



**RPC
Representatives**

Bethany:
Sharon Huxley

Branford:
Charles Andres

East Haven:
David Anderson

Guilford:
Vacant

Hamden:
Joseph McDonagh

Madison:
Christopher Traugh
(Secretary)

Meriden:
William Lake

Milford:
Susan Shaw

New Haven:
Karyn Gilvarg

North Branford:
Vacant

North Haven:
Brian Cummings
(Vice-chair)

Orange:
Paul Kaplan

Wallingford:
James Fitzsimmons

West Haven:
John Panza

Woodbridge:
Peggy Rubens-Duhl
(Chair)

AGENDA

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Agenda for Thursday, July 8, 2010 RPC Meeting, 5:15pm @ SCRCOG Conference Room; 127 Washington Ave, 4th Floor West, North Haven, CT 06473

1. Administration

1.1. Minutes of the June 10, 2010 RPC Meeting

2. Statutory Referrals – July Action Items

2.1. City of Derby: Proposed Zoning Regulation Amendment to Section 195-17 (D) to allow limited retail uses in the I-1 Zoning District. Submitted by: Private Applicant. Received: June 17, 2010. Public Hearing: July 20, 2010.

2.2. Town of Hamden: Proposed Zoning Regulation Amendment to allow for the keeping of hens in the R1, R2, R3, R4, R5, T3 and T3.5 Zones. Submitted by: Town of Hamden. Received: June 24, 2010. Public Hearing: July 27, 2010.

2.3. Town of Hamden: Proposed Zoning Regulation Amendments to correct unintended omissions of text prior from prior regulations and other text. Proposed Amendments to correct typographical errors and simple omissions in several sections of the Town's Zoning Code. Submitted by: Town of Hamden. Received: June 24, 2010. Public Hearing: July 27, 2010

3. Other Business

3.1.



DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, June 10, 2010 Meeting

Present: Peggy Rubens-Duhl, Brian Cummings, Christopher Traugh, Charles Andres, Sharon Huxley, William Lake, Karyn Gilvarg, Carl Amento, Eugene Livshits.

1 Administration

1.1 Minutes of the May 13, 2010 RPC meeting. Motion to accept the minutes as presented: Brian Cummings. Second: Christopher Traugh. Vote: Unanimous. Abstain: Charles Andres, William Lake

2 Statutory Referrals

2.1 Town of Orange Proposed Zoning Regulation Amendments to permit Outdoor Restaurant Seating in the Commercial C-1 and C-2 Districts.

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Christopher Traugh. Second: Peggy Rubens-Duhl. Vote: Unanimous.

2.2 Town of Orange: Proposed Zoning Regulations Amendments and to amend the Orange Zoning Map to establish a Light Industrial District (LI-5)

By resolution, the RPC has determined that the proposed Zoning Regulation and Map Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Sharon Huxley. Second: Christopher Traugh. Vote: Unanimous.

2.3 Town of Orange: Proposed Zoning Regulation Amendments concerning Steep Slopes

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound.



In addition to the above comments, the proposed regulations state that “slopes in excess of 35% grade within a minimum contiguous area of 5,000 square feet, also within a minimum square area of 50 feet by 50 feet, at predevelopment conditions, shall not be disturbed from its natural state.” Legally subdivided lots for a single-family residence use have been exempt from this requirement. The Orange Planning and Zoning Commission should clarify if the exemption for the legally subdivided single family residence use is for land subdivided prior to the proposed regulations taken effect. Motion to accept with revision: Brian Cummings. Second: Sharon Huxley. Vote: Unanimous.

2.4 City of West Haven: Proposed Zoning Map Amendment to rezone a portion of the Acorn Technology Campus to a Planned Village District Overlay Zone.

By resolution, the RPC has determined that the proposed Zoning Map Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Charles Andres. Second: Christopher Traugh. Vote: Unanimous. Abstain: William Lake

2.5 City of Milford: Proposed Zoning Text Amendment to Subsection 4.1.7.3 – Fences and Walls of the Milford Zoning code

By resolution, the RPC has determined that the proposed Zoning Text Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound. Motion: Sharon Huxley. Second: Peggy Rubens-Duhl. Vote: Unanimous.

2.6 Town of Prospect: Proposed Zoning Text Amendment to add gunsmith activities to Section 3.1, Article 3 – District Regulations, “Personal Services” section of Land Uses

By resolution, the RPC has determined that the proposed Zoning Text Amendment does not appear to cause any negative inter-municipal impacts to the Towns of the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound.

The Prospect Planning and Zoning Commission should consider defining the term “Gunsmith Activities”. Motion: Brian Cummings. Second: Sharon Huxley. Vote: Unanimous.



Sharon Huxley had to leave the meeting at approximately ten of six (after the referral from the Town of Prospect was voted on). Charles Andres had to leave the meeting at approximately six (meeting no longer had a quorum). Karyn Gilvarg attended the meeting at approximately 5:50 PM.

3 Other Business

Sustainability provisions were discussed and at what scale they could be used and incorporated into recommendation from the Regional Planning Commission. Concepts of Energy Efficiency, Environmental Conservation, Transportation Choice and accessibility were mentioned. An outline of sustainability concepts was provided to the RPC Representatives.

One method discussed by which sustainability can be incorporated is referencing State and Regional Plans. During next month's meeting the RPC will be provided with specific references pertaining to sustainability when reviewing future referrals. There was an updated overview of the sustainable communities grant.

Motion to Adjourn: Christopher Traugh. Second: Peggy Rubens-Duhl. Vote: Unanimous.

Referral 2.1: City of Derby

Subject: Proposed Zoning Regulation Amendment to Section 195-17 (D) to allow limited retail uses in the I-1 Zoning District.

Staff Recommendation: The proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the Towns in the South Central Region nor do there appear to be negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: A private applicant in the City of Derby has submitted a proposed zoning regulation amendment to permit by Special Exception limited retail uses in the Industrial-1 (I-1) Zoning District.

The specific use would be added to section 195-17 (D) and would become subsection (12). The following language is proposed “Retail uses associated with or in combination with any of the uses set forth in section (1) through (11) provided the retail use does not exceed fifty (50%) of the principal use.”

The I-1 Zoning District permits a fairly intensive array of uses (can be reviewed in the Agenda Packet) and is adjacent to residential district in the Town of Orange. The bulk requirements of the district have remained intact and any use permitted as a special exception requires a traffic study if the development proposal is over 5,000 square feet.

Communication: In researching this proposal, I spoke to the Planning Consultant for Derby and notified the adjacent municipalities in the South Central Region (Orange and Woodbridge).

Engineering,
Landscape Architecture
and Environmental Science



MILONE & MACBROOM*

June 16, 2010

Ms. Judy Gott, Executive Director
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473-1715

**RE: Proposed Zoning Regulation Text Change
Derby, Connecticut
MMI #1563-28-8**

John M. Milone, P.E.
James G. MacBroom, P.E.
Vincent C. McDermott, FASLA, AICP
Stephen R. Dietzko, P.E.
Jeanine Armstrong Gouin, P.E.
Robert A. Jackson, L.S.
John R. Gilmore, P.E.
Edward A. Hart, P.E.
Thomas R. Sheil, L.A.
David W. Dickson, L.A.
Thomas J. Daly, P.E.
W. Andrew Greene, P.E., LEED AP
Darin L. Overton, P.E.
Anthony A. Ciriello, P.E.
Nicole Burnham, P.E.
Mark Arigoni, L.A.
Michael J. Joyce, P.E.
Michael F. Mansfield, L.S.
David Murphy, P.E.
Alan Wm. Mess, P.E.
Henry Ditman, P.E.
David Sullivan, P.E.
Philip Michalowski, AICP
Richard Harrall
Kishor Patel, P.E.
Thomas P. Balskus, P.E.
Ted G. Crawford, P.E., LEED AP
Gary Fontanella, P.E.
Rodney I. Shaw, L.A.
David R. Bragg, P.E., L.S.
William A. Root, M.E.S.
Garret Harlow, L.A.
Paul F. Mills, P.E.
Steven D. George, P.E.
Ryan R. Chmielewski, L.A.
John Hammer, L.A.
Scott G. Bristol, LEP
William J. Nagle, Jr., L.S.
John Mike Wilson, P.E.
Ryan McEvoy, P.E.
Nicholas M. Fomenko, P.E.
Andrew T. Manning, P.E.
George G. Caughman, P.E.
Michael G. Sherman, P.E.
Michael T. Looney, AICP
Jarrod B. Edens, P.E.
Glenn D. Jarvis, P.E.
Brian M. Cote, P.E.
Nicholas Mansfield, P.L.S.
Daniel Kroeber, P.E.
Kevin C. Fuseler, L.A.
Jason D. McCabe, P.E.
Keith C. Buda, P.E.
Michael T. Doherty, L.A.
Martin S. Overton, CEng., CEnv.

Dear Ms. Gott:

The City of Derby Planning & Zoning Commission has received an Application for Zone Text Change to modify Derby's Regulations for the I-1 zone. In accordance with Connecticut General Statute, the commission is required to give written notice of these changes to the regional planning agencies since the proposed changes affect regulations in zones that are within 500 feet of the boundary of an adjoining municipality. Therefore, on behalf of the City of Derby, enclosed herewith is the Application for Zone Text Change for your review and comment. The commission anticipates that a public hearing for this application will be held on July 20, 2010 and, if necessary, in August in order to receive your comments.

Please review and do not hesitate to contact our office with any questions or concerns.

Very truly yours,

MILONE & MACBROOM, INC.

Ryan McEvoy, P.E.
Project Manager

Enclosures

cc: Mayor Anthony Staffieri – City of Derby
Theodore J. Estwan, Jr. – Chairman, Derby Planning & Zoning Commission
David Kopjanski – Derby Building Official
Joseph Coppola, Esq. – Derby Corporation Counsel

1563-28-8-jn1610-1-ltr.doc

RECEIVED
JUN 17 2010
SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

PLANNING & ZONING COMMISSION
1 ELIZABETH ST., DERBY, CT 06418

APPLICATION FOR CHANGE OF ZONE OR ZONE TEXT CHANGE

The undersigned applicant hereby requests the Zoning Commission of the City of Derby to change the zone of property hereinafter described in accordance with the state and local zoning laws applicable thereto.

DATE SUBMITTED May 27, 2010 FEE \$1,000.00

1. APPLICANT Raymond J. Rose

2. ADDRESS 360 Seymour Avenue, Derby, CT 06418

3. TELE. # 203-734-7169

4. INTEREST: () Owners () Agent

5. Other persons, firms or corporations represented by applicant.
Attorney Thomas J. Welch

6. ADDRESS 375 Bridgeport Avenue, Shelton, CT 06484

7. TELE. # (203) 925-3000

8. INTEREST: () Owners () Agent

9. LOCATION OF PROPOSED CHANGE: ~~360 Seymour Avenue, Derby, Connecticut~~
All I-1 zones

10. LEGAL DESCRIPTION OF PROPERTY: LOTS() BLOCK() ADDITION()
MAP 8-11-70

11. AREA OF SUBJECT PROPERTY, SQ. FEET, OR ACRES 0.230

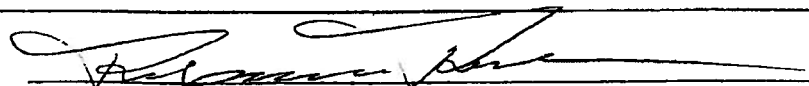
12. PRESENT ZONE: I-1

13. PROPOSED ZONE: I-1 as amended

14. Describe briefly the nature and expected effect of the change. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed change necessary. See attached.

15. Use and development proposed for the property to be re-zoned, including time schedule for such development. n/a

16. Exhibits submitted, number & kind. 10 copies of description of "Application for Zone Text Change"


Applicant's Signature

APPLICATION FOR ZONE TEXT CHANGE

Raymond J. Rose hereby requests the following amendment to Section 195-17(D) by adding the following language to said Section:

(12) Retail uses associated with or in combination with any of the uses set forth in sections (1) through (11) provided the retail use does not exceed fifty(50%) of the principal use.

- The Text Change is in accord with Section 195-2 of the Zoning Regulations of the City of Derby in that:
 - (a) it facilitates the efficient and adequate provision for public facilities and services;
 - (b) it assures the adequate and necessary sites for residents, industry, commerce, open space and quasi-public uses reflecting local and appropriate regional needs;
 - (c) it encourages appropriate development for the entrants of the City of Derby as a whole and the enhancement of the appearance of the City of Derby as a whole;
 - (d) it encourages flexibility in the design and development of land in such a way as to promote the most appropriate use of land, to facilitate the adequate and economic provision of streets and utilities, to preserve the natural and scenic qualities of open lands and to enhance and protect the environmental quality of the City.
- The proposed Text Change is not an attempt to change definitions nor is it attempting to change any substantial portion of the Derby Zoning Regulations.
- The request for permitting limited retail uses in an I-1 zone is an effort to permit and promote economic development in a manner that is consistent with the current trends and needs of the community..
- The proposed change is in accord with the Plan of Development .
- Further, the proposed change is in accord with the Comprehensive Plan of the City in that it provides stability and consistency of treatment of land in the City of Derby and reflects the needs of the community. In addition, the Change is in accord with the Comprehensive Plan as it continues to protect the natural resources of the City, preservation of open space and the efforts to provide quality residential uses as provided for in the Plan and the Zoning Regulations.

Referral 2.2: Town of Hamden

Subject: Proposed Zoning Regulation Amendment to allow for the keeping of hens in the R1, R2, R3, R4, R5, T3 and T3.5 Zones

Staff Recommendation: The proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The Town of Hamden has proposed Zoning Regulation Amendments to permit the keeping of hens (roosters prohibited) in the R-1, R-2, R-3, R-4, R-5, T-3, and T-3.5 Zoning Districts. A maximum of six hens are permitted as a non-commercial, accessory use and an issuance of a Zoning Permit is required.

The location of a fenced enclosure is permitted only in the rear or side yards and must be setback ten feet from a property line and twenty feet from residential structure. A coop is required to be located within the enclosure and has to be a maximum of fifteen feet in height. The coop is required to be impermeable to rodents, wild birds, predators (dogs, cats) and the hens must be kept inside from sunset to sunrise. The coop must be kept in a clean and sanitary condition in a manner that will not disturb the neighboring lots due to noise, odor or other adverse impacts. Odors from the use shall not be perceptible at the property boundaries. Noise from the use shall not be loud enough at the property boundaries to disturb persons of reasonable sensitivity. Provisions for the storage and removal of hen droppings must be made. The use will need to conform to standards set by the Quinnipiack Valley Health District.

Communication: In researching this proposal, I spoke to the Planning Staff in Hamden and notified the adjacent municipalities in the South Central Region (Bethany, New Haven, North Haven, Wallingford and Woodbridge).



TOWN OF HAMDEN

PLANNING DEPARTMENT

Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

June 22, 2010

Mr. Carl Amento
Executive Director
South Central Regional
Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473-1715

Dear Mr. Amento,

Enclosed is Zoning Regulation amendment 10-921, 10-922, 10-923. The Public Hearing date is 7/27/10.

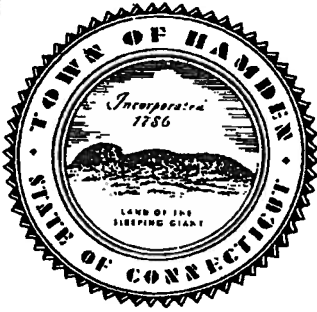
Please address any comments to the Hamden Planning Office, Attention Town Planner.

Sincerely yours,


Stacy Shellard
Administrative Assistant to Boards and Commissions

KS/ks

Enclosures



RECEIVED
TOWN OF HAMDEN

JUN 21 2010

PLANNING AND
ZONING DEPT
TOWN OF HAMDEN

Date of Filing 6-21-2010

Fee _____

Date Paid _____

Receipt # _____

10-921

APPLICATION TO AMEND THE ZONING REGULATIONS

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT Hamden Planning + Zoning Commission TELEPHONE 203 287 7070
(Name)

ADDRESS P+Z Dept. Hamden Gov't Center 2750 Dixwell Ave Hamden CT 06518
(Street No and Name) (Town and State) (Zip Code)

REGULATION TO BE: AMENDED ADDED or DELETED:
Article Number _____ Section _____ Group Use see attached

CURRENT
LANGUAGE see attached

PROPOSED
LANGUAGE see attached

REASON FOR PETITION FOR
CHANGE Amendment to allow for the keeping of hens in the
R1, R2, R3, R4, R5, T3 and T3.5 zones

Have there been any previous petitions for same or similar amendments? YES NO

If YES, list name of applicant _____

SIGNATURE OF APPLICANT Leslie Creare
(Name)

TELEPHONE NO. 203 287 7070

MAILING ADDRESS
P&Z Dept. Hamden Gov't Center 2750 Dixwell Avenue Hamden CT 06518
(Street No. and Name) (Town and State) (Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two through four. The RWA may request additional information if it is determined that a more detailed review is necessary. Attach additional sheets if necessary. Any questions, please call 401-2741, or 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

1. Location map of project site (Please attach; Map can be from sources such as assessor's map or from USGS Quadrangle Map and should show enough detail to locate the site, ie. major intersections etc.).
2. Site plans, floor plans, and sediment and erosion control plan which have been submitted to the municipality for review (Please attach).
3. Project address NA
4. Total acreage of project site NA
5. Existing land use and type of ground cover e.g. forest, pavement, buildings, lawn, meadow etc. Estimate percentage of total acreage for each type of ground cover
NA
6. Project description No proposed project. The application is to amend the current zoning regulations to regulate the keeping of hens.
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance. Estimate percentages of total lot acreage for each type of ground cover, including those listed in item #5, following development
NA
8. Type of sanitary system (Circle one) septic system / public sewer / both / none; NA
9. Number of **existing and proposed** floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground.
NA

10. Water accessed through (Circle one) private well public water other none NA

11. Is public water available to area? Yes No NA

12. Are there any wetlands or watercourses on the property? If so, describe

NA

13. Distance of site disturbance to nearest watercourse or wetland NA

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available.

NA

15. Type of heating fuel for facility NA

16. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents.

NA

17. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical on-site volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

NA

18. Describe any wastes generated and their means of disposal

NA

19. Location, type, and size of solid waste dumpsters

NA

20. Application # and date will be heard by Planning and Zoning Commission

NA

21. Application # and date will be heard by Zoning Board of Appeals

July 27, 2010

22. Application # and date will be heard by Inland Wetlands Commission

NA

23. Name, address, telephone and fax number, email address of contact person for the project:

Leslie Creane or Daniel Kops P+Z Dept., Hamden Gov't Center
2750 Dixwell Avenue Hamden, CT 06518 203-287-7070
lcreane@hamden.com dkops@hamden.com

Leslie Creane
Name of Person Completing Form

Leslie Creane
Signature

6-21-2010
Date

PROPOSED ZONING REGULATION FOR THE KEEPING OF HENS

Table 6.1 Allowed Uses by Zone

Add 6.26.4.1 Keeping of hens and place a P in each zone they are permissible.

CURRENT LANGUAGE:

626.4 Keeping of Animals (see *Zoning Regulations*, p. 102)

The keeping and raising of domestic farm animals other than pigs, fur-bearing animals and fowl is permitted as an accessory use subject to the following conditions [...]

PROPOSED LANGUAGE:

626.4 Keeping of Animals

The keeping and raising of domestic farm animals other than pigs, fur-bearing animals and fowl is permitted as an accessory use subject to the following conditions **except for the keeping of hens per Section [626.4.1] of these Regulations.**

PROPOSED REGULATION SECTION 626.4.1 KEEPING OF HENS

The limited keeping of female chickens (*Gallus domesticus*), referred to as hens, for the health, convenience and personal enjoyment afforded by such use, in a manner which preserves the quality of life of the surrounding neighborhood, is permitted subject to the following conditions:

- a. No more than six (6) hens may be kept.
- b. Hens may be raised only in the following zoning districts: R-1, R-2, R-3, R-4, R-5, T-3, T-3.5.
- c. Hens may be raised only as a non-commercial, accessory use.
- d. Hens shall be confined to a fenced enclosure located in a rear or side yard only. The enclosure shall be at least ten feet from any property lines or 20 feet from residential structures on adjacent properties.
- e. Within the fenced enclosure, a well-maintained structure (henceforth referred to as a coop) shall be required for the hens. The coop must be no greater than 15 feet in height and impermeable to rodents, wild birds, and predators, including dogs and cats. The hens must be kept inside the coop from sunset to sunrise.
- f. The coop and enclosure must be clean and odor-free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
- g. Any portion of the coop directly visible from a property boundary or directly visible from a street line shall be screened by either a fence or a landscaped buffer substantial enough to conceal the structure.
- h. Odors from hens, hen waste, or other hen-related substances shall not be perceptible at the property boundaries.
- i. Provision must be made for the storage and removal of hen droppings. All stored droppings shall be covered by a fully enclosed structure with a roof or lid over the entire structure. All other droppings not used for composting or fertilizing shall be removed. In addition, the coop, enclosure and surrounding area must be kept free from trash and accumulated droppings.
- j. Perceptible noise from hens shall not be loud enough at the property boundaries to disturb persons of reasonable sensitivity.
- k. No rooster shall be kept on any property.

- l. The keeping of hens shall conform to standards set by the Quinnipiack Valley Health District, as amended.
- m. The keeping of hens requires the issuance of a Zoning Permit.
- n. The Zoning Permit application must be accompanied by a plot plan showing the allowable footprint(s) for fenced enclosure and the permissible location(s) of the coop, as well as the footprint of the coop. Once approved, the enclosure and coop may be moved anywhere within the allowable area(s) without the need for a new zoning permit.

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two through four. The RWA may request additional information if it is determined that a more detailed review is necessary. Attach additional sheets if necessary. Any questions, please call 401-2741, or 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

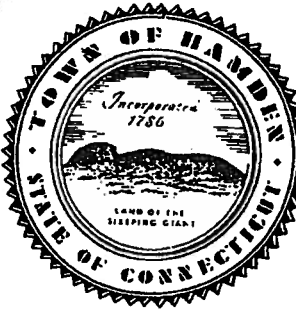
Referral 2.3: Town of Hamden

Subject: Proposed Zoning Regulation Amendments to correct unintended omissions of text from prior regulations and add other text. Proposed Amendments to correct typographical errors and simple omissions in several sections of the Town's Zoning Code

Staff Recommendation: The proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any negative impacts to the habitat or ecosystem of the Long Island Sound.

Background: The Town of Hamden has submitted several Zoning Regulation Amendments which correct unintended omission of substantive text and add other substantive text. Text pertaining to reconstruction of damaged structures is proposed to be added to the Zoning Regulations (text can be reviewed in the Agenda Packet). It will be titled Section 530.3.1 Reconstruction. Section 591.1.2 – Location of Parking Facilities has been amended to further define “Legal on-street parking spaces”, who determines legal on-street parking spaces and clarifies that the corresponding lot frontage to the on-street parking spaces refers to both frontages in the case of corner lots. In Section 520.7.2.m the spelling for “aquifer” has been corrected. Gas Station, Service & Repair, Rental has the parking requirement amended in Table 5.5 from “1 space for each 5 cars offered for sale” to 4 per 1,000 gross leasable floor area” (should be corrected to state 4 spaces per 1,000 sf gross leasable space). In addition Table 5.5 will be amended to add “and Financial Institutions” after “Retail”. The entrance requirement for outdoor cafes is proposed to be amended by deleting the provision which requires it to be accessible from the restaurant building only. The definition of Floor Area, Gross has been amended and a definition for Floor Area, Gross Leasable (Floor Area, Net) is proposed to be added. The second portion of the proposed zoning regulation amendments correct typographical areas and simple omissions found in several section in the Town's Zoning Text (the proposed corrections can be reviewed in the Agenda Packet).

Communication: In researching this proposal, I spoke to the Planning Staff in Hamden and notified the adjacent municipalities in the South Central Region (Bethany, New Haven, North Haven, Wallingford and Woodbridge).



RECEIVED
TOWN OF HAMDEN
JUN 21 2010
PLANNING AND
ZONING DEPT.

Date of Filing 6-21-2010
Fee _____
Date Paid _____
Receipt # _____

10-923

**TOWN OF HAMDEN
APPLICATION TO AMEND THE ZONING REGULATIONS**

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT Hamden Planning + Zoning Commission TELEPHONE 203 287 7070
(Name)

ADDRESS P+Z Dept. Hamden Govt Center 2750 Dixwell Ave. Hamden, CT 06518
(Street No and Name) (Town and State) (Zip Code)

REGULATION TO BE: AMENDED ADDED or DELETED:
Article Number _____ Section _____ Group Use see attached

CURRENT LANGUAGE see attached

PROPOSED LANGUAGE see attached

REASON FOR PETITION FOR CHANGE Amendment to correct unintended omission of substantive text from prior regulations + other substantive text.

Have there been any previous petitions for same or similar amendments? YES NO

If YES, list name of applicant Hamden Planning + Zoning

SIGNATURE OF APPLICANT *Rebecca Curran*
(Name)

TELEPHONE NO. 203 287 7070

MAILING ADDRESS
P+Z Dept. Hamden Gov't Center 2750 Dixwell Avenue Hamden CT 06518
(Street No. and Name) (Town and State) (Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

1. Location map of project site (Please attach; Map can be from sources such as assessor's map or from USGS Quadrangle Map and should show enough detail to locate the site, ie. major intersections etc.).
2. Site plans, floor plans, and sediment and erosion control plan which have been submitted to the municipality for review (Please attach).
3. Project address _____ N/A _____
4. Total acreage of project site NA _____
5. Existing land use and type of ground cover e.g. forest, pavement, buildings, lawn, meadow etc. Estimate percentage of total acreage for each type of ground cover
NA

6. Project description No project proposed. The application is to
amend, ^{correct} ... unintended
ommissions of substantive text + add other substantive text.

7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance. Estimate percentages of total lot acreage for each type of ground cover, including those listed in item #5, following development
N/A

8. Type of sanitary system (Circle one) septic system / public sewer / both / none; N/A
9. Number of **existing and proposed** floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground.
N/A

10. Water accessed through (Circle one) private well public water other none *NA*

11. Is public water available to area? Yes No *NA*

12. Are there any wetlands or watercourses on the property? If so, describe

NA

13. Distance of site disturbance to nearest watercourse or wetland *NA*

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available.

NA

15. Type of heating fuel for facility *NA*

16. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents.

NA

17. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical on-site volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

NA

18. Describe any wastes generated and their means of disposal

NA

19. Location, type, and size of solid waste dumpsters

NA

20. Application # and date will be heard by Planning and Zoning Commission

NA

21. Application # and date will be heard by Zoning Board of Appeals

July 27, 2010

22. Application # and date will be heard by Inland Wetlands Commission

NA

23. Name, address, telephone and fax number, email address of contact person for the project:

Leslie Creane or Daniel Kops, P+Z Dept., Hamden Gov't Center

2750 Dixwell Ave. Hamden, CT 06518 203-287-7070

lcreane@hamden.com dkops@hamden.com

Leslie Creane
Name of Person Completing Form


Signature

6-21-2010
Date

**Amendment to Correct Unintended Omission of Substantive Text
From the Prior Regulations and Add Other Substantive Text**

Text Omitted	Proposed Change
<p>Reconstruction of Damage Structure (Section 325 of Old Regulations)</p>	<p>Reinsert text as follows with appropriate subsection reference number:</p> <p>530.3.1 Reconstruction</p> <p>Nothing in these Regulations shall prevent the reconstruction of a building or structure suffering structural damage due to a fire or other casualty amounting to 50% or less of the building relative to its condition prior to such damage, as determined by the Building Inspector, or prevent the restoration of a wall or structural member or reconstruction order by any lawful jurisdiction provided the reconstruction shall in no way increase any former non-conformity, and further provided the reconstruction is started within six months of such casualty and is completed within two years following such casualty.</p>
<p>Section 591.1.2 Location of Parking and Loading Facilities</p>	<p>Change from:</p> <p>591.1.2 Location of Parking and Loading Facilities Parking and loading spaces required for all uses in any Residential Zone shall be located on the same lot as the principal use. Parking spaces required for any use in a Non-Residential zone shall consist of one or more of the following:</p> <ul style="list-style-type: none"> a. Those located on the same lot as the principal use, and/or; b. Legal on-street parking spaces corresponding to the lot frontage, and/or; c. Parking spaces by purchase or lease for 25 years from a parking lot or garage within 300 feet, and/or; d. Spaces available in a public parking garage located within 300 feet. <p>To:</p> <p>591.1.2 Location of Parking and Loading Facilities Parking and loading spaces required for all uses in any Residential Zone shall be located on the same lot as the principal use. Parking spaces required for any use in a Non-Residential zone shall consist of one or more of the following:</p> <ul style="list-style-type: none"> a. Those located on the same lot as the principal use, and/or;

	<p>b. Legal (as determined by the Hamden Traffic Commission or the Connecticut Department of Transportation) on-street parking spaces corresponding to the lot frontage, (both frontages in the case of corner lots) and/or;</p> <p>c. Parking spaces by purchase or lease for 25 years from a parking lot or garage within 300 feet, and/or;</p> <p>d. Spaces available in a public parking garage located within 300 feet.</p> <p>Note: "Legal" on-street parking spaces must:</p> <ul style="list-style-type: none"> a. Be at least 25 feet from any intersection of two or more streets; b. Allow for fifty feet of space at bus stops so that buses can pull to the curb; c. Avoid blocking the visibility of drivers exiting driveways; d. Be at least 25 feet long. <p>The proposed new text is highlighted in bold typeface.</p>
Section 520.7.2.m	Correct spelling: Change "aquifir" to " aquifer "
Table 5.5	<p>Replace the parking requirement of "1 space for each 5 cars offered for sale" for Gas Station, Service & Repair, Rental with "4 per 1,000 gross leasable floor area" on page 83</p> <p>Add "and Financial Institutions" after "Retail" on page 84</p>
Outdoor cafes	Change entrance requirement by deleting " 6.38.1.a The outdoor eating area shall be accessible from the restaurant building only; "
Section 830 Defined Terms	<p>Change definition of Floor Area Gross from:</p> <p>Floor Area, Gross (GFA): The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of exterior walls (and from the center lines of party walls if the portions of the building separated by such party walls are to be treated separately), including (a) basement space, (b) attic space, whether or not floor has been laid, over which there is structural head room of 6½ feet or more, and (c) enclosed porches, interior balconies</p>

and mezzanines and penthouses. *Exception: Elevators and stairwells at each floor, floor space permanently devoted to mechanical equipment used in the operation and maintenance of the building, floor space permanently devoted to parking, any space where the floor-to-ceiling height is less than 6½ feet, and that portion of any enclosed mall area or interior walkway within a retail building not used for the sale of goods or services, or seating for food consumption. (See Gross Leasable Floor Area) to:*

Floor Area, Gross (GFA): The sum of the gross horizontal areas of all enclosed floors of a building, including cellars, basements, mezzanines, penthouses, corridors, and lobbies from the exterior face of exterior walls, or from the centerline of a common wall separating two buildings, but excluding any space with a floor-to-ceiling height of less than six feet six inches.

Add :

Floor Area, Gross Leasable (Floor Area, Net): The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when these are used or intended to be used for human habitation or service to the public. The Gross Leasable Floor Area is assumed to be 15 percent of the Gross Floor Area unless calculations that show otherwise are presented.



RECEIVED
TOWN OF HAMDEN

JUN 21 2010

PLANNING AND
ZONING DEPT.

Date of Filing 6-21-2010

Fee _____

Date Paid _____

Receipt # _____

10-922

TOWN OF HAMDEN
APPLICATION TO AMEND THE ZONING REGULATIONS

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT Hamden Planning + Zoning Commission TELEPHONE 203 287 7070
(Name)

ADDRESS P-2 Dept. Hamden Gov't Center 2750 Dixwell Ave Hamden, CT 06518
(Street No and Name) (Town and State) (Zip Code)

REGULATION TO BE: AMENDED ADDED or DELETED:
Article Number _____ Section _____ Group Use _____ see attached

CURRENT LANGUAGE see attached

PROPOSED LANGUAGE see attached

REASON FOR PETITION FOR CHANGE Amendment to correct typographical errors + simple omissions

Have there been any previous petitions for same or similar amendments? YES NO

If YES, list name of applicant Hamden Planning + Zoning Commission

SIGNATURE OF APPLICANT Lulie Pearce
(Name)

TELEPHONE NO. 203 287 7070

MAILING ADDRESS
P&Z Dept. Hamden Gov't Center 2750 Dowell Ave Hamden, CT 06518
(Street No. and Name) (Town and State) (Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two through four. The RWA may request additional information if it is determined that a more detailed review is necessary. Attach additional sheets if necessary. Any questions, please call 401-2741, or 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

1. Location map of project site (Please attach; Map can be from sources such as assessor's map or from USGS Quadrangle Map and should show enough detail to locate the site, ie. major intersections etc.).
2. Site plans, floor plans, and sediment and erosion control plan which have been submitted to the municipality for review (Please attach).
3. Project address NA
4. Total acreage of project site NA
5. Existing land use and type of ground cover e.g. forest, pavement, buildings, lawn, meadow etc. Estimate percentage of total acreage for each type of ground cover
NA
6. Project description No project proposed. The application is to amend the current zoning regulations to correct typographical errors & simple omissions.
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance. Estimate percentages of total lot acreage for each type of ground cover, including those listed in item #5, following development
NA
8. Type of sanitary system (Circle one) septic system / public sewer / both / none; NA
9. Number of existing and proposed floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground.
NA

10. Water accessed through (Circle one) private well public water other none NA

11. Is public water available to area? Yes No NA

12. Are there any wetlands or watercourses on the property? If so, describe

NA

13. Distance of site disturbance to nearest watercourse or wetland NA

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available.

NA

15. Type of heating fuel for facility NA

16. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents.

NA

17. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical on-site volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

NA

18. Describe any wastes generated and their means of disposal

NA

19. Location, type, and size of solid waste dumpsters

NA

20. Application # and date will be heard by Planning and Zoning Commission

NA

21. Application # and date will be heard by Zoning Board of Appeals

July 27, 2010

22. Application # and date will be heard by Inland Wetlands Commission

NA

23. Name, address, telephone and fax number, email address of contact person for the project:

Leslie Creane or Daniel Kops, P&Z Dept., Hamden Gov't Center
2750 Dixwell Avenue Hamden, CT 06518 203 287 7070

Leslie Creane
Name of Person Completing Form

Leslie Creane
Signature

6-21-2010
Date

Amendment to Correct Typographical Errors and Simple Omissions

Regulation, Table or Figure to be Changed	Proposed Change
First page of Article 1 (Page 9), title	Remove "DRAFT REGULATIONS"
Tables 2.1.a and 2.1b. (Set backs for Corner Lots)	Relocate Tables 2.1a and 2.1b between Table 2.1 and Table 2.2 from current location after Table 2.3
Section 520.7.2.m (Pollution)	Change spelling of "aquifire" to " aquifer "
Section 530.2 (Rear Lots)	<p>Add two subsection reference numbers</p> <p>530.2.1 Access to the rear lot shall be provided by an access way that shall:</p> <p>530.2.2 All rear lots created after the effective date of this amendment must comply with the following standards:</p>
Table 5.1 (One-time Additional Building Coverage Allowed)	In footnote change "Asseccor's" to " Assessor's "
Table 6.1 (Allowed Uses by Zone – Public Use and Public Utility)	Change the section reference from "623" to " 662 "
Section 700 (General Application Standards and Procedures- Exemptions) First page of Article 7 (Page 125)	Replace "Sections 704.1, 706.2, and 714" with " Sections 700, 702.4 and 702.6 "
Section 702.4.b (Zoning Map Amendments)	Change "meets and bounds" to " metes and bounds "
Section 702.4.f. (Zoning Map Amendments)	Change "...notified in Section 706.2" to " ...notified in Section 702.6 "

Section 720.4 (Site Plan Information)	Change subsection reference number from "720.3.1" to "720.4.2"