AGENDA

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Agenda for Thursday, September 8, 2011 RPC Meeting, 5:15pm @ SCRCOG Offices: 127 Washington Avenue, North Haven, CT 06473

1. Administration

1.1. Minutes of the August 11, 2011 RPC Meeting

2. Statutory Referrals – September Action Items


2.4. Town of Seymour: Proposed Zoning Map Amendment to rezone a parcel in a C-2 District to a LI-1 District. Submitted by: Private Applicant. Received: August 23, 2011. Public Hearing: October 13, 2011

2.5. Town of Prospect: Proposed Moratorium on accepting proposed wind energy regulation applications. Submitted by: Town of Prospect. Received: August 20, 2011. Public Hearing: September 21, 2011

3. Other Business
MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, August 11, 2011 Meeting

Present: Peggy Rubens-Duhl, Brian Cummings, Christopher Traugh, Charles Andres, David Anderson, Fran Lescovich, Kevin J. DiAdamo, Mary Shurtleff, Richard Szczypek, David White (after referral 2.1), Chris Rappa, Eugene Livshits

1 Administration

1.1 Minutes of the July 14, 2011 RPC meeting. Motion to accept the minutes as presented: Brian Cummings. Second: Mary Shurtleff. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Stratford: Proposed Zoning Regulation Amendments to Section 7.1.7.2 pertaining to Outside Dining Regulations

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: David Anderson. Second: Christopher Traugh. Vote: Unanimous.

2.2 Town of Stratford: Proposed Zoning Regulation Amendments to Sections 10.2.5 and 11.2 pertaining to Light and General Industrial 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: Richard Szczypek. Second: Kevin DiAmado. Vote: Unanimous.

2.3 Town of Clinton: Proposed Zoning Regulation Amendments to Section 2 – Amendments and Validity; Section 3 – Definitions; Section 4 – Application Requirements, Procedures and Decision Process; Section 7 – Zoning Permits; Section 8 – Site Plan Review; Section 9 – Special Exceptions; Section 10 – Standards for Special Exceptions; Section 11 – Zoning Board of Appeals, Variances, Certificate of Location, Dealer’s and Repairer’s License; Section 12 – Reserved for Future Use; Section 13 – Zoning Enforcement Officer; Section 23 – Districts; Section 24 – Schedule of Uses by District; Section 26 – Accessory Uses, Home Occupations and Alternate Energy Systems

The staff recommendation was amended to take into account that clarification was needed pertaining to alternative energy systems. Staff was asked to follow with the Town of Clinton
Planning staff, as the height and setback requirements were not clear and the special standards for the use was not included with the proposed amendments.

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments, except for sections applicable to alternative energy systems, 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. Standards for alternative energy systems have either not been defined or need clarification, as potential impacts of the use could not be determined with the information provided. Specifically, the use is identified only in the residential use table and special exception standards have not been included. Motion to accept as amended: Richard Szczypek. Second: Peggy Rubens-Duhl. Vote: Unanimous.

2.4 Town of North Haven: Proposed Zoning Regulation Amendments to Article IV – Section 4.3 Commercial CA District adding a Mixed Use District as a permitted use

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: Richard Szczypek. Vote: Unanimous.

2.5 Town of Woodbridge: Proposed Zoning Regulation Amendments to Section 3.1.2 – Table of General Uses pertaining to public/semi private golf course and liquor establishments as an accessory to the public/semi private golf course. Section 1.4.1 would add a definition of public/semi private golf course

The staff recommendation was amended to reference an existing use within Woodbridge, similar to the proposed use and requires a special permit.

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments may cause negative inter-municipal impacts due to traffic and/or drainage. In addition parking requirements were not included in the proposed amendments and the proposed use would be permitted as of right in a Residence A District.

The proposed amendments would not be limited to the parcels comprising the existing Oak Lane Country Club in Woodbridge. This may be an appropriate location for the use, but the proposed amendments do not provide the commission an opportunity for any additional review. Consideration should be given to requiring a special permit for the use, as it will ensure the commission will have the opportunity to review if the appropriate infrastructure is in place to support the use. The review may include traffic, parking, water and drainage. A similar use within the town currently exists, “Club, lodge, or community house…” (Table 3.1.2: General Use Regulations, Item 4) and requires a special permit. Motion to accept as amended: Charles Andres. Second: Christopher Traugh. Vote: Unanimous. Abstain: Peggy Rubens-Duhl

2.6 Town of Orange: Proposed Zoning Regulation Amendments to Section 383-143.4 – Special Standards for Outdoor Restaurant Seating
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: Peggy Rubens-Duhl. Second: David Anderson. Vote: Unanimous.

2.7 Town of Orange: Zoning Map Amendment to re-establish the Office Park District

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: David Anderson. Second: Christopher Traugh. Vote: Unanimous.

The Referral from the Town of North Branford and the Department of Energy and Environmental Protection were received after the Agenda Packet for the August 11, 2011 RPC meeting was sent out. Motion to add the Town of North Branford Referral and the DEEP Application to the August 11, 2011 Agenda: Peggy Rubens-Duhl. Second: Brian Cummings. Vote: Unanimous.

2.8 Town of North Branford: Proposed Zoning Map to rezone parcels in the R-40 District to a R-80 District

By resolution, the RPC has determined that the proposed Zoning Map Amendment reduces the potential density of development in an environmentally sensitive site, which is in the Branford River Watershed and adjacent to Lake Gaillard. This will enable an increased level of protection to the natural resources on the site and the habitat and ecosystem of the Long Island Sound. Motion: Charles Andres. Second: David Anderson. Vote: Unanimous.

2.9 DEEP Application: Proposed Hammonasset Beach State Park Improvements: new Nature Center at Meigs Point and two open air picnic pavilions at Middle Beach

By resolution, the RPC has determined that the DEEP’s proposed improvements at Hammonasset Beach State Park, specifically a new Nature Center at Meigs Point and two open air picnic pavilions at Middle Beach, are consistent with and meet important goals of the Regional Plan of Conservation and Development of maintaining regional coastal recreational facilities and creating a connection between the region’s recreation facilities. Motion: Brian Cummings. Second: Fran Lescovich. Vote: Unanimous.

Motion to Adjourn: Peggy Rubens-Duhl. Second: Brian Cummings. Vote: Unanimous.
Referral 2.1: Town of East Haven

Subject:

Proposed Zoning Amendment to maintain a PEFD District for 176 Foxon Road

Staff Recommendation: The proposed Zoning Amendment for the site to remain a PEFD District 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 Town of East Haven has proposed Zoning Regulation Amendment to for the site to remain a PEFD district. The site that would remain the PEFD District is approximately 71.5 acres (176 Foxon Road aka 204 Russo Avenue aka 182 Foxon Road). The original district was approved in 2001 with 490 elderly units. The rezoning of the site is needed due to the modification of the previously approved site plan. The proposal reduces the amount of elderly units to 242 and the lot lines have been redesigned. The site is located on the New Haven/ East Haven Border and a portion of the site is located in New Haven.

Communication:

In researching this proposal, I spoke with the Planning and Zoning Administrator in East Haven and notified the adjacent municipalities in the South Central Region.
RPC Referral Submission Form
South Central CT Regional Planning Commission

1.) General Information:

Date Sent: August 11, 2011

Subject: Oakledge Planned Elderly Facilities District (PEFD)

Applicant Name: Oakledge Properties LLC 631-422-6057

Property Address (if applicable): 176 Old Faxon Rd, aka 182 Old Faxon Rd, aka 204 Russo Ave

Town/City: East Haven

☒ Referral is from a private individual
☐ Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: October 5, 2011

2.) Statutory Responsibility:

☐ Application involves a subdivision of land within 500 feet of a town/city border
☐ Application involves a proposed change to a town/city zoning regulation
☐ If neither, applicant requests a voluntary RPC review for informational purposes
☐ Material is for informational purposes only; an RPC resolution is not necessary
☒ Other: Rezoning Application

3.) Process:

☐ Material sent "Return Receipt Requested" (as required by law) hand delivered
☒ Information on proposed change included
☐ Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:

Name: David Anderson

Telephone Number: 203-468-3387

E-mail Address: townh.dave@att.net

Comments: a copy of this proposal is also being delivered to the New Haven City Plan Department

Questions: (203) 234-7555
South Central Regional Council of Governments
EAST HAVEN PLANNING AND ZONING COMMISSION
TOWN OF EAST HAVEN

[X] APPLICATION FOR SITE PLAN APPROVAL PEFD 67.7 Final Submission
[ ] APPLICATION FOR MODIFIED SITE PLAN APPROVAL

Fee: ___________________ DATE OF SUBMISSION ___________________

BEFORE COMPLETING THIS APPLICATION, PLEASE REVIEW ALL PERTINENT SECTIONS OF THE EAST HAVEN ZONING REGULATIONS FOR COMPLIANCE. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF THIS APPLICATION; AND THE COMMISSION RESERVES THE RIGHT TO DENY ANY APPLICATION ON THE BASIS OF AN INCOMPLETE OR INACCURATE APPLICATION.

THE UNDERSIGNED HAS ALED AN APPLICATION FOR A ZONING PERMIT (ATTACHED), AND HEREBY MAKES APPLICATION TO THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAST HAVEN FOR APPROVAL OF A SITE PLAN OR MODIFIED SITE PLAN UNDER THE TERMS OF THE EAST HAVEN ZONING REGULATIONS.

[1] NAME OF APPLICANT: Oakridge Properties, LLC


[3] SITE LOCATION OR ADDRESS: 1716 Farm Rd aka 204 Russo Ave aka 182 Raymond

[4] ASSESSOR CARD INFO: (ATTACH ASSESSOR'S CARD TO THIS APPLICATION)
ZONING DISTRICT: PFPD MAP 380 BLOCK 5118 PARCEL 1
SIZE OF PARCEL: 71.5 acres


[6] CITE THE PARTICULAR USE FOR WHICH A SITE PLAN APPROVAL IS REQUESTED SCHEDULE "A" (PERMITTED USES), LINE 27

IS THIS APPLICATION ACCOMPANIED BY THE FOLLOWING:
[A] STATEMENT OF USE [X] YES [ ] NO
[B] SITE DEVELOPMENT PLAN [X] YES [ ] NO
[C] ARCHITECTURAL (BUILDING) PLANS [X] YES [ ] NO
[D] TRAFFIC REPORT [ ] YES [X] NO
[E] STORMWATER MANAGEMENT PLAN [X] YES [ ] NO
[F] SEDIMENTATION & EROSION CONTROL PLAN [X] YES [ ] NO

RECEIVED
AUG - 3 2011
DOES THE APPLICANT REQUEST THAT THE PLANNING AND ZONING COMMISSION WAIVE THE REQUIRED SUBMISSION OF ANY OF THE ABOVE, OR ANY OTHER REQUIREMENT OF THE REGULATIONS PERTAINING TO SITE PLANS? IF YES, PLEASE SPECIFY AND CITE THE REASON. [USE ADDITIONAL SHEETS IF NECESSARY]

[8] IS THIS APPLICATION BEING FILED IN CONJUNCTION WITH ANY OTHER APPLICATIONS FOR APPROVAL? IF YES, PLEASE SPECIFY.

Application for:

Modification of existing zone to redesign lot lines

A application for approval of special exception for

[Signature]

NOTE: THE PLANNING AND ZONING COMMISSION WILL DECIDE ON THIS APPLICATION. THE APPLICANT, OR HIS AGENT(S) SHOULD MAKE THEMSELVES AVAILABLE TO THE COMMISSION IN ORDER TO PRESENT INFORMATION ILLUSTRATING HOW THE PROPOSED SITE PLAN, USE, BUILDINGS AND STRUCTURES AND/OR FACILITIES CONFORM TO THE GENERAL STANDARDS OF THE REGULATIONS.

ALL STANDARDS SPECIFIED IN CHAPTERS 33 AND 34 ARE IN ADDITION TO ALL OTHER REQUIREMENTS OF THE ZONING REGULATIONS IN THE PARTICULAR ZONING DISTRICT IN WHICH THIS PROPOSAL IS TO BE LOCATED. THE COMMISSION IS DEEMED TO BE AUTHORIZED, BY THIS SIGNED APPLICATION, TO INSPECT THE SITE. THE COMMISSION IS FURTHER AUTHORIZED TO OBTAIN INFORMATION ON ITS OWN INITIATIVE; BUT WILL NEED TO RELY UPON THE DATA PRESENTED TO IT BY THE APPLICANT AND/OR HIS STAFF OR AGENTS.

IN CERTAIN INSTANCES, THE APPLICANT MAY BE GIVEN "ADMINISTRATIVE APPROVAL FOR A PROPOSAL, WITH THE KNOWLEDGE AND CONSENT OF THE COMMISSION AND SUBJECT TO ANY CONDITIONS MODIFICATIONS OR BONDING DEEMED NECESSARY BY THE COMMISSION AND/OR IT'S TECHNICAL STAFF.

THE UNDERSIGNED APPLICANT, BY HIS SIGNATURE HEREBY ATTESTS THAT THE INFORMATION CONTAINED HEREIN, WITH THE APPROPRIATE ATTACHMENTS HERETO, IS CORRECT AND COMPLETE.

SIGNATURE OF APPLICANT: [Signature] DATE 8/3/11

SIGNATURE OF APPLICANT: [Signature] DATE

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE 8/3/11

PROPERTY OWNER'S SIGNATURE: [Signature] DATE 8/3/11
SCHEDULE A

All that certain piece or parcel of land with all the improvements thereon, situated in the Towns of New Haven and East Haven, both in the County of New Haven and State of Connecticut, being shown as "PARCEL 2 AREA IN NEW = 7.43 ACRES, AREA IN EAST HAVEN = 6.38 ACRES" on a certain map entitled, "MAP PREPARED FOR BLUESTONE, INC., 451-471 FOXON BOULEVARD, NEW HAVEN & EAST HAVEN, CONNECTICUT, Scale 1"=60', Date: May 19, 1993, Revised September 24, 1996" prepared by Stephen A. Hanchuruck, Jr., Registered Land Surveyor, which map is on file in both the New Haven and East Haven Town Clerk's Office.

Together with the following:

All that certain piece or parcel of land together with all buildings and improvements thereon, situated in the City of New Haven, County of New Haven and State of Connecticut, as shown on map entitled "Property Survey showing land to be conveyed from Foxon Wester, LLC to Amalfi Enterprises, Inc.", New Haven, Connecticut, Scale 1"=40', Dated: November 8, 2000, by Godfrey-Hoffman Associates, LLC, bounded and described as follows:

Beginning at the eastern corner of herein described parcel:
Thence: South 81 degrees 21 minutes 48 seconds West along other land of Amalfi Enterprises, Inc., a distance of 78.50 feet;
Thence: North 15 degrees 02 minutes 00 seconds West along other land of Amalfi Enterprises, Inc., a distance of 50.20 feet;
Thence: Southeasterly along the arc of a curve which has a radius of 45.00 feet along land now or formerly of Foxon Western, LLC, a distance of 49.45 feet;
Thence: Southeasterly along the arc of a curve which has a radius of 95.00 feet along land now or formerly of Foxon Western, LLC, a distance of 26.72 feet to the point and place of beginning.

Said parcel contains 720 square feet, or 0.02 Acres.
STATEMENT OF USE- PEFD

This project is a Planned Elderly Development of 242 Units which will be aesthetically designed to take advantage of the natural features and topography of the property. The site was formally approved in 2001 for four hundred and ninety (490) units. The application also proposes to perform site work on the technology park portion of the site in order to bring the property to a level grade.
Application for ZONE and/or TEXT Change

DATE RECEIVED ____________ FEES SUBMITTED ____________

TYPE OF APPLICATION BEING SUBMITTED:
[A] Zone Change [X]
[B] Text Change- New { }
[C] Planned Development District { }
[D] Office Campus District { }
[E] Planned Elderly Facilities District [X]

The undersigned applicant hereby petitions the Town of East Haven Planning and Zoning Commission to hold the required Public Hearings and to consider the following Zone Change. [X] Text Change { }....If the petition is for a text change attached the proposed text change to this application. If the petition is for a zone change; it is to change the Existing PEFO Zone to a proposed PEFO Zone on the following parcels of land: 171 E. Rd. a/k/a 504 Avesta Ave. a/k/a 152 Forest Rd.

[1] Applicant's name:_Oakledge Properties LLC_


[4] Subject parcel(s)
map # 380 block # S118 parcel # 1


Proposed Zoning District: PEFO Minimum Lot Size in Proposed Zone 5 acres

Size of Parcel being petitioned for a zone change {include Assessor's card[s] for all parcels included in the proposed change} 71.5 acres of 97.34

Is Assessor's [field] Card attached to this petition? Yes [X] No [ ]

[6] The proposed USE of the subject parcel is:_Aged Senior Apartments_

_in accordance with_
Section 07 of the E.H. Zoning Regulations

[7] How will the proposed Zone Change and/or Text Change relate to the Town of East Haven's Plan of Development?

- Elderly Housing

[8] The applicant believes that this Zone Change and/or Text Change will be beneficial to the Town of East Haven for the following reasons:

- Additional Residenc
- Without additional School Costs
- Providing needed Elderly Housing

[9] The following questions must be answered completely. The Applicant is responsible for adherence to the appropriate State and/or Federal Agencies [unless otherwise indicated]

[9a] Is the proposed Zone and/or Text Change affecting land, or it's use within 500 feet of a Town line [C.G.S. 8-3b]? Yes [X] No [ ] (Town makes notification to the Municipality and to the Regional Planning Agency)

[9b] Is the proposed Zone Change affecting land or it's use within 500 feet of a Town Line...or...will it have a significant impact on another Municipality [traffic, drainage etc.] [C.G.S. 8-3h] Yes [X] No [ ] (Town makes notification)

[9c] Will the proposed Zone and/or Text Change result in a subdivision within 500 feet of a Town Line? [C.G.S. 8-2b] Yes [ ] No [X] (Town makes notification)

[9d] Will the proposed Zone and/or Text Change result in a subdivision within 500 feet of a Town line...or...will it have a significant impact on another Municipality [traffic, drainage, etc.] [C.G.S. 8-2b] Yes [ ] No [X] (Town makes notification)

[9e] Will the proposed Zone and/or Text Change have any type of effect on anything within the COASTAL AREA BOUNDARY [C.G.S. 22a-104e] if so, contact the TOWN ENGINEER for a C.A.M. [Coastal Area Management] Reoerpt. No

[9f] Will the proposed Zone and/or Text Change result in a Site Plan requiring a Coastal Site Plan Review [C.G.S. 22A-105]; if so, contact the TOWN ENGINEER. No

[9g] Will the proposed Zone and/or Text Change result in the creation of any SHORELINE FLOOD and EROSION CONTROL STRUCTURES [C.G.S. 22a-109d]; if so, contact the TOWN ENGINEER. No
[9h] Will the proposed Zone and/or Text Change affect an area of INLAND WETLANDS and/or WATERCOURSE; if so, contact the TOWN ENGINEER  NO

[10] Is this Zone and/or Text Change accompanied by a SUBDIVISION Plan?
    Yes  { }  
    No   { }  

[11] Is this Zone and/or Text Change accompanied by a SITE PLAN?
    Yes  { }  
    No   { }  

I attest that the information contained in this APPLICATION for a ZONE and/or TEXT CHANGE are true to the best of my knowledge

Applicant's Signature: [Signature]

Date: 8/13/11
Referral 2.2: Town of Orange

Subject:

Proposed Zoning Regulation Amendment to Section 383-14 to define a detached garage in the RES - Residential 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:

The Town of Orange has proposed a Zoning Regulation Amendment to define a detached garage in the RES Residential District. In the existing Zoning Regulations a detached garage is not defined. The proposed amendment would define a detached garage as follows:

“A structure detached and separated from, and having no common wall with, the primary dwelling. A Garage is permitted only to service the primary dwelling. It must not exceed 675 square feet. It must not exceed 15’ in height. The Garage must not be located within any easements on the property. The Garage must be used by a resident of the property for the storage of vehicles, property maintenance equipment, and recreational equipment. The Garage must contain functioning rolling doors, or folding doors, or swinging doors which can accommodate a motor vehicle.”

“The exterior finish, roof, roof lines, and roof pitch of all structures exceeding 300 square feet, shall match as close as possible the exterior finish of the primary dwelling. With the exception of a bathroom, the Garage must not contain any finished livable floor area.”

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
August 16, 2011
CERTIFIED MAIL

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

REFERRAL OF PETITION TO AMEND
THE ORANGE ZONING REGULATIONS
Submitted upon the initiative of the Orange Town Plan & Zoning Commission.
To amend the Orange Zoning Regulations to clarify and define a detached garage in the RES Residential District.

Dear Mr. Amento:

In accordance with the Connecticut General Statutes, enclosed for your review are proposed changes to the Orange Zoning Regulations. The T.P.Z.C. is seeking to clarify and define a detached garage in the RES Residential District. Presently there is no definition for a detached garage. A public hearing on this matter is tentatively scheduled for October 4, 2011.

If you have any questions, please contact me at 203-891-4743.

Very truly yours,

Paul Dinice, Zoning Administrator
& Enforcement Officer

enclosures (2)
cc: TPZC Members
    V. Marino, Esq.
    J. Zeoli, First Selectman
    B. Miller, Consultant Planner
Draft dated August 16, 2011

**Definition**  To be contained in Section 383-14 Definitions. B.

Detached Garage:

A structure detached and separated from, and having no common wall with, the primary dwelling. A Garage is permitted only to service the primary dwelling. It must not exceed 675 square feet. It must not exceed 15’ in height. The Garage must not be located within any easements on the property. The Garage must be used by a resident of the property for the storage of vehicles, property maintenance equipment, and recreational equipment. The Garage must contain functioning rolling doors, or folding doors, or swinging doors which can accommodate a motor vehicle.

The exterior finish, roof, roof lines, and roof pitch of all structures exceeding 300 square feet, shall match as close as possible the exterior finish of the primary dwelling. With the exception of a bathroom, the Garage must not contain any finished livable floor area.
Referral 2.3: Town of Southington

Subject:

Proposed Zoning Regulation Amendment to Section 4-01.31 – Providing a mechanism for temporary/seasonal vending on private property through Zoning Board of Appeals

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:

The Town of Southington has proposed Zoning Regulation Amendment to Section 4-01.31, Special Exceptions that would allow the temporary location of a vending cart on private property. This would require the permission of the property owner, as well as all other applicable permits (such as Health permits). This use would require annual approval from the Zoning Board of Appeals. The amendment is applicable to a use that is permitted in the Central Business Zone, which is not within 500 feet of any of the Towns in the South Central Region.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
August 2, 2011

RPC Referral
South Central Regional COG
127 Washington St., 4th Fl
North Haven, CT 06473

RE: Proposed Zoning Regulation Amendment – Section 4-01.31 (ZA #561)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, enclosed please find a copy of proposed revisions to Section 4-01.31 (ZA #561). This matter will be the subject of a public hearing at the September 20, 2011 Planning and Zoning Commission meeting.

The proposed new text is intended to provide a mechanism for temporary/seasonal vending on private property through the Zoning Board of Appeals. The other two subsections are simply being renumbered.

If you need clarification or any additional information regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

Mary F. Savage-Dunham, AICP
Town Planner

enclosures
RPC Referral Submission Form
South Central CT Regional Planning Commission

1.) General Information:
Subject: Zoning Text Amendment
Applicant Name: Town of Southington
Property Address (if applicable): 
Town/City: Southington
☐ Referral is from a private individual
☒ Referral is from the Town/City Planning Department or the P & Z Commission
Public Hearing Date: 2A#561

2.) Statutory Responsibility:
☐ Application involves a subdivision of land within 500 feet of a town/city border
☒ Application involves a proposed change to a town/city zoning regulation
☐ If neither, applicant requests a voluntary RPC review for informational purposes
☐ Material is for informational purposes only; an RPC resolution is not necessary
☐ Other: 

3.) Process:
☒ Material sent “Return Receipt Requested” (as required by law)
☒ Information on proposed change included
☒ Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:
Name: Mary F. Savage Dunham
Telephone Number: 860-276-6248
E-mail Address: Savagem@Southington.org
Comments: 

Questions: (203) 234-7555
South Central Regional Council of Governments | http://www.scrcog.org
4-01.3 Special Exception

4-01.31 The Zoning Board of Appeals may, after public hearing and subject to appropriate safeguards in harmony with the general purpose of these Regulations, grant a special exception for the following uses:

A. Carnivals, circuses or similar types of entertainment of a temporary nature, for local civic, fraternal or philanthropic purposes only.

B. Temporary location of vending cart on private property. Requires consent of property owner and all other applicable permits (i.e. Health). Requires annual approval.

B. C. Conversion of an existing dwelling to a two-family subject to the following conditions:

1. There shall be no minimum floor area

2. The minimum required lot area shall be 16,000 square feet

3. Exterior stairs shall be enclosed

4. Lot serviced by public water and sewer

C. D. Christmas tree or similar seasonal sales of a temporary nature by a civic, fraternal, or philanthropic group only.
Referral 2.4: Town of Seymour

Subject:

Proposed Zoning Map Amendment for a change in the zoning classification of property known as 130 New Haven Road from the present C-2 General Commercial to the LI-1 Limited Industrial Zoning District.

Staff Recommendation:

The proposed Zoning Map 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 Town of Seymour has proposed a Zoning Map Amendment for a change in the zoning classification of property known as 130 New Haven Road from C-2 General Commercial to the LI-1 Limited Industrial Zoning District. The property is within 500 feet of the Towns of Bethany and Woodbridge.

Bulk Requirements, C-2 vs. LI-1:

<table>
<thead>
<tr>
<th></th>
<th>C-2</th>
<th>LI-1</th>
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<tbody>
<tr>
<td>Minimum Lot Area, sq. ft.</td>
<td>40,000</td>
<td>85,000</td>
</tr>
<tr>
<td>Minimum Lot Frontage, ft.</td>
<td>150</td>
<td>150</td>
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<tr>
<td>Minimum Lot Width, ft.</td>
<td>150</td>
<td>150</td>
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<td>Minimum Lot Square, ft.</td>
<td>NR</td>
<td>NR</td>
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<td>Minimum Front Yard, ft.</td>
<td>50</td>
<td>75</td>
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<td>Minimum Side Yard, ft.</td>
<td>25</td>
<td>25</td>
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<tr>
<td>Minimum Rear Yard, ft.</td>
<td>30</td>
<td>75</td>
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<tr>
<td>Maximum Lot Coverage, %</td>
<td>25</td>
<td>35</td>
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<td>Maximum Building Height, ft.</td>
<td>40</td>
<td>45</td>
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<tr>
<td>Principal Buildings/Lot</td>
<td>NR</td>
<td>NR</td>
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The limited industrial district would increase the amount of manufacturing uses permitted on the site, but would decrease the amount of commercial uses permitted. The application would only rezone one parcel in the C-2 District to a LI-1 Zone. The land adjacent to both Bethany and Woodbridge would remain a C-2 District. The C-2 District does permit a limited amount of manufacturing uses.

Communication:

In researching this proposal, I spoke to the planning staff in Seymour and notified the adjacent municipalities in the South Central Region.
SEYMOUR PLANNING AND ZONING COMMISSION

1 FIRST STREET, SEYMOUR, CT 06483

August 22, 2011

Valley Council of Governments

Derby Train Station

12 Main Street

Derby, CT 06418

Re: Sec 8-3b Referral

Dear Council of Governments;

The Seymour Planning and Zoning Commission has received an application for a change in the zoning classification of property known as 130 New Haven Road from the present C-2 General Commercial to the LI-1 Limited Industrial Zoning District. This property is within 500 ft of the Towns of Bethany and Woodbridge.

A map showing the area of the proposed change is enclosed as well as a map showing existing zoning in its vicinity. It is anticipated that a public hearing on the proposed change will be held on October 13, 2011.

Very truly yours,

[Signature]

Robert Looker
Town Planner

CC: South Central Regional Council of Governments
Referral 2.5: Town of Prospect

Subject:

Proposed 1-year Moratorium on Wind Energy Regulation Applications for 1-megawatt or less wind turbines

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:

The Town of Prospect has proposed to place a 1-year moratorium on accepting any proposed wind energy regulation applications for 1 megawatt or less wind turbines. The moratorium would actually be for wind turbines less than 1 megawatt as the CT Siting Council has jurisdiction on wind turbines 1 megawatt and over. The moratorium would be placed in order to develop regulations for wind turbines.

Communication:

In researching this proposal, I spoke with the planning staff for Prospect and notified the adjacent municipalities in the South Central Region.
August 19, 2011

Eugene Livshits
South Central Council of Governments
127 Washington Avenue - 4th Floor W
North Haven, CT 06473-1715

Dear Mr. Livshits:

In accordance with Section 8-7d(f) of the Connecticut General Statues please be advised that the Prospect Planning and Zoning Commission has scheduled a public hearing for Wednesday, September 21, 2011 at 7:10 p.m. at the Prospect Town Hall, 36 Center Street to place a 1-year moratorium on accepting any proposed wind energy regulation applications for 1-megawatt or less wind turbines.

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

Sincerely,

Donald Pomeroy
Donald Pomeroy
Chairman