulations shall apply to the location of any business where alcoholic liquor, wine, beer or ale is sold at retail, for consumption off the premises ~~under~~ **with a valid Package Store Permit, Package Store Beer Permit, Druggist Permit or Druggist Beer Permit Only**, which business is hereinafter referred to as a “liquor outlet”, and which Permit shall be issued by the Liquor Control Commission of the State of Connecticut.

Attention should be given to Chapter 4 of the Code of Ordinances of the Town of East Haven for further regulation of alcoholic beverages.

42A.2 RETAIL SELLING of ALCOHOLIC BEVERAGES: No land, building or other structure shall be used for the retail selling of alcoholic beverages for off the premises consumption except in accordance with the requirements of **Sections 42A.1 through 42A.10** of these regulations; and unless such retail selling is a permitted use in the district in which the land, building or structure/premises is located.

42A.3 LOCATION: No land, building or premises, which prior to the effective date of these Regulations, is not the site or location of a liquor outlet, shall thereafter be used in whole or in part for a liquor outlet if such entrance to said liquor outlet would be within 500 feet to the entrance to a church, and/or place of worship and/or any school and/or educational facility, park or playground and/or any Adult Oriented Business.

No land, building or premises, which prior to the effective date of these Regulations, is not the site or location of a liquor outlet, shall thereafter be used in whole or in part for a liquor outlet if such entrance to said liquor outlet would be within 1,500 feet to the entrance to an entrance of another liquor outlet, (as defined in Sections 7 and 47) measured as hereinafter specified:

42A.4 MEASUREMENT: Said 500 -foot **or 1,500-foot** distance shall be the shortest total horizontal distance that can be measured in the following manner:

Beginning at the midpoint of the principal outside public entrance door of the liquor outlet, or portion of the building, wherein is proposed to be located a liquor outlet,

Thence, in one or more straight lines, measured within the lot on which such liquor outlet is proposed to be located, the shortest outdoor distance to a point of intersection with a street line of a Town or State highway/road, which street line is also a property line of the lot on which such liquor outlet is proposed to be located.

Thence, along the street lines of a Town or State highway or road, except limited access State highways, or along one or more straight lines within the right-of-way lines of such Town or State highway or road, or a combination of such lines, the shortest measurable distance to a point that is located on a street line which is also a property line on which is located another liquor outlet, a church, place of worship, school or educational facility, park or playground, or adult oriented business.

42A.5 DISCONTINUANCE: If any existing liquor outlet, which shall be located within a 500-foot distance of a church, place of worship, school and/or educational facility, park or playground or an adult oriented business, as defined in these regulations, shall be discontinued with the intent to abandon, for a period of thirty (30) days; such liquor outlet shall not be resumed except in conformity to Section 42A.

If any existing liquor outlet, which shall be located within a 1,500-foot distance of another liquor outlet, as defined in these regulations, shall be discontinued ~~with the intent to abandon~~, for a period of thirty (30) days; such liquor outlet shall not be resumed except in conformity to Section 42A.

42A.6 APPLICATIONS: Nothing in this Section shall be construed to deny any applicant who has duly applied for a Permit to the Liquor Control Commission before the effective date of this Section, from thereafter receiving such Permit pursuant to said application for any land, building or premises in the Town of East Haven. Land, buildings or premises used pursuant to a permit applied for and received as stated in this paragraph shall be subject to all of the provisions of this Section in the same manner as if they had been in use under such Permit on the effective date of the adoption of this Section.

42A.7 SHOPPING CENTERS: Notwithstanding the provisions of this Section, one (1) liquor outlet may be located in a shopping center having a gross floor area for retail stores of 50,000 square feet or more, provided that such shopping center was constructed as a “single design unit”.

42A.8 GROCERY STORE BEER PERMITS in SHOPPING CENTERS: Notwithstanding the provisions of this Section; and notwithstanding the provisions of Subsection 42A.7, limiting to one (1), the number of liquor outlets in a shopping center as therein defined, any business meeting the definition of a “grocery store”, as set forth in Section 30-1 of Chapter 545 of the Connecticut General Statutes, and occupying a gross floor area of 15,000 square feet or more, in any shopping center as defined in Subsection 42A.7, shall be permitted to secure a “grocery store beer permit” in any such shopping center as of the date of adoption of this subsection; and shall preclude the establishment of any other liquor outlet in such shopping center unless such other liquor outlet is located in full compliance with the distance restrictions set forth in Subsection 42A.3.

42A.9 Existing Shopping Centers: Notwithstanding the provisions of this Section (Section 42 A), any business meeting the definition of “grocery store”, as set forth in Section 30-1 of

Chapter 545 of the Connecticut General Statutes, as amended, shall be allowed to have a “grocery store beer permit” if all of the following conditions are met:

- 42A.9.1** Said grocery store occupies a gross floor area of 15,000 square feet or more.
- 42A.9.2** Said grocery store business is located in a shopping center meeting the requirements of Subsection 42.A.7, and:
- 42A.9.3** Said grocery store business has not held a previously issued “grocery store beer permit” for the location in question at any time during the one-year period ending on the date of the request for the aforesaid “grocery store beer permit”, pursuant to Subsection 42.A.8.

If all of the foregoing conditions are met, then said business shall be allowed to have a “Grocery Store Beer Permit” even though another liquor outlet may already hold a permit.

42A.10 New Shopping Centers: Notwithstanding anything contained in Subsection 42A.1 through 42A.5 inclusive; there may be located in any shopping center which is constructed after the date of the adoption of this Section (42A and B), and which meets the parameters set forth in Subsection 42A.7, both one (1) liquor outlet, holding a grocery store beer permit and one (1) other liquor outlet is permitted.

SECTION 42B

NEW!!

RETAIL SELLING OF TOBACCO PRODUCTS, VAPOR PRODUCTS, CBD PRODUCTS, AND ACCESSORY ITEMS

42B.1 INTENT and PURPOSE: These Regulations are intended to prevent any concentration of retail stores, where the principal sale of tobacco, vapor products, CBD products, and accessory items for the ingestion of such products, are sold exclusively, and to protect the health, safety, general welfare, property values and quality of life in the Town of East Haven.

No land, building or other structure shall be used for the principal retail selling of products related to tobacco, vapor products, CBD products, and accessory items except in accordance with the requirements of Sections 42B.1 through 42B.7 of these Regulations; and unless such retail selling is a permitted use in the district in which the land, building or structure/premises is located.

The following regulations shall apply to the location of any business where the principal retail selling of products related to tobacco, vapor products and/or accessory items which business is hereinafter is referred to as a “smoke shop” or “CBD store.”

42B.2 ZONING DISTRICTS: Smoke shops and CBD stores shall be a permitted use within CA-1 and CB-2 zoning districts.

42B.3 DEFINITIONS:

42B3.1 CBD - or, cannabidiol, is a nonpsychotropic compound by the same name.

42B.3.2 Smoke Shop/CBD Store - A retail store, may also be referred to as a vape shop, that principally sells cigarettes, cigars, other tobacco products, e-cigarettes, vapor products and accessories, or any other product related to the ingestion of addictive chemicals.

42B.3.3 Tobacco Product – Any product, regardless of form, that is made from or otherwise contains tobacco, but shall not include any cigarette, as defined in CGS Chapter 14 Section 12-285, any electronic nicotine delivery system, as defined in CGS Chapter 420g Section 21a-415, or any vapor product, as defined in CGS Chapter 420g Section 21a-415.

42B.3.4 Vapor product - Any product that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, to produce a vapor that may include nicotine and is inhaled by the user of such product. “Vapor product” does not include a medicinal or therapeutic product that is (A) used by a

licensed health care provider to treat a patient in a health care setting, (B) used by a patient, as prescribed or directed by a licensed health care provider in any setting, or (C) any drug or device, as defined in the federal Food, Drug and Cosmetic Act, 21 USC 321, as amended from time to time, any combination product, as described in said act, 21 USC 353(g), as amended from time to time, or any biological product, as described in 42 USC 262, as amended from time to time, and 21 CFR 600.3, as amended from time to time, authorized for sale by the United States Food and Drug Administration;

42B.4 PROHIBITIONS:

- 42B.4.1** There shall be no more than five approved smoke shops or CBD stores within the Town limits of East Haven at any simultaneous period of time.
- 42B.4.2** The operation of a smoke shop or CBD store shall not sell or distribute cannabis products.
- 42B.4.3** The operation of a smoke shop or CBD store shall not be allowed in a zoning district where the use is not allowed unless the smoke shop or CBD store exists at the time of the effective date of this Zoning Regulation.
- 42B.4.4** The operation of a smoke shop or CBD store shall not have illuminated and/or dynamic signage.
- 42B.4.5** The operation of a smoke shop or CBD store shall not allow on-site consumption of any products that are sold within the store.

42B.5 LOCATION: No land, building or premises, which prior to the effective date of these Regulations, is not the site or location of a smoke shop, shall thereafter be used in whole or in part for a smoke shop or CBD store if said smoke shop or CBD store would be within 500 feet a church, and/or other place of worship and/or any school and/or educational facility, park or playground and/or any Adult Oriented Business (as defined in Sections 7 and 47) measured as hereinafter specified:

No land, building or premises, which prior to the effective date of these Regulations, is not the site or location of a smoke shop or CBD store, shall thereafter be used in whole or in part for a smoke shop if said smoke shop or CBD store would be within 1,500 feet another smoke shop.

42B.5.1 Measurement: Said 500-foot and 1,500-foot distances shall be the shortest total horizontal distance that can be measured in the following manner:

Beginning at the midpoint of the principal outside public entrance door of the building, or portion of the building, wherein it is proposed to be

located a smoke shop;

Thence, in one or more straight lines, measured within the lot on which such smoke shop is proposed to be located, the shortest outdoor distance to a point of intersection with a street line of a Town or State highway/road, which street line is also a property line of the lot on which such smoke shop is proposed to be located;

Thence, along the street lines of a Town or State highway or road, except limited access State highways, or along one or more straight lines within the right-of-way lines of such Town or State highway or road, or a combination of such lines, the shortest measurable distance to a point that is located on a street line which is also a property line on which is located another smoke shop, a church, place of worship, school or educational facility, park or playground, or adult oriented business.

42B.6 APPLICATION PROCEDURES

42B.6.1 All proposals for a smoke shop proposed within a single building, or a multi-tenant building, shall submit an application for a Site Plan Review to the Planning and Zoning Commission.

42B.6.2 Proposals for a smoke shop shall include a detailed statement of use that includes:

- 1) an introduction of the proposed business owner;
- 2) a complete list of the types of products to be sold;
- 3) the hours of operation;
- 4) the number of employees that will be employed.

42B.7 DISCONTINUANCE: If any existing smoke shop or CBD store, which shall be located within a 1,500-foot distance of a church, place of worship, school and/or educational facility, park or playground or an adult oriented business, or within a 3,000-foot distance of another smoke shop, as defined in these regulations, shall be discontinued, for a period of thirty (30) days, a future use for a smoke shop shall not be resumed except in conformity to Section 42B.

Add to DEFINITIONS:

LIQUOR OUTLET - The location of any business where alcoholic liquor, wine, beer or ale is sold at retail, for consumption off the premises.

TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION

East Haven Town Hall, 250 Main Street
East Haven, CT 06512



Petition for a Text Change to the Zoning Regulations

~~X~~

Petition for a Change to the Zoning Map

Name and signature of
property owner or Petitioner:

Ang Reyes


Address:

39 Victoria Road,

Application No:

New Britain, CT 06052

1. This Petition requests a change to the East Haven Zoning Regulations and we submit the attached:
 - A complete draft of the proposed text, or deletion, of a zoning regulation(s).
 - A complete written statement for the reason behind the proposed change to the Zoning Regulations. Any special interests of the Petitioner shall be included in the statement.
2. This Petition requests a change to the East Haven Zoning Map and we submit the attached:
 - A map clearly showing the area to be rezoned and identifying the area's current zone classification and proposed zoning classification.
 - A Statement of Explanation fully explaining the need for the proposed amendment, its consistency with the Plan of Development, and the overall zoning plan for the Town of East Haven, and identifying any benefits the proposal will have to the Town.
 - A list of the names and addresses within the area to be affected, and within 500 feet outside of the area to be affected by such rezoning.
 - A complete written description, by metes and bounds, or courses and distances, of the location for any proposed zoning district line(s).

DRAFT LANGUAGE:

Business that specializes in automobile modifications such as the installation of stereos, car alarms and remote start systems. Also to include the installation of body features and window tinting applications.

PROPOSED ZONING DISTRICTS:

To be allowed in LI-1 and LI-2 Zoning Districts

Statement of Explanation

I respectfully request a text amendment to the East Haven Zoning Regulations to permit businesses specializing in automobile modifications, including the installation of stereos, car alarms, remote start systems, body features, and window tinting applications, within the LI-1 and LI-2 Zoning Districts.

This proposed amendment recognizes the evolving nature of the automotive service industry and would accommodate businesses that provide valuable services to residents and surrounding communities. These businesses are compatible with other light industrial uses and contribute to the local economy by creating jobs, supporting small business growth, and encouraging investment within the Town of East Haven.

Allowing these uses within the LI-1 and LI-2 districts would promote economic development while maintaining consistency with the purpose and character of the Town's industrial zones. In addition, the proposed amendment would expand opportunities for responsible businesses to operate within East Haven and provide convenient access to automotive services for the community.

For these reasons, I respectfully request that the Planning and Zoning Commission approve this proposed amendment.

Ana Reyes
Petitioner