

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
Alex Patino
(Non-Voting)

NORTH BRANFORD
Vacant

NORTH HAVEN
Paul Weymann

ORANGE
Tom Torrenti

WALLINGFORD
Jeffrey Kohan
(Secretary)

WEST HAVEN
Christopher Suggs

WOODBIDGE
Robert Wiznia

Regional Planning Commission

TO: Regional Planning Commission

FROM: Ian McElwee, Regional Planner

RE: RPC Meeting

DATE	September 10 th , 2026	LOCATION	Dockside Brewery, Bridgeport Ave, Milford	DIAL-IN	
TIME	5:15 p.m.	VIDEO ID		DIAL-IN ID	
		VIDEO PASSWORD		DIAL-IN PASSWORD	

Notice: This is an in-person meeting with **no** remote access via Microsoft Teams.

- 1 Administration
 - 1.1 Minutes of the August 13th, 2026 Meeting 2
- 2 Action Items
 - 2.1 Town of Bethany. Proposed Zoning Text Amendment on primary and secondary solar equipment. Received: August 5, 2026. Public Hearing: October 7, 2026. 5
 - 2.2 Town of Woodbridge. Proposed Zoning Text Amendment on after-school programs. Received: August 5, 2026. Public Hearing: October 5, 2026. 10
 - 2.3 Town of Orange. Proposed Zoning Map Amendment for 180 Boston Post Road. Received: August 11, 2026. Public Hearing: September 15, 2026. 17
 - 2.4 Town of Guilford. Proposed Zoning Text Amendment regarding PA 25-1 compliance. Received: August 14, 2026. Public Hearing: October 7, 2026. 32
 - 2.5 City of Milford. Proposed Zoning Text Amendment regarding residential properties along the Long Island Sound. Received: July 23, 2026. Public Hearing: September 2026. 37
- 3 Other Business
 - 3.1 SCRCOG Metropolitan Transportation Plan Presentation
 - 3.2 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, August 13th 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: Kyle Dwyer, New Haven City Plan

Staff Present: Ian McElwee

1. Administration

1.1 Minutes of the July 9th, 2026 Meeting

Motion: Curry. Second: Weymann

Vote Passed: Unanimously

2. Action Items

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

McElwee provided an overview of the Wallingford Plan of Conservation & Development and explained how it aligned with the Regional POCD. He provided a background on the plan and described how the intersection of housing, economic development, natural resources, and transportation goals and strategies fits the work and goals that the COG is undertaking and envisions for the region. He applauded the Town for incorporating the goals and objectives of other regional plans such as the Hazard Mitigation Plan and the MTP while crafting a plan that fits the municipality. Commissioners expressed their enjoyment of the plan as well.

Motion: Wiznia. Second: Leckman.

Abstain: Kohan

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

Vote Passed: Unanimously

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

McElwee reviewed the referral and explained that two properties on a residential street are currently zoned as business because they abut the Amity business district in Town. He explained that the problem with this is that they are separated from the properties in the business district by a steep slope, so the only way to access these properties is from a residential street where all properties are zoned as residential. He finished by saying that the properties' owners want to change the zoning of the properties to residential so they might want to develop them into additional housing units. He said that this change wouldn't have an impact on the region as two single family units is not considered detrimental.

Motion: Snow. Second: Leckman.

Abstain: Wiznia

Vote Passed: Unanimously

2.3 City of Milford. Proposed Zoning Text Amendment for CDD-2 districts in Devon.
Received: July 17, 2026. Public Hearing: August 2026.

McElwee explained that the City of Milford is preparing to revise their zoning regulations for CDD-2 districts in the Devon neighborhood to allow boutique hotels as well as smaller homes at greater density than before. He explained that this will help promote additional economic development and support additional housing growth in the neighborhood and city. He finished by stating that this zoning change won't have any inter-municipal impact or an impact to the Long Island Sound, further stating that any possible impact would be to the traffic of Stratford, but he saw this as very unlikely.

Motion: Weymann. Second: Wiznia

Abstain: Satti

Vote Passed: Unanimously

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.

Regional Planning Commission

McElwee reviewed two zoning text amendment referrals from the Town of East Haven with the commission. He explained that the first one would limit tobacco and liquor shops to only certain commercial districts, would limit their location based on distance between each other and certain properties such as places of worship and schools, and would limit the number of shops that could operate in the Town at any given time. He explained that this is in line with how other municipalities in our region approach tobacco and liquor stores and would ensure that these businesses could still operate but wouldn't overwhelm the Town. Second, he explained that a private applicant is asking the Town to add autobody shops to approved uses within two commercial districts. He explained that this would promote economic development and wouldn't cause excess traffic. Finally, he stated that this wouldn't impact the Long Island Sound as permitting these businesses would require safeguards already in place by the State.

Motion: Leckman. Second: Kohan

Motion Passed: Unanimously

3. Other Business

McElwee reminded everyone that the September meeting will be in-person in Milford and that he is working to secure a location. He also reminded the commission that SCRCOG is working to secure two consultants for the Regional HMP update as well as the Regional POCD update, both due in 2028. He said that more is coming for those projects.

Adjourn: Curry

Referral 2.1. Town of Bethany

Subject: Town of Bethany. Proposed Zoning Text Amendment on primary and secondary solar equipment. Received: August 5, 2026. Public Hearing: October 7, 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 modify their zoning regulations to provide further clarifications around solar panels and associated equipment. Under the proposed regulation change, the Town would separate primary and secondary solar equipment with primary being the equipment that is the primary use of a parcel, i.e. a solar field. Meanwhile, secondary solar equipment would include roof mounted or ground mounted solar panels on residential or business properties that already contain a house or business. The Town will now allow secondary solar equipment in residential and business/industrial districts by approval of the zoning enforcement officer, and primary solar equipment will be allowed in business/industrial districts by special permit. The regulation changes also include site plan information for these changes and a requirement of at least one unpaved parking space for primary solar properties. These changes in their zoning regulations will not cause an inter-municipal impact because it will still allow for solar arrays to be constructed in the Town, but with greater control over the location and the site plans required for such developments. It will also have a positive impact to the health of the Long Island Sound because it will better preserve open space in residential districts.

Communication:

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

Bethany Zoning Ordinance (Excerpts)

Section 2 [Definitions]

Primary Solar Energy Equipment. Solar Energy Equipment that is proposed as a primary use on a property or designed to produce energy for consumption off-site.

Solar Energy Equipment. Items including panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations used for or intended to be used for collection of solar energy ~~in connection with a building on residential or commercial property.~~

Secondary Solar energy equipment located in conjunction with a building on a residential or commercial property where ~~and~~ its use is accessory to the principal use of the property.

Section 5.3 Permitted Uses – Residential Zones

L. Use of solar energy equipment as defined in Section 2 is encouraged in the Town of Bethany. The placement of the solar energy equipment on roofs of principal buildings is also encouraged.

1. Zoning permits for roof mounted and ground mounted secondary solar energy equipment which fully complies with required setbacks may be issued by the Zoning Enforcement Officer. Zoning approval for ground mounted secondary solar energy equipment which does not meet the established setback requirements for accessory structures in the applicable zone may only be approved by the Commission after submission of information as outlined below. . . .

Section 6.1 Permitted Uses – Business & Industrial Zones

D. Use of solar energy equipment as defined in Section 2 is encouraged in the Town of Bethany. ~~The placement of the solar energy equipment on roofs of principal buildings is also encouraged~~ and regulated as follows.

1. Zoning permits for roof mounted and ground mounted secondary solar energy equipment which fully complies with required setbacks may be issued by the Zoning Enforcement Officer. Zoning approval for primary solar energy equipment or for secondary ground mounted solar energy equipment ~~which does not meet the established setback~~

~~requirements for accessory structures in the applicable zone~~ may only be approved by ~~Special Use Permit the Commission~~ after submission of information ~~to the Commission~~ as outlined below.

2. Placement of ~~Secondary~~ Solar Energy Equipment is not permitted within the required front yard setback unless it is adequately screened from view from the public way so as to preclude any glare from the equipment which would adversely impact the vision of motorists on the public way. It is understood that this equipment may on occasion, be visible from the public way even if located in the side or the rear yard.

3. If the ~~Secondary S~~solar ~~Ee~~energy ~~Ee~~equipment is unable to be located on the roof of the principal structure as is preferred, placement of ground mounted ~~secondary~~ solar energy equipment in the required side or rear yard may be permitted only if the equipment is located a minimum of one half the required setback for a structure in the subject zone from the property line or a distance equal to the height of the accessory structure whichever is greater. ~~Unless it is adequately screened from view from abutting residential properties, Primary solar energy equipment must be located a minimum of one half the applicable side or rear yard setback for a structure in the subject zone from the property line.~~ The solar energy equipment must be adequately screened from view of residential neighbors by appropriate vegetative screening or appropriate and adequate solid fencing. Any proposed fencing must comply with all applicable height requirements. Natural colored fencing is preferred.

4 . . .

5. The Zoning Enforcement Officer ~~or Commission, as applicable~~, prior to issuing a zoning permit for the placement of any solar energy equipment, shall be provided with any requested information in regard to proving compliance with this section. This information may include, but shall not be limited to:

a. <no changes>

b. <no changes>

c. ~~A Site Plan consistent with the requirements of Section 9.1.1 except:~~

i. ~~Minimum setbacks and perimeter landscaped area requirements may be reduced where the Commission determines that the solar energy equipment is adequately screened from residential parcels and the public way so as to preclude any glare from the equipment which would adversely impact the vision of motorists on the public way. It is~~

understood that this equipment may be visible from the public way and/or surrounding properties.

- ii. The Commission may waive the requirements of 9.1.1 (H) Drainage and Runoff Control) and 9.1.1 (O) (Erosion and Sediment Control) if Applicant submits an Erosion and Sediment Control Plan that demonstrates compliance with the current Connecticut Department of Energy & Environmental Protection (“DEEP”) General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, including but not limited to Appendix I— Stormwater Management at Solar Array Construction Projects (“General Permit”).
- iii. Solar panels shall not be considered when calculating Total Ground Coverage pursuant to Section 9.1.1(L)
- iv. The Commission may waive some or all of the requirements of Section 9.1.1(N) (Perimeter and Parking Lot Landscaping Requirements) where it determines that such a waiver is appropriate, taking into account visibility of the solar energy equipment; the zoning where the solar energy equipment will be located; and actual use of surrounding properties.

d. An as-built plan showing the actual location of any installed solar energy equipment. If the equipment is not installed as permitted, the Zoning Enforcement Officer may order its removal and/or relocation as appropriate.

Section 9.5 Parking and Loading Standards

9.5.1 Off-Street Parking and Loading Requirements.

No changes (A) . . .

- 1. <no changes>
- 2. <no changes>
- 3. <no changes>
- 4. <no changes>
- 5. <no changes>
- 6. <no changes>
- 7. <no changes>

8. Primary Solar Energy Equipment facilities: At least one unpaved parking space.

[no further proposed changes]



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: 8/5/26	Public Hearing Date: 10/5/26
Subject:		
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 Text Amendment on after-school programs.
Received: August 5, 2026. Public Hearing: Octobre 5, 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:

A private applicant is petitioning the Town of Woodbridge to amend their zoning regulation that lists exceptions when placing businesses with liquor licenses in the Town's business districts. Currently, siting businesses that require liquor licenses, there is a 300 foot exclusion zone from schools or educational facilities, including after-school facilities. The applicant noted that in 2024, the Town removed places of worship and teen centers from this exclusion. The applicant is looking to open a wine bar on a property in the central business district and is within 300 feet of an after-school facility and would like the Town to remove these types of businesses from the 300 foot exclusion. This change will not cause a negative inter-municipal impact because there are no after-school programs in Haven within 300 feet of the Town Line, and any properties that are would be unlikely candidates for re-development into an after-school program due to the location of Route 15 and other high volume and disruptive businesses. This will also have no 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
WOODBIDGE, CONNECTICUT 06525

TEL. (203) 389-3406

August 5, 2026

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

Re: Proposed Zoning Regulation Revisions ~ Town of Woodbridge

Dear Mr. McElwee,

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 (TPZ) will hold a public hearing in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, on Monday, October 5, 2026, beginning at 6:30 p.m. with respect to the attached application for an amendment to the Town of Woodbridge Zoning Regulations.

The foregoing application has been submitted to the TPZ by Kimberly Kunzik. A PDF of Ms. Kunzik's letter of application and letter of support of her application are attached.

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.

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

Very truly yours,

Kristine Sullivan, Woodbridge Land Use Analyst

August 3, 2026

Woodbridge Town Planning & Zoning Commission,

My name is Kimberly Kunzik. I grew up nearby in Seymour and have spent most of my adult life in New Haven, primarily in the Westville neighborhood. For the past seventeen years, I have worked at the highest levels of Connecticut's wine industry, serving almost exclusively in management roles. My experience spans every aspect of the business—from retail and restaurant operations, to international wine sourcing and importing, as well as wholesale distribution supplying artisanal wines to many of our state's premier wine retailers. In addition, I currently provide private wine cellar consulting, purchasing exceptional wines for my clients, often from out-of-state retailers or specialty wine shops throughout other areas of Connecticut. My goal is to bring that business—and that level of expertise—to the Town of Woodbridge by opening a boutique wine shop unlike any other in the area. Before I can move forward, however, I need your assistance.

With the support of several generous investors, this project is already fully funded. My business plan is in its final stages, and I am ready to bring this vision to fruition. My partners are eager to move forward as quickly as possible, but before I could reasonably sign a lease and begin building out the space, I need confidence that obtaining a liquor permit at the proposed location will be possible.

The site I have selected is the front 1,000 square feet of the long-vacant building at 180 Amity Road. Following the 2024 zoning amendments removing the church and teen center restrictions, the only remaining obstacle is the language in Section 3.3 regarding "after-school programs," due to the presence of 10selden nearby. I respectfully ask the Commission to consider removing that phrase, as doing so would eliminate the final zoning barrier preventing this property from being approved for a retail wine shop.

I believe this amendment would allow for the establishment of a successful, woman-owned small business that complements—not competes directly with—the area's existing community. My concept is fundamentally different from larger package stores such as Amity Wine & Spirit Co. and the numerous retailers along Whalley Avenue. Rather than focusing on high-volume, mass-market products, my shop will specialize in a thoughtfully curated selection of fine wines, artisanal spirits, and distinctive bottles for collectors, gift-buyers, enthusiasts, and customers seeking products they cannot easily find elsewhere.

I have already spoken with Linda Cohen of 10selden, along with several neighboring property owners, and no one has expressed any concerns or conflicts of interest. On the contrary, everyone I have spoken with has been enthusiastic about seeing a new business join the neighborhood. At the October hearing, I intend to present letters of support from each party, at which point I will readily apply for a town permit for retail wine and liquor sales.

I would also note that this same address has previously operated with a restaurant liquor permit as well as New England Brewing Company's former brewery and brewpub, both of which were

located even closer to 10selden than my proposed storefront would be. My entrance would face Amity Road, and the property would include substantial privacy screening with mature vines to further separate the businesses.

I have maintained TIPS certification since 2010, voluntarily completing recertification every three years to stay current on responsible alcohol sales, age verification, and safe serving practices. I intend to operate my business with that same level of professionalism, responsibility, and care. Beyond protecting the business and career I have worked so hard to build, I have every intention of being a respectful and conscientious member of the Woodbridge community. In fact, I hope to rent an apartment nearby so I can fully invest myself in the town. Naturally, I want the same safe, quiet, and welcoming environment for myself that any resident would.

I carefully evaluated other commercial properties throughout Woodbridge, but none offered the combination of parking, visibility, safety, and interior space necessary for this concept. My vision includes educational tastings, wine classes, and community events that simply would not be feasible in many of the available storefronts. Likewise, I would be uncomfortable operating alone in a commercial plaza that becomes isolated after dark. The available properties on Lucy Street, Bradley Street, Litchfield Turnpike, and elsewhere along Amity Road are not well suited for a boutique wine shop of this nature.

My investors have already suggested relocating the business to another nearby community, but I remain committed to Woodbridge because I believe strongly in the potential of this location and in what this business could contribute to the town. I believe Woodbridge deserves an independent, destination-style wine shop that can thrive for decades by offering something genuinely distinctive rather than competing solely on price.

After seventeen years in this niche facet of the alcohol industry, I am uniquely qualified to build and operate a responsible, community-focused fine wine shop that would be an asset to Woodbridge. More than a business opportunity, this is my dream. I respectfully ask the Commission to approve this amendment so I may begin turning that dream into a reality.

Thank you very much for your time and consideration,

Sincerely,

A handwritten signature in cursive script, reading "Kimberly Kunzik", written in dark ink on a light yellow rectangular background.

Kimberly Kunzik
kimberlykunik@gmail.com
203-906-9875

RECEIVED

AUG 03 2026

Land Use Agencies
Town of Woodbridge

Date: 8/3/26

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 of the
Zoning Regulations for the Town of Woodbridge
Section 3.1.HH.3(a)(i) To allow limited residential uses in the BI Zone

Dear Town Plan and Zoning Commission Members,

This letter is to serve as an application by Kimberly Kunzik, for an amendment of:
Section 3.1.HH.3(a)(i) of the Zoning Regulations for the Town of Woodbridge as provided by
Section 9 of those Regulations.

The proposed changed to section 3.1.HH.3.(a)(i) is to delete the reference to "after-school
programs" as shown in red in below.

Distance requirement.

(a)

Except for restaurants in the B, BI, GB, GBA, and Dev 1 Zones operating under
Connecticut General Statutes, businesses in the BI, GB, GBA, and Dev 1 Zones operating
under a manufacturer of beer permit under C.G.S. § 30-20(b), and golf clubs including a
catering hall of not more than 3,500 square feet in size and/or restaurant and/or
concession stand operating respectively under Connecticut General Statutes, no building
or premises shall be used, and no building shall be erected or altered, for use as a liquor
establishment if any part of such building or premises is situated on any part of a lot
within a 300-foot radius in any direction of any lot used for, or upon which is located any
building used for:

- [i] Any public or private school, or any other educational facility attended by persons
under the age of 18, including, but not limited to, ~~after-school programs~~, pre-
school and day-care facilities, children's museums, camps, and athletic leagues;
- [ii] Any public park; or
- [iii] Any library or community center:

Accompanying this application are:

1. A narrative describing why the proposed amendment is being proposed, Schedule B.
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, I can be contacted at 203-906-9875 (phone) or by email at kimberlykunik@gmail.com.

Very truly yours,

Kimberly Kunzik (applicant signature)

127 Lexington Ave (applicant address)
New Haven, CT 06513

Referral 2.3. Town of Orange

Subject: Town of Orange. Proposed Zoning Map Amendment for 180 Boston Post Road.
Received; August 11, 2026. Public Hearing: September 15, 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 looking to subdivide a property on the Orange/West Haven line and contains a small amount of land in the City of West Haven into two parcels. The property would be subdivided into a parcel that contains a fast food restaurant and is on Boston Post Road. The rest of the existing parcel would continue to contain 0.35 acres of land in West Haven. This subdivision will not cause an inter-municipal impact because there will be no change in land ownership between the land in both municipalities, nor will there be any impact in property access because it will not be possible to build an entrance to the larger property from the West Haven side due to an existing apartment complex. There will also be no impact to the health of the Long Island Sound because no development is taking place.

Communication:

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



Town of Orange, Connecticut

TOWN HALL
617 ORANGE CENTER ROAD
ORANGE, CONNECTICUT 06477-2499

PHONE: (203) 891-4730
FAX: (203) 891-2185
www.orange-ct.gov

June 1, 2026
E-MAIL
imcelwee@scrcog.org

Ian McElwee
SCRCOG
127 Washington Ave. 4th Floor
North Haven, CT, CT. 06473

REFERRAL OF:

SUBDIVISION APPLICATION – Subdivision of 140 Boston Post Road (Assessor's Map/Block/Lot: 44-4-5-1), 142 Boston Post Road (Assessor's Map/Block/Lot: 44-4-5-3), 148 Boston Post Road (Assessor's Map/Block/Lot: 44-4-5-2), and 1 Eagle Place (Assessor's Map/Block/Lot: 44-4-5-A) to reconfigure these existing lots into two (2) reconfigured lots; Total acres 13.6; Zoning Districts C-1 and LI-1; Applicant: TKB Holdings Orange LLC; Property Owner: TKB Holdings Orange LLC.

Dear Mr. McElwee:

This is to inform you that the Town of Orange has received the above referenced application. Copies of the application and associated maps are enclosed with this letter. All application materials and information are on file in the Orange Zoning Department. A Public Hearing on the Subdivision Application is scheduled for Tuesday, September 15, 2026, at the Orange Town Hall, at 7:00 p.m.

(over)

If you have any questions, please contact me on (203) 891-4743.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'S. Hotchkiss', with a stylized flourish at the end.

Stephen Hotchkiss
Zoning Administrator
& Enforcement Officer

enclosures

cc: TPZC Members

O. Weaver, Esq.

J. Zeoli, First Selectman

J. Hammer, Esq.

Revised 2/22

**TOWN OF ORANGE
TOWN PLAN & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

NAME OF APPLICANT: TKB Land Holdings Orange LLC

Mailing Address: 5215 Meadow Court

Ann Arbor, Michigan 48105

Telephone: 242-225-3889 **Email:** Dan@eagleleasing.com

PROPERTY OWNER: TKB Land Holdings Orange LLC

Mailing Address: 5215 Meadow Court, Ann Arbor, Michigan 48105

Telephone: 242-225-3889 **Email:** Dan@eagleleasing.com

TYPE OF APPLICATION: Subdivision x Resubdivision
(Public Hearing required)

Name of (Re)Subdivision N/A

Location 140, 142, 148 Boston Post Road, 1 Eagle Place **Map/Block/Lot** 44/4/5-A, 1, 2 & 3

Total Acres 13.6 **Zoning District** C-1 and LI-1 **Number of lots** 2

Open Spaces/Parks/Playgrounds:

No. of Acres Proposed 0 **Percent of Tract** 0

Payment in Lieu of Proposed: Yes No x

Water Supply: On-site Public x

Sewage Disposal: On-site Central x

Attach the following: Checklist (pages 3 & 4)
 Narrative Statements (page 5)
 Referral Checklist with Signatures (page 6)
 Individual Lot Specifications (page 7)
 List of Abutting Property Owners for Notice (page 8)

**NOTE: FAILURE TO COMPLETE ALL THE INFORMATION REQUESTED
WILL BE AN INCOMPLETE APPLICATION AND GROUNDS FOR
DISAPPROVAL OF THE APPLICATION.**

APPLICATION FEE: Base fee of \$750, plus \$55 per lot

\$ 860

PLEASE MAKE CHECK PAYABLE TO: TOWN OF ORANGE

PLEASE SUBMIT SIX (6) COPIES OF ALL MAPS, PLANS, APPLICATIONS, ETC.

NAME/ADDRESS OF LAND SURVEYOR AND PROFESSIONAL ENGINEER:

Engineer:

N/A

Surveyor:

Dean Martin (Martin Surveying Associates, LLC)

201 Christian Lane

Berlin, CT 06037

CT License #

CT License # 70147

Phone #

Phone # 860-832-9328

Email

Email dmartin@martinsurvey.com

**Name/Address of Individual designated
to receive all official correspondence
concerning the Application:**

Attorney Joseph Hammer (MacDermid, Reynolds & Glissman PC)

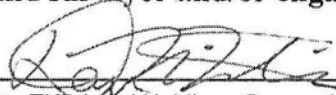
110 Whitney Avenue

New Haven, CT 06510

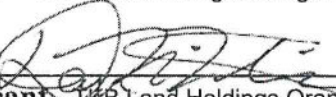
Phone # 203-777-1001

Email jhammer@mrqlaw.com

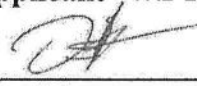
All maps and plans submitted for formal consideration must conform to the standards specified on Schedules A and B of the Subdivision Regulations and be signed, stamped, and sealed by the land surveyor and/or engineer, as applicable.

(Signed) 

Owner - TKB Land Holdings Orange LLC

(Signed) 

Applicant - TKB Land Holdings Orange LLC

(Acknowledged and Signed) 

Land Surveyor for Subdivision

All applications including new ground coverage, or alteration of an existing foundation, are subject to submit an as-built survey at the request of the Zoning Enforcement Officer or Building Official upon the completion of said construction or alteration prior to framing

CHECKLIST (to be completed by the Applicant):

A copy of Schedules A and B from the Subdivision Regulations may be substituted and attached hereto, with each line item on the Schedules as checked off as provided or not provided. (Yes; No; NA – not applicable)

Name of Development N/A - Two-Lot Subdivision (Site Plan #)

Proposed Use Continued commercial/industrial (site is developed) (Zoning)

PLEASE CHECK IF THE PLAN COMPLIES OR INDICATE N/A IF NOT APPLICABLE.

- x 1. Title of the (re)subdivision.
- x 2. Name and address of owner, name and address of applicant (developer).
- x 3. Date, graphic scale, north point, Town and State.
- x 4. Existing and proposed property and street lines, the names of all adjacent subdivisions or property owners from the current assessor's records.
- N/A 5. Existing and proposed water courses, ponds, easements and rights-of-way.
- x 6. Proposed lots and lot numbers; existing and proposed open spaces for parks and playgrounds; square footage of all lots and open spaces, and the total acreage of land included in the subdivision.
- x 7. Existing permanent building and structures.
- x 8. Dimensions on all lines to the hundredth of a foot and all bearings or deflection angles on all street lines; the central angle, tangent distance and radius of all arcs.
- N/A 9. The width of all streets, rights-of-way, and easements; street names.
- x 10. Existing and proposed monuments; any Town property line or zoning boundary line.
- x 11. A location map (scale 1" – 500').
- N/A 12. An index map.
- N/A 13. The accurate horizontal relationship of proposed streets to nearby monumented Town streets or State Highways.
- x 14. The words "Approved by the Orange Town Plan and Zoning Commission" with a designated place for the signature of the Chairman and date of signing.
- N/A 15. The words "Approved by the Director of Health" with a designated place for a signature of the Director or Agent.
- N/A 16. Delineate Flood Hazard Areas, Floodways and Base Flood Elevations.
- x 17. Existing zoning in the area together with any zoning boundary lines.
- x 18. Building setback lines or other building restriction lines.
- x 19. Seal and certificate of Registered Land Surveyor.
- N/A 20. Connecticut Department of Transportation Traffic Approval.

- N/A 21. Connecticut Department of Environmental Protection Approval.
- N/A 22. Rights to Drain.
- N/A 23. Environmental Impact Statement.
- N/A 24. Approval from the Inland Wetlands & Watercourses Commission.
- N/A 25. If applicable, an application for Sedimentation and Erosion Control must be filed.
- N/A 26. Underground Utilities must be illustrated on the construction plan and profile or a work print of the construction plans. This includes streetlights and principal appurtenances.

This checklist sheet is intended as an aid to expedite the work of the Town staff, the Town Plan and Zoning Commission, and the applicant. It is not intended as a substitute for, nor does it contain all of the information and requirements in the Subdivision Regulations, Zoning Regulations, and other applicable Town codes, ordinances and procedures.

NARRATIVE IN SUPPORT OF APPLICATION

See Attachment A for a narrative description of the Application.

A. Describe what considerations have been made to obtain solar access on the proposed lots (See Par. 3.12, Subdivision Regulations):

The property is developed with buildings and other improvements, and served by existing utilities. The purpose of the application is to create a separate lot (Lot A) containing the existing building adjacent to the Post Road occupied by a Burger King restaurant. The other lot (Lot B) will contain the existing buildings on the remainder of the property.

B. Describe the proposals for reservation of land for open spaces, parks, and playgrounds or for payment in lieu of, or combined reservation and payment (See Par. 3.13, Subdivision Regulations):

The property, which is zoned commercial and industrial, is already developed with buildings and site improvements, which will remain. No changes are proposed.

Acres to be reserved: N/A Ac.: % of tract: N/A

Relationship to Comprehensive Plan, other guidelines: N/A

Proposal for combined reservation and payment: N/A

Name and address of appraiser proposed: N/A

C. Describe what measures have been taken to minimize disturbance to the environment and what landscaping will be provided in the development area (See also Par. 3.3.2; 3.5.4; 3.5.15; 3.9; 3.11.7; 3.13, etc.)

N/A - property is developed and existing improvements are to remain.

D. If applicable, the development proposal must be submitted to the Orange Inland Wetlands and Watercourses Commission prior to or simultaneously with submission to the Town Plan and Zoning Commission. Briefly describe the status of the Inland Wetlands and Watercourses proceedings:

N/A - no inland wetlands, watercourses or upland review areas are located on the property.

EVIDENCE OF APPLICATION REFERRAL

The following signatures must be obtained prior to submission of the Application to the Town Plan & Zoning Commission. The signatures, however, may be obtained at the time of the review conference, if any, scheduled as provided under Par. 2.4.3g, Subdivision Regulations.

<u>SIGNATURE</u>	<u>DATE</u>
Public Works Director	
Building Official	
Fire Marshal	
Inland Wetlands Officer	
Sanitarian	
Zoning Enforcement Officer	
Traffic Authority	
Conservation Commission	

NOTE: Referral and signing does not imply approval by the Town Officials.

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot # A
Area 27,304 sf

Frontage 200.19 feet
Dimension of Square N/A

Zoning Variance required, if any: N/A

Briefly explain any easements or encumbrances on the lot: Easement in favor of

The United Illuminating Company and The Southern New England Telephone Company. See Survey/Subdivision Map.

APPLICANT NOTICE TO PROPERTY OWNERS

NOTICE has been given, in the manner specified in Par. 2.3.1 of the Subdivision Regulations, to the following property owners, at the addresses listed, who are all of the owners of land adjoining and directly across the street from the subdivision. Current Town Assessor's records may be used for identification of owners and addresses.

	USPS Receipt	or Notice Received by
NAME <u>See attached list</u>		
ADDRESS _____		
NAME _____		
ADDRESS _____		
NAME _____		
ADDRESS _____		
NAME _____		
ADDRESS _____		
NAME _____		
ADDRESS _____		

Attach U.S. Postal Service receipts or copies. Use additional pages as needed.

Certified by Signature of Applicant: _____

Signature of Applicant

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot # B
Area 566,886 sf

Frontage 50.19 feet
Dimension of Square N/A

Zoning Variance required, if any: N/A

Briefly explain any easements or encumbrances on the lot: Easement in favor of The United Illuminating Company and The Southern New England Telephone Company. See Survey/Subdivision Map.

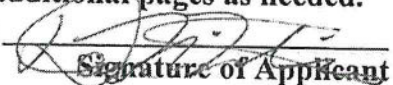
APPLICANT NOTICE TO PROPERTY OWNERS

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	USPS Receipt	or Notice Received by
NAME <u>See attached list</u>		
ADDRESS _____		
NAME _____		
ADDRESS _____		
NAME _____		
ADDRESS _____		
NAME _____		
ADDRESS _____		
NAME _____		
ADDRESS _____		

Attach U.S. Postal Service receipts or copies. Use additional pages as needed.

Certified by Signature of Applicant:


Signature of Applicant

Attachment A to Application for Subdivision

The applicant, TKB Land Holdings Orange LLC (“TKB” or the “Applicant”) submits this application in order to subdivide a 13.6 acre previously developed parcel (the “Property”) into two lots. (The Property has assessor addresses of 140, 142 and 148 Boston Post Road and 1 Eagle Place, with corresponding map/block/lot designations of 44/4/5-A, 1, 2 & 3. Multiple designations appear to have been assigned for property tax purposes because there are multiple buildings on the Property.)

The Property is developed with a Burger King restaurant and associated parking lot fronting Boston Post Road (assessor’s address of 142 Boston Post Road, m/b/l: 44/4/5-3), and two additional buildings to the rear of the Burger King building that contain commercial/industrial uses and paved access and parking areas. The existing buildings have been on the Property for decades and are served by public utilities. The purpose of this application is to create a separate lot for the Burger King building, which essentially functions as a separate lot as it has its own curb cuts to the adjacent Boston Post Road and dedicated parking lot, and is separated from the rest of the Property by a fence. No new construction or physical changes are proposed.

Proposed Lot A, on which the existing restaurant is located, is approximately 27,304 square feet in size and located in a Commercial C-1 zoning district. Proposed Lot A meets the C-1 bulk and density requirements, and parking requirements. The existing non-conforming street line building setback of 44.6 feet will remain unchanged.

Proposed Lot B, which is approximately 13.6 acres in size, is located partially within the C-1 zone and partially within the Industrial LI-1 zone. Proposed Lot B meets the bulk and density requirements of the C-1 and LI-1 zones. (Note: To the extent that the existing parking on Lot B were to be deemed non-conforming, such condition will not be changed or increased as a result of the proposed subdivision. The parking requirement for “warehouses, wholesale business, and truck terminals” of 3 spaces per loading bay and 4 spaces per 1,000 square feet of gross floor area of office has been utilized. However, because the existing bays are used primarily for maintenance of rental trailers and containers, application of the loading bay based standard results in a parking requirement far exceeding the amount of parking needed for the current uses.)

NOTICE LIST

44-4-5

44-4-6

AGREE EASTERN LLC
P.O.BOX 460389 DEPT 125
HOUSTON, TX 77056

44-4-7

ALVANDIAN GABRIEL
700 OCEAN AVE
WEST HAVEN, CT 06516

44-4-4

CIRCSAN LIMITED
185 NW SPANSH RVR BLVD
BOCA RATON, FL 33431

45-4-1

DP ONE TWENTY FOUR A LLC
333 NORTH BEDFORD RD
MOUNT KISCO, NY 10549

44-4-8

ONE HUNDRED SIXTY FOUR
17 TECK RD
BETHANY, CT 06524

33-1-2A

TKB LAND HOLDINGS
5215 MEADOW COURT
ANN ARBOR, MI 48105

33-1-1

TKB LAND HOLDINGS
5215 MEADOW COURT
ANN ARBOR, MI 48105

44-4-5-1

TKB LAND HOLDINGS
5215 MEADOW COURT
ANN ARBOR, MI 48105

44-4-5-2

TKB LAND HOLDINGS
5215 MEADOW COURT
ANN ARBOR, MN 48105

44-4-5-A

TKB LAND HOLDINGS
5215 MEADOW COURT
ANN ARBOR, MI 48105

44-4-5-3

TKB LAND HOLDINGS
5215 N MEADOW COURT
ANN ARBOR, MI 48105

44-2-17A & 44-2-17B

PEP BOYS - MANNY & MOE &
P.O. BOX 1177
MANDAN, ND 58554

44-2-18

ONE HUNDRED THIRTY ONE BOSTON POST LLC
207 MULBERRY LA
ORANGE, CT 06477

APPROVED BY THE ORANGE TOWN PLAN AND ZONING COMMISSION

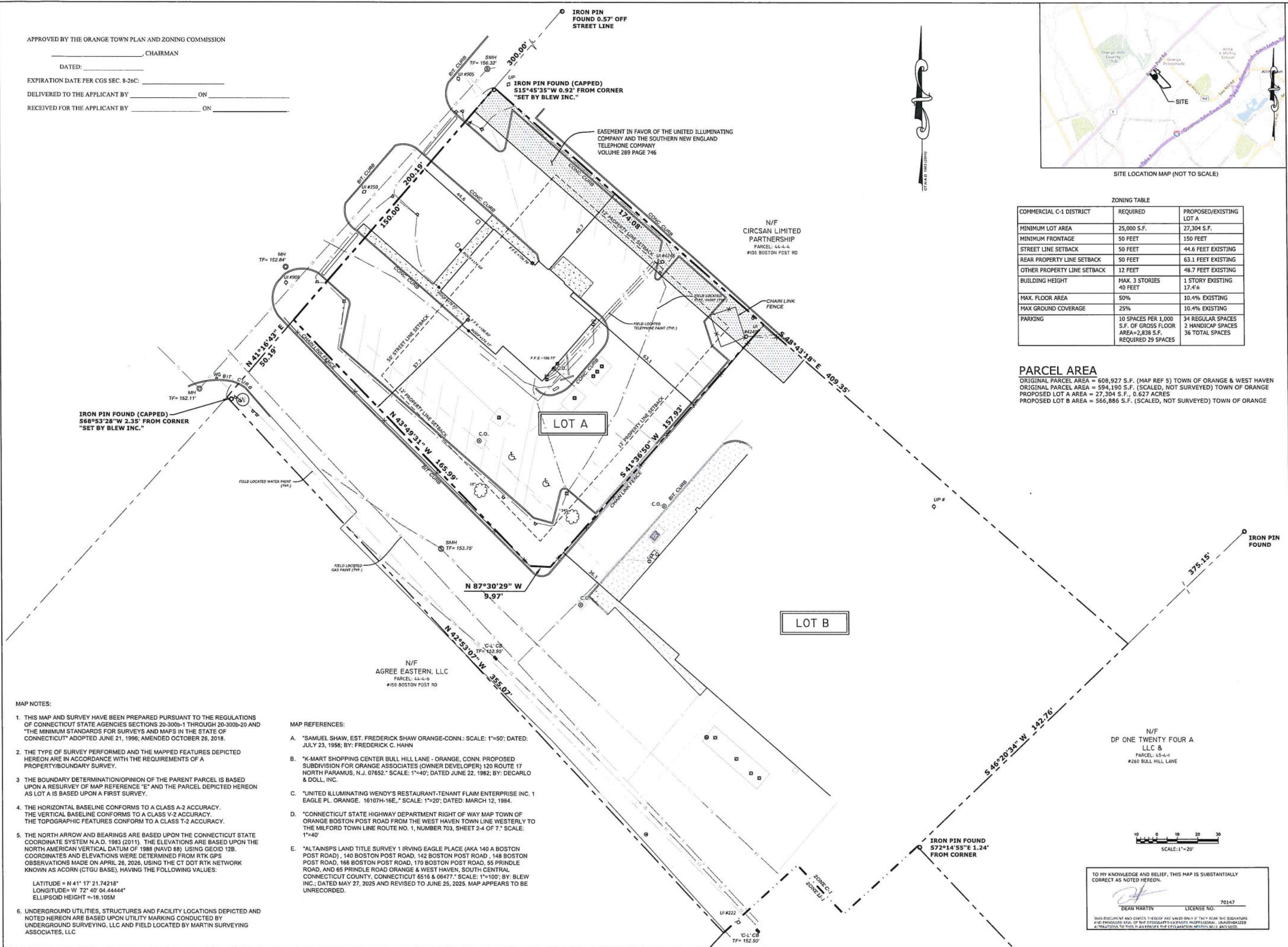
_____, CHAIRMAN

DATED: _____

EXPIRATION DATE PER CGS SEC. 8-26C: _____

DELIVERED TO THE APPLICANT BY _____ ON _____

RECEIVED FOR THE APPLICANT BY _____ ON _____



SITE LOCATION MAP (NOT TO SCALE)

ZONING TABLE

COMMERCIAL C-1 DISTRICT	REQUIRED	PROPOSED/EXISTING LOT A
MINIMUM LOT AREA	25,000 S.F.	27,304 S.F.
MINIMUM FRONTAGE	50 FEET	150 FEET
STREET LINE SETBACK	50 FEET	44.6 FEET EXISTING
REAR PROPERTY LINE SETBACK	50 FEET	63.1 FEET EXISTING
OTHER PROPERTY LINE SETBACK	12 FEET	48.7 FEET EXISTING
BUILDING HEIGHT	MAX. 3 STORIES	1 STORY EXISTING
MAX. FLOOR AREA	50%	10.4% EXISTING
MAX GROUND COVERAGE	25%	10.4% EXISTING
PARKING	10 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA=2,838 S.F. REQUIRED 29 SPACES	34 REGULAR SPACES 2 HANDICAP SPACES 36 TOTAL SPACES

PARCEL AREA

ORIGINAL PARCEL AREA = 608,927 S.F. (MAP REF 5) TOWN OF ORANGE & WEST HAVEN
ORIGINAL PARCEL AREA = 594,190 S.F. (SCALED, NOT SURVEYED) TOWN OF ORANGE
PROPOSED LOT A AREA = 27,304 S.F., 0.627 ACRES
PROPOSED LOT B AREA = 566,886 S.F. (SCALED, NOT SURVEYED) TOWN OF ORANGE

- LEGEND:
- IRON PIN (FOUND)
 - Rebar/Drill Hole (To Be Set)
 - MONUMENT (FOUND)
 - MANHOLE
 - DRAINAGE MANHOLE
 - SANITARY MANHOLE
 - ELEC. MANHOLE
 - TELE. MANHOLE
 - "C" CATCH BASIN
 - "C-L" CATCH BASIN
 - DECIDUOUS TREES
 - EVERGREEN TREES
 - SHRUB/BUSH
 - FLAG POLE
 - TRAFFIC CONTROL BOX
 - SIGN
 - POST
 - LIGHT POLE
 - GUY ANCHOR
 - UTILITY POLE
 - WATER GATE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - TRANSFORMER
 - ELEC. METER
 - MAIL BOX
 - HAND HOLE
 - BUTTON BOX
 - UNIT
 - TRAFFIC LIGHT POLE

- BOUNDARY LINE
- GUARD RAIL
- UNDERGROUND PIPING (San., Stm.)
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE



Surveying Associates, LLC

201 CHRISTIAN LANE BERLIN, CT 06037
860-832-9328
WWW.MARTINSURVEY.COM

REVISIONS:

PROPERTY/BOUNDARY SURVEY
SUBDIVISION MAP
ASSESSOR PARCELS
44/4/5-A, 44/4/5-1, 44/4/5-2, AND 44/4/5-3
142 BOSTON POST ROAD
ORANGE, CONNECTICUT
TKB LAND HOLDINGS ORANGE LLC

MSA PROJECT NO: 28-032

SCALE: 1"=20'

DATE: 5/18/2026

DRAWN BY: SZ

CHECKED BY: DGM

SHEET:

1 OF 1

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DEAN MARTIN LICENSE NO. 70147

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND PHYSICAL SEAL OF THE REGISTRAR'S OFFICE. UNAUTHORIZED ALTERATIONS TO THIS PLAN VIOLATE THE EXPIRATION HEREON NULL AND VOID.



THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

Subdivision

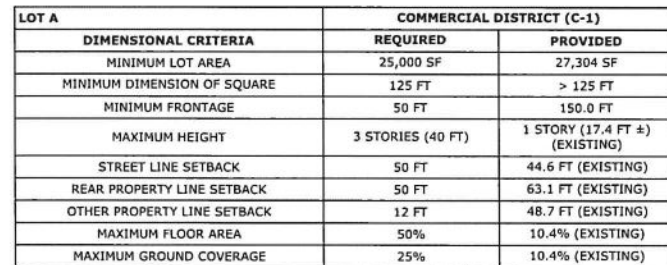
140, 142, 148
Boston Post Road
and 1 Eagle Place
Orange, Connecticut

[illegible]

OVERALL SITE PLAN

SCALE: AS SHOWN

C-101



LOT B	COMMERCIAL DISTRICT (C-1) PORTION		INDUSTRIAL DISTRICT (LI-1) PORTION	
DIMENSIONAL CRITERIA	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.57 AC (25,000 SF)	1.39 ± AC (60,407 ± SF)	2.0 AC (87,120 SF)	11.63 ± AC (506,479 ± SF)
MINIMUM DIMENSION OF SQUARE	125 FT	> 125 FT	200 FT	> 200 FT
MINIMUM FRONTAGE	50 FT	50.19 FT	50 FT	NA (ONLY IN C-1 ZONE PORTION))
MAXIMUM HEIGHT	3 STORIES (40 FT)	1 STORY (< 40-FT) (EXISTING)	40 FT	1 STORY (< 40-FT) (EXISTING)
STREET LINE SETBACK	50 FT	207.8 FT (EXISTING)	50 FT	NA (ONLY IN C-1 ZONE PORTION)
REAR PROPERTY LINE SETBACK	50 FT	NA (ONLY IN LI-1 ZONE PORTION)	35 FT	531.8 FT (EXISTING)
OTHER PROPERTY LINE SETBACK	12 FT	35.3 FT (EXISTING)	35 FT	64.9 FT (EXISTING)
MAXIMUM FLOOR AREA	50%	19.8% (EXISTING)	80%	5.6% (EXISTING)
MAXIMUM GROUND COVERAGE	25%	19.8% (EXISTING)	40%	5.6% (EXISTING)

PARCEL	USE	ZONING REQUIREMENT	REQUIRED	PROVIDED
LOT A	RESTAURANTS	10 SPACES PER 1,000 SQFT OF GROSS FLOOR AREA (2,830 S.F. X 10/1000 = 29 SPACES)	29 SPACES	36 SPACES
LOT B	WAREHOUSES, WHOLESALE BUSINESS, TRUCK TERMINALS	4 SPACES PER 1,000 SQFT OF OFFICE (9,200 S.F. X 4/1000 = 37 SPACES) + 3 SPACES PER LOADING BAY (44 BAYS X 3 = 132 SPACES)	169 SPACES	51 SPACES (EXISTING)

1. DRAWING IS BASED ON SURVEY PREPARED BY BLEW & ASSOCIATES, P.A. TITLED ALTA/NSPS LAND TITLE SURVEY AND DATED 06/25/25 AND AERIAL IMAGERY TAKEN FROM 2025 IMAGERY BY NEARMAPS.COM DATABASE.

Last Saved: 8/4/2026
 Plotted On: Aug 04, 2026-8:53am By: Elundquist
 Title & Band: I:\R15125 Rent-A-Container Network\Drawings\AutoCAD\Sheet\R15125-001-C-XXX-SITE.dwg

Referral 2.4. Town of Guilford

Subject: Town of Guilford. Proposed Zoning Text Amendment regarding PA 25-1 compliance.
Received: August 14, 2026. Public Hearing: October 7, 2026.

Staff Recommendation:

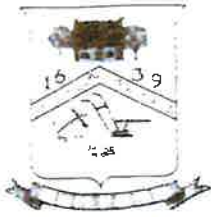
The proposed zoning text amendment does not appear to cause any negative inter-municipal impact to the Towns in the South Central Region nor will there be a negative impact on the habitat or ecosystem to the Long Island Sound.

Background:

The Town of Guilford is amending their zoning regulations to comply with various sections of SS PA 25-1. The Town will add definitions on conservation & traffic mitigation districts, middle housing dwellings, mixed use development, and site plan review/summary review that align with the statewide requirements. They will amend language in the districts that are subject to “transit oriented middle housing,” and they are removing off-street parking minimums for applicable types of housing projects. None of these changes will have a negative inter-municipal impact or an impact to the health of the Long Island Sound because these changes are required statewide from every municipality and align with state legislation.

Communication:

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



TOWN OF GUILFORD
PLANNING AND ZONING COMMISSION

APPLICATION FOR
TEXT CHANGE
(Regulation Amendment)

Date Submitted 10 Aug 2026		App. ID #:
Application Fee:		Paid:
• PZC	\$500	☐
• State Fee	\$60	
• Sign Fee	\$4 each	
(see ZR Section 9.6.B.2.b)		
Three (3) copies of printed materials provided		☐
Electronic copy of materials submitted in PDF format to planning_zoning@guilfordct.gov :		☐
Completed Application Checklist (see below)		☐

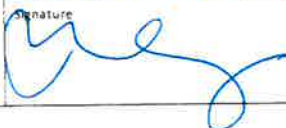
APPLICATION OVERVIEW

(use additional sheets if necessary)

Zoning Reg. Section: MANY	Nature Of Text Change: COMPLY WITH PA 25-01
Statement Of Purpose: THESE TEXT CHANGES ARE TO ALIGN THE TOWN'S REGULATIONS WITH THE RECENTLY ADOPTED STATE STATUTE AS REQUIRED BY LAW.	

APPLICANT / AGENT DATA

☒ check box if same as owner / ☐ provide letter of authorization if acting on behalf of owner)

Name: ANNE HARTON	Mobile #: _____	Office #: 78032
Company: TOWN PLANNER, TOWN OF GUILFORD CT	Email: HARTONA@GUILFORDCT.GOV	
Working Address: PLANNING & ZONING 50 BOSTON ST / TOWN HALL SOUTH GUILFORD CT 06437	Signature:  Date: _____	

OWNER OF RECORD

(use additional sheets if necessary)

Name: H/A	Mobile #: _____	Office #: _____
Company: _____	Email: _____	
Working Address: _____	Signature: _____ Date: _____	

Application Checklist	Applicant	P&Z Office	Remarks
1. Completed and executed application form	☐	☐	
2. Application fee	☐	☐	
3. The precise wording of the existing text of the Zoning Regulations and the proposed text for the Zoning Regulations	☐	☐	

As provided in Section 9.8.6, the applicant may be required to post a sign on the property whenever a public hearing is to be held if the text change is specific to a particular property.

COPY

Guilford Zoning Regulations Notes – Compliance with PA 25-1

Tyche Planning & Policy Group

Proposed Amendments June 30, 2026

Section 2.2 - Definitions

Conservation & Traffic Mitigation District. An area of town designated under the auspices of Public Act 25-1 in which the municipality may require minimum off-street parking for multifamily developments of sixteen (16) units or fewer.

Dwelling, Middle Housing: Housing developments for between 2-9 dwelling units, either attached or detached, on a single parcel. Also may be referred to as Transit Oriented Middle Housing per the provisions of Special Session Public Act 25-1, as codified and may be amended from time to time.

Mixed Use Development: The development of a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to residential, office, manufacturing, retail, eating and drinking establishments, public and recreation, in a compact village design. A mixed use development may or may not include a Middle Housing development in Commercial or Mixed Use zoning districts.

Site Plan Review/Summary Review: A non-discretionary approval process whereby compliance with Zoning Regulations is determined by the Commission or their designee without public hearing, special permit/special exception, or variance. Summary Review, as defined by Special Session Public Act 25-1 is an equivalent process intended for specific Middle Housing developments within Commercial or Mixed-Use Districts may be conducted as an administrative permit or Site Plan permit, at the Commission's designation.

Districts subject to "Transit Oriented Middle Housing" provision of PA 25-1:

4.1 Guilford Green Business District (GGB)

Amend 4.1.B.3.j – "Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre"

4.2 Commercial District I

Amend 4.2.B.3.o – "Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre"

4.3 Industrial District

Amend 4.3.A "Purpose" - The Industrial (I) District is intended to provide a location for technology and industrial uses in appropriate areas and to provide employment and an appropriate tax base for the Town of Guilford. The allowable uses within the Industrial District are not compatible for residential or mixed-use developments including residential units.

4.5 Business/Mixed Use District (BMU)

Amend 4.5.B.3.p – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

4.6 State Street North (SSN) District

Add 4.5.B.3.a – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

4.7 Post Road Business 1 District (PRB-1)

Amend 4.7.B.3.p – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

4.8 Post Road Business 2 District (PRB-2)

Amend 4.8.B.3.q – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

4.9 Post Road Business 3 District (PRB-3)

Amend 4.9.B.3.q – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

4.10 Post Road Business 4 District (PRB-4)

Amend 4.10.B.3.q – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

4.11 Shopping Center District (SC)

Amend 4.11.B.3.r – “Residential development in a mixed-use building, as a mixed-use site, or as a residential development, including Middle Housing, up to a maximum density of 6 units per acre”

Districts NOT subject to “Transit Oriented Middle Housing” provision of PA 25-1:

3.2 R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8 (Residential Districts)

3.6 Planned Residential District (PRD)

3.7 Incentive Housing Development (IHD)

4.4 Marine Commercial District (MCD) - Add statement in 4.4.A Purpose clarifying that "Residential uses are not compatible with other permitted uses in this District."

5.1 RS-1 District

5.2 Church Street Overlay - Add statement in 5.2.A Purpose clarifying that "This district is intended to be a fundamentally single-family residential district"

5.3 Gateway Overlay District – Overlay district, reliant on uses allowable in underlying zoning district.

5.4 Town Center South Overlay District – Overlay district, reliant on uses allowable in underlying zoning district.

5.5 Floodplain Overlay District – Overlay district, reliant on uses allowable in underlying zoning district.

5.6 Aquifer Protection Overlay District – Overlay district, reliant on uses allowable in underlying zoning district.

5.7 Coastal Area Management Overlay District – Overlay district, reliant on uses allowable in underlying zoning district.

5.8 Planned Development District – Floating Zone, all uses are Master Plan-based.

Section 7.3 – Parking and Loading Regulations

Residential-Related	Minimum Number of Spaces
Single-Family Dwelling (including ADU)	2.0 spaces for each dwelling unit on the property None required
Two-Family Dwelling	2.0 spaces for each dwelling unit None required
Three- To Four-Family Dwellings and Multiple-Family Dwellings including Middle Housing • Studio / 1 Bedroom • 2+ Bedrooms	1.5 spaces for each studio / 1 BR dwelling unit 2.0 spaces for each 2+ BR dwelling unit No parking required for residential developments of 15 dwelling units or fewer. For developments of more than 15 units, 1 parking space required for each studio / 1 BR dwelling unit and 2 parking spaces required for each 2+ BR dwelling unit.
Home-Based Business	1.0 additional space for each non-resident employee of the home-based business
Rooms-To-Let In A Dwelling	One space for each room let

Referral 2.5. City of Milford

Subject: City of Milford. Proposed Zoning Text Amendment regarding residential properties along the Long Island Sound. Received: July 23, 2026. Public Hearing: September 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:

A private applicant is petition the City of Milford to amend their zoning regulations for residential properties along the Long Island Sound to protect structures from coastal flooding and coastal erosion. The regulations would require new residential structures on properties abutting the Long Island Sound to be built no more than 90 feet from the edge of the street's right of way or the property line along the street, and buildings cannot be constructed less than 25 feet from the mean high water line or minimum setback required by the district. These changes to the zoning regulations will still allow residential development on coastal properties, but they will provide better protections against potential damage or loss during coastal storms. This will not cause an inter-municipal impact and will only benefit 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

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Planning and Zoning
Office

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

Amendment #26-3

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 23, 2026

RE: **Proposed Changes to the City of Milford Zoning Regulations Article III – District Use Regulations; Add § 3.1.4.2 for Lots Abutting Long Island Sound to § 3.1.4 Residential District, Lot and Building Requirements.**

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.

EXISTING TEXT: NONE.

PROPOSED TEXT: (Changes indicated in ***BOLD italicized*** text and/or strikethrough text)

SECTION 3.1.4 Lot and Building Requirements: Buildings and uses shall comply with all requirements of the applicable Zoning District in the Schedule of Lot and Building Requirements for One Family District in Section 3.1.4.1 herein.

3.1.4.1 Schedule of Lot and Building Requirements for One Family Residential Districts (NO CHANGE to 3.1.4.1)

ADD:

SECTION 3.1.4.2 – RESIDENTIAL DISTRICT LOT ABUTTING LONG ISLAND SOUND REQUIREMENTS.

Section 3.1.4.1 notwithstanding, in the case of any lot which abuts Long Island Sound:

(a) Coastal Setback Limitation. Maximum Distance from Front Property Line:

The building envelope of the principal structure shall not be located more than ninety (90) feet from the front property line (edge of street or city right-of-way).

(b): Minimum Distance from Long Island Sound:

In no case shall any structure be located closer to Long Island Sound than the greater of twenty-five (25) feet from the mean high water line or the minimum setback required by the underlying zoning district.

(c) Applicability:

These requirements shall apply to all principal buildings.

FINAL REGULATION TEXT:

SECTION 3.1.4.2 RESIDENTIAL DISTRICT LOT ABUTTING LONG ISLAND SOUND REQUIREMENTS.

Section 3.1.4.1 notwithstanding, in the case of any lot which abuts Long Island Sound:

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(b): Minimum Distance from Long Island Sound:

In no case shall any structure be located closer to Long Island Sound than the greater of twenty-five (25) feet from the mean high water line or the minimum setback required by the underlying zoning district.

(c) Applicability:

These requirements shall apply to all principal buildings.

REASONS FOR CHANGE:

This amendment is intended to prevent incremental encroachment toward Long Island Sound and to maintain consistent siting of structures along the shoreline. It establishes objective standards that align new construction with existing development patterns, preserve coastal character, and support flood resilience and sound coastal management practices.

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

Yes: ____ No: __X__ If yes, date of hearing:

This regulation change is proposed by: Petitioner: Kevin J. Curseaden or ____ PZB Subcommittee

Cc: J. Quish, Chairman P&Z
City Engineer & Inland Wetlands Officer/Flood Plain Manager
City Attorney