

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

**RPC
Representatives**

Bethany:
Mary Shurtleff

Branford:
Charles Andres

East Haven:
Vacant

Guilford:
Peter Goletz

Hamden:
Richard Szczypek

Madison:
Christopher Traugh
(Chair)

Meriden:
David White

Milford:
Mark Bender

New Haven:
Kevin DiAdamo
(Vice Chair)

North Branford:
Frances Lescovich

North Haven:
James Giulietti

Orange:
Paul Kaplan

Wallingford:
Vacant

West Haven:
Christopher Suggs

Woodbridge:
Peggy Rubens-Duhl

AGENDA

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Agenda for Thursday, November 8, 2012 RPC Meeting, 5:15pm @ SCRCOG
Offices: 127 Washington Avenue, North Haven, CT 06473

1. Administration

1.1. Minutes of the October 11, 2012 RPC Meeting **1**

2. Statutory Referrals – November Action Items

2.1. Town of Berlin: Proposed Zoning Regulation Amendments regarding Mobile Food Vendors (*Section IV.A.20.a*). Submitted by: Town of Berlin. Received: October 10, 2012. Public Hearing: November 15, 2012 **2**

2.2. City of Milford: Plan of Conservation and Development. Submitted by: City of Milford. Received: October 12, 2012. **4**

2.3. Town of Southington: Proposed Zoning Regulation Amendments to Business Overlay Zone (*Section 4-04*). Submitted by: Town of Southington. Received: October 16, 2012. Public Hearing: November 20, 2012. **5**

2.4. Town of Southington: Proposed Zoning Regulation Amendments to Section 13-02 (*Permitted Signs Not Requiring a Permit, All Zones*) and 13-14 (*Temporary A-Frame Signs*). Submitted by: Town of Southington. Received: October 16, 2012. Public Hearing: November 20, 2012. **9**

2.5. Town of Cheshire: Proposed Zoning Regulation Amendments to Section 30, Schedule A, Item 7 (*Permitted Uses*). Submitted by: Private Applicant. Received: October 22, 2012. Public Hearing: November 14, 2012. **14**

3. Other Business

3.1. 2013 Meeting Schedule **20**

3.2. Nominating Committee **21**

3.3. RPC Annual Dinner

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, October 11, 2012 Meeting

Present: Christopher Traugh, Kevin DiAdamo, Mary Shurtleff, Charles Andres, Mark Bender, David White, Eugene Livshits

1 Administration

- 1.1 Minutes of the September 13, 2012 RPC meeting. Motion to accept the minutes as presented: Mark Bender. Second: Charles Andres. Vote: Unanimous.

2 Statutory Referrals

- 2.1 Town of Stratford: Proposed Zoning Regulation Amendments to Section 15: Regulations Relating to the Locations of Places for the Sale of Ale, Beer, Wine, and Liquor

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative 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. Motion: Christopher Traugh. Second: Mary Shurtleff. Vote: Unanimous.

- 2.2 Town of Orange: Proposed Zoning Regulation Amendment to Section 383-117 E: Architectural Design Standards

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative 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. Motion: Mary Shurtleff. Second: David White. Vote: Unanimous.

- 2.3 Town of Southington: Proposed Zoning Regulation Amendment to Section 3-01.3 (Residential Zone R-80 and R-40: Special Exception)

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative 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. Motion: Mark Bender. Second: Kevin DiAdamo. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Mark Bender. Second: Mary Shurtleff. Vote: Unanimous.

Referral 2.1: Town of Berlin

Subject: Proposed Zoning Regulation Amendments regarding Mobile Food Vendors (*Section IV.A.20.a*).

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 impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The Town of Berlin has submitted proposed Zoning Regulation Amendments regarding mobile food vendors (*Section IV.A.20.a*). The following is a summary of the proposed changes:

- Extends the amount of time a vehicle can be parked in one location from sixty minutes to three hours (within any 24 hour period).
- Subsection (2), regarding a food vendor that is affixed to a permanent commercial building and whose operation is accessory to the principal commercial use, has been expanded to state that site plan approval by the Planning and Zoning Commission is required.
- The mobile vendor cannot be on town property or right of way without the approval of the Town Council and Planning and Zoning Commission.
- There is now a statement that defines “location” as a single lot of record.

Communication: In researching this proposal, I spoke with the Director of Development Services for the Town of Berlin and notified the adjacent municipalities in the South Central Region.

Amendment to Berlin Zoning Regulations:

Proposed by Director of Development



Amend Section IV.A.20. a

Current Regulation:

The sale of food from trucks, trailers, wagons or any other vehicle or not-permanent structure that is not classified as a building in accordance with the applicable Health Code of the State of Connecticut shall be permitted only under the following circumstances: (1) A vehicle which moves on an ongoing basis to various locations, and is parked in one location for a period not to exceed sixty minutes within any 24 hour period; or (2) The structure is affixed to a permanent commercial building, and its operation is accessory to the principle commercial use on site.

Proposed Regulation:

The sale of food from trucks, trailers, wagons or any other vehicle or not-permanent structure that is not classified as a building in accordance with the applicable Health Code of the State of Connecticut shall be permitted only under the following circumstances: (1) A vehicle which moves on an ongoing basis to various locations and is not parked in one location for a period of more than three hours within any 24 hour period; or, (2) The structure is affixed to a permanent commercial building, and its operation is accessory to the principle commercial use on site and has site plan approval by the Planning and Zoning Commission. The mobile vendor must not be on town property or right of way without Town Council and Planning and Zoning Commission approval.

For the purposes of this section, "location" is defined as a single lot of record.

Referral 2.2: City of Milford

Subject: Plan of Conservation and Development

Referral 2.3: Town of Southington

Subject: Proposed Zoning Regulation Amendments to Business Overlay Zone (*Section 4-04*).

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 impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The Town of Southington has submitted proposed Zoning Regulation Amendments to *Section 4-04: Business Overlay Zone (BOZ)*. Below is a summary of the proposed changes:

Business Overlay Zone Requirements (4-04.1)

The following subsections have been edited:

- A. Minimum lot area for a commercial use increased from 80,000 square feet to two acres (87,120 feet).
- B. Minimum lot depth of parcels used for commercial activity has been increased from 400 feet to 500 feet. A 50 foot reduction in lot width is possible if a proposed driveway is adjacent to a neighboring parcel and a shared access easement is proposed.
- C. Parking shall be on the rear or side of buildings used for commercial purposes.

The following subsections have been added:

- F. Allows up to 35% lot coverage and building height of up to 3 stories or 40 feet.
- G. Applications must address cross easements to adjacent parcels to enable the interconnection of parking areas to the rear of the developed premises.
- H. A description of elevations, colors, and materials must be included with applications.
- I. No parking or driveways are permitted in front setback (40 foot minimum setback)

Permitted Uses (4-04.2)

Rather than list the permitted uses as “any building or use permitted in Section 4-02.11,” the proposed regulations list specific uses. These can be reviewed in the background section.

Special Permit Uses (4-04.3)

Special permit uses are described as retail development consisting of several business entities and establishments occupying separate and distinct leased areas. No individually leased area can exceed 25,000 square feet.

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

Please mail to:

Re: RPC Referral
South Central Regional COG
127 Washington Avenue, 4th Floor West
North Haven, CT 06473

RPC Referral Submission Form

South Central CT Regional Planning Commission

1.) General Information:

Date Sent: 10-17-12

Subject: ZA # 567

Applicant Name: Town of Southington

Property Address (if applicable): n/a

Town/City: _____

Referral is from a private individual

Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: _____ Nov. 20, 2012



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) / PDF

Information on proposed change included

Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:

Name: Town Planner

Telephone Number: 860-276-6248

E-mail Address: _____

Comments: _____

Questions: (203) 234-7555

South Central Regional Council of Governments | <http://www.scrkog.org>

PROPOSED NEW TEXT = BOLD ITALICS
PROPOSED DELETIONS = [ITALICS]

4-04 Business Overlay Zone (BOZ)

4-04.1 Business Overlay Zone Requirements

4-04.11 The Business Overlay Zone (BOZ) is enacted as an overlay zoning district and is intended to authorize the establishment of alternative uses in addition to those allowed in the underlying zoning district. The Business Overlay Zone is not intended to prohibit the use of land as prescribed in the underlying zoning district.

4-04.12 The establishment of alternative uses, as outlined in Section 4-04.2, shall be subject to the requirements specified in this section. When discrepancies exist, the more stringent requirement shall apply.

- A. A minimum lot area of *[80,000 square feet of land area]* **two acres** shall be required for the establishment of a commercial use or activity.
- B. Parcel(s) used for commercial purposes shall contain a minimum lot width of 200 feet and a minimum lot depth of *[400] 500* feet as measured from any front yard point. *If the proposed driveway is adjacent to neighboring parcel and a shared access easement is proposed with the development, up to a 50' reduction in lot width is possible.*
- C. Buildings used for commercial purposes shall contain a gross floor area of not more than 20,000 square feet. *Parking shall be in rear or on side of building.*
- D. A minimum of *25%* undeveloped open space shall be provided on the site.
- E. The proposal shall conform to the provisions outlined in Section 4-00 except that outdoor storage and/or display shall be prohibited.
- F. *Up to 35% lot coverage is permitted and buildings may be up to 3 stories or 40' maximum height.*
- G. *All applications must include cross easements to adjacent parcels to enable interconnection of parking areas to the rear of the developed premises.*
- H. *Elevations, colors and materials must be stated to the Commission and provided as part of application materials.*
- I. *Minimum front setback shall be 40'. No parking or driveways will be permitted in front setback.*

4-04.2 Permitted Uses

4-04.22 The following alternative uses shall be considered permitted uses in the Business

PROPOSED NEW TEXT = BOLD ITALICS
PROPOSED DELETIONS = [ITALICS]

Overlay Zone, subject to compliance with Sections 4-04 and 9-00 of the Zoning Regulations:

- A. [Any building or use permitted in Section 4-02.11] Retail stores**
- B. Agencies for real estate and insurance**
- C. Art and antique shops**
- D. Banks**
- E. Barber and beauty shops**
- F. Book, stationary and notions shops**
- G. Clothing and shoe stores, shoe repair shops**
- H. Custom tailoring, dressmaking, millinery**
- I. Drugstores**
- J. Florists**
- K. Food shops (retail), including food, meat and fish markets, bakeries, delicatessens and groceries**
- L. Hardware, electrical appliance or music stores**
- M. Interior decorating shops, painting and wallpaper stores**
- N. Jewelry stores, gift shops, jewelry and watch repairing, opticians**
- O. Pet shops**
- P. Restaurants and eating establishments not selling alcoholic beverages**
- Q. Movie houses, art galleries, museums, theaters**
- R. Business and professional offices**
- S. Other uses which, in the opinion of the Commission, are of the same general character as those listed as permitted uses and which will not, in the opinion of the Commission, be detrimental to the zone**

4-04.3

Special Permit Uses

- A. [Any building or use allowed by Special Permit in Section 4-02.2] Retail development consisting of numerous business entities and establishments occupying separate and distinct leased areas with no individually leased area to exceed 25,000 s.f.**

Referral 2.4: Town of Southington

Subject: Proposed Zoning Regulation Amendments to Section 13-02 (*Permitted Signs Not Requiring a Permit, All Zones*) and Section 13-14 (*Temporary A-Frame Signs*).

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 impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The Town of Southington has submitted proposed Zoning Regulation Amendments to Section 13-02 (*Permitted Signs Not Requiring a Permit, All Zones*) and Section 13-14 (*Temporary A-frame Signs*). The proposed amendment to Section 13-02 would add temporary wire frame signs to the list of signs permitted in all zones, as of right. Such signs can be displayed from when the service begins (ex. painting, roofing, etc.) to up to 24 hours after the service has been completed. There can be only one temporary wire frame sign per location where the service is being performed. If the sign is for a non-profit event, it can be displayed for up to 30 days prior to the event to 24 hours after the event is over. A property owner must provide permission for a temporary wire frame signs to be displayed on private property.

Section 13-14 is a new subsection that provides guidelines for the use of temporary A-Frame Signs. Such signs can only be located in the Renaissance Zone or Plantsville Center between April 1 and December 1. Only one sign per business is allowed and it must be at the business location (to advertise that business). Additionally, temporary A-Frame Signs must be taken in at night and displayed perpendicular to the sidewalk. At all times, there must be at least a 4 foot unobstructed walkway. In the event of non-compliance, fines may be levied per Town Ordinance.

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

Please mail to:

Re: RPC Referral
South Central Regional COG
127 Washington Avenue, 4th Floor West
North Haven, CT 06473

RPC Referral Submission Form

South Central CT Regional Planning Commission

1.) General Information:

Date Sent: 10-17-12

Subject: ZA#569

Applicant Name: Town of Southington

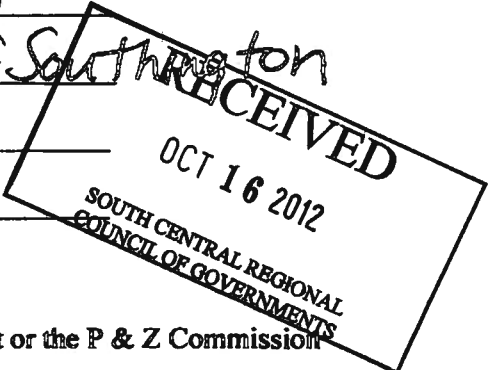
Property Address (if applicable): _____

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: 11/20/12



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)

PDF

Information on proposed change included

Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:

Name: Town Planner

Telephone Number: 860-276-6248

E-mail Address: _____

Comments: _____

PROPOSED NEW TEXT = BOLD ITALICS
PROPOSED DELETIONS = [ITALICS]

13-02 Permitted Signs Not Requiring a Permit, All Zones

The following signs shall be permitted in all zones, as of right. When located in residential zones said signs shall be located at least 20 feet back of street line and have a height not to exceed 10 feet. Signs in residential zones shall not be internally illuminated.

	<u>Maximum Sign Area</u>
A. Signs indicating the name and address of the property and/or occupant	1 sq. ft.
B. Signs pertaining to a profession or occupation lawfully permitted as an accessory use on the lot.	2 sq. ft.
C. Signs pertaining to the sale, lease or rental of residential property on which they are located	4 sq. ft.
D. Bulletin boards on the premises of churches or other religious institutions and municipal buildings	12 sq. ft. or 32 sq. ft if located 40 ft or more from a public right-of-way
E. Signs of civic organizations displayed for not more than 90 days within any 12 month period	32 sq. ft.
F. Emblems, badges, and insignias used to identify governmental, educational, charitable, philanthropic, civic, professional, fraternal, or religious organizations and located on numbered highways	32 sq. ft.
G. Holiday decorations excluding commercial advertising	32 sq. ft.
H. Political signs in connection with governmental elections or referendums for a time period of not more than 90 days preceding or 5 days following such election	32 sq. ft.
I. Signs pertaining to political expression for a time period of not more than 90 days:	24 sq. ft.
J. Signs constructed of a metal or wood material which identify a historical building	1 sq. ft.
K. Traffic Control signs installed by a governmental jurisdiction or authorized in conjunction with an approved site plan	

PROPOSED NEW TEXT = BOLD ITALICS
PROPOSED DELETIONS = [ITALICS]

- L. Nonilluminated signs pertaining to the construction or repair of buildings or property on which they are located. Such signs shall be removed upon the issuance of a Certificate of Occupancy

4 sq. ft per contractor and/or financial institution not to exceed a total of 16 sq. ft.

M. *Temporary wire frame signs:*

1. *Can be displayed from when the service begins to 24 hours after the service has been completed (painters, roofers, etc.)*
2. *Can have only one sign per location where the service is being performed;*
3. *Can be displayed up to 30 days prior to event to 24 hours after the event is over for non-profit events (i.e. Relay for Life)*
4. *Can only be displayed on private property with the permission of the property owner.*

PROPOSED NEW TEXT = BOLD ITALICS
PROPOSED DELETIONS = [ITALICS]

13-13 Separability

Each of the provisions of this Section shall be separate and independent of the other and the invalidity of any provision shall not invalidate any other section or provision thereof.

13-14 Temporary A-Frame Signs

- a. *Can be located in the Renaissance Zone or Plantsville Center between April 1 and December 1*
- b. *Only one sign per business and it must be located at the business location (to advertise a business)*
- c. *Must be taken in at night*
- d. *Must be displayed perpendicular to the sidewalk*
- e. *There must be not less than a 4' unobstructed walkway at all times*
- f. *Fines for non-compliance may be levied per Town Ordinance*

Referral 2.5: Town of Cheshire

Subject: Proposed Zoning Regulation Amendments to Section 30, Schedule A, Item 7
(*Permitted Uses*).

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 impacts to the habitat or ecosystem of the Long Island Sound.

Background:

A private applicant in the Town of Cheshire has submitted proposed Zoning Regulation Amendments to Section 30, Schedule A (Permitted Uses). The proposed amendments would allow the Commission to grant a waiver or modification of the existing requirements for an assisted living, convalescent home, or the like, that was legally established prior to April 1996, on a non-conforming lot. Waivers or modifications can be granted when a lot no longer conforms to the area, setback, landscaping, open space, or coverage requirements as long as the Commission finds that:

“a planned renovation and/or expansion of said existing use cannot be reasonably developed without such waiver(s) or modification(s).”

The dimensional requirements set forth within Section 32 shall, under no circumstances, be waived or modified.

There are parking requirements pertaining to assisted living residential facilities, but the proposed amendments do not include these requirements among those that can be waived or modified.

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

Please mail to:

Re: RPC Referral
South Central Regional COG
127 Washington Avenue, 4th Floor West
North Haven, CT 06473

RPC Referral Submission Form

South Central CT Regional Planning Commission

1.) General Information:

Date Sent: October 19, 2012

Subject: Zone Text Petition Application

Applicant Name: Marbridge LLC

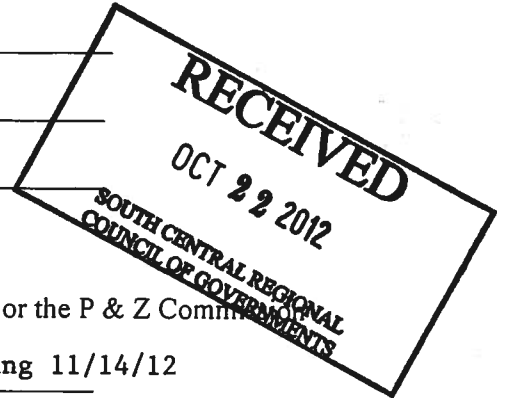
Property Address (if applicable): N/A

Town/City: Cheshire, CT 06410

Referral is from a private individual

Referral is from the Town/City Planning Department or the P & Z Commission

Public Hearing Date: To open the Public Hearing 11/14/12



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: William Voelker, Town Planner

Telephone Number: 203-271-6670

E-mail Address: wvoelker@cheshirect.org

Comments: _____

Questions: (203) 234-7555

South Central Regional Council of Governments | <http://www.scrkog.org>

**MEMORANDUM
TOWN OF CHESHIRE**

84 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT 06410
(203) 271-6670 Telephone (203) 271-6688 FAX

Date: October 18, 2012

FROM: William S. Voelker, Town Planner

SUBJECT: Regional Referrals

The Cheshire Planning Office has received the following application (s) and we are forwarding such application(s) for regional referral:

TYPE OF APPLICATION

**SCHEDULED DATE OF PUBLIC
HEARING IF APPLICABLE**

Zone Text Petition Application <u>Marbridge LLC</u> To amend Section 30, Schedule A. Permitted Uses Para. 7. And add f.	To open the Public Hearing on November 14, 2012 7:30 p.m. – Cheshire Town Hall Council Chambers
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Existing and Proposed Text attached.

If further information is required, please contact me at the Planning Office at (203) 271-6670. We look forward to receiving your comments.

Distribution List:
COG Central Naugatuck Valley
Central CT Regional Planning Agency
South Central CT RPA

PETITION FOR A ZONE MAP OR ZONE TEXT CHANGE

In accordance with the General Statutes of the State of Connecticut, the undersigned hereby petitions the Cheshire Planning & Zoning Commission for a text change (X) and/or map change () to the Cheshire Zoning Regulations to permit, amend, or delete the following:

For Zone Text Changes:

Indicate pertinent section/paragraph of Zoning Regulation to be changed.

Schedule 30, Section A, Item 7

For Zone Map Changes:

Location of Property: _____

Assessor's Map No.(s) _____

Lot No.(s) _____ Zone _____

Change from present _____ zone to _____ zone.

Reason for Proposed Text and/or Map Change: To allow the

Commission discretion to grant waivers or modifications of requirements for existing uses on non-conforming lots.

The following is attached and hereby made part of this petition:

1. For a text change, five (5) copies of the existing and proposed text.
2. For a map change, six (6) copies of a written legal description of the proposed zone boundary and nine (6) copies of a map drawn to a scale of not less than 200 feet to the inch, covering the area of the proposed change, and all areas in the Town within 500 feet of the proposed change, and showing for such area the existing and proposed zoning district boundary lines, the existing property lines, and the names and addresses of the current property owners as indicated by the Cheshire Assessor's records.

3. For a map change, the applicant must submit an affidavit at least ten (10) days before the hearing stating that notification has been sent to all abutting property owners (including those across the street). The affidavit shall confirm that the notice was mailed at least fifteen (15) days prior to the hearing and shall list the names, property addresses and mailing addresses, if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.
4. A base fee of \$560.00* and a Public Hearing Fee of \$175.00 is payable by check to "Collector, Town of Cheshire" in the amount of \$735.00.

*This Includes a \$60.00 State of Connecticut Fee.

Petitioner's Name Marbridge LLC
(Print or Type)

Petitioner's Address 665 West Main St., Cheshire, CT

Petitioner's Signature Jeffrey P. Cugno, Attorney for Marbridge LLC

Telephone Number 860-832-8809 FAX # 651-691-2768

Owner's Name Marbridge LLC
(Print or Type)

Owner's Signature Jeffrey P. Cugno, Attorney for Marbridge LLC

Agent, if other than applicant, to be contacted with regard to this application.

Name Attorney Jeffrey P. Cugno

Address Law Offices of Jeffrey P. Cugno LLC 34 Chatham Rd.
Kensington, CT 06037

Telephone Number 860-832-8809 FAX # 651-691-2768

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date.

Disclaimer: Additional information may be required, please contact the Planning office for complete application packets.

SECTION 30, SCHEDULE A, PERMITTED USES

EXISTING AND PROPOSED TEXT IN RED. PERMITTED USES		ZONING DISTRICTS																		
		R-80	R-40	R-20	R-20A	C-1	C-2	C-3	I-1	I-2										
7.	<p>Assisted living, convalescent homes, and the like licensed by the State of Connecticut subject to the following conditions:^{1 2}</p> <p>a. The facility shall be the only building on a lot of no less than 10 acres in area. When located on a state highway the facility may be located on a lot of five (5) acres or more.³</p> <p>b. The facility shall meet the following dimensional requirements:</p> <table border="0"> <tr> <td>Minimum setback from street line</td> <td>150 ft.</td> </tr> <tr> <td>Minimum setback from side line</td> <td>50 ft.</td> </tr> <tr> <td>Minimum setback from rear line</td> <td>100 ft.</td> </tr> <tr> <td>Maximum height of structure</td> <td>40 ft.</td> </tr> <tr> <td>Maximum lot coverage</td> <td>10 %</td> </tr> </table> <p>c. In addition to the above requirements, a minimum of 50% of the total area shall be landscaped or designated as open space.</p> <p>d. Parking in assisted living residential facilities shall be a minimum of one (1) per every three (3) dwelling units and one (1) for every employee on the largest shift.</p> <p>e. As part of the filing requirements for the special permit, the applicant shall submit a profile drawing to scale showing the proposed facility and its relationship to the buildings on both sides for a distance of 500'. The commission may require additional information necessary to assist them in determining the scale of the proposed structure(s) in relation to the surrounding area. This additional information may include visual representations of the project such as, but not limited to, architectural models made to scale, additional renderings, etc.</p> <p>f. In the case where an existing use that was legally established prior to April of 1996 which is located on a lot that no longer conforms to the area, setback, landscaping or open space, and coverage requirements set forth in the above regulations, the Commission may, in its discretion, grant a waiver or modification of these requirements where it finds that:</p> <p>1. A planned renovation and/or expansion of said existing use cannot be reasonably developed without such waiver(s) or modification(s).</p> <p>However, in no case shall the dimensional requirements set forth within Section 32 of these regulations be waived or modified.⁴</p>	Minimum setback from street line	150 ft.	Minimum setback from side line	50 ft.	Minimum setback from rear line	100 ft.	Maximum height of structure	40 ft.	Maximum lot coverage	10 %	P	P	P	P	N	N	N	N	N
Minimum setback from street line	150 ft.																			
Minimum setback from side line	50 ft.																			
Minimum setback from rear line	100 ft.																			
Maximum height of structure	40 ft.																			
Maximum lot coverage	10 %																			

¹ Amendment effective April 26, 1996.

² Amendment effective November 27, 1998.

³ Amendment effective August 15, 2008.

⁴

PLANNING DEPARTMENT
TOWN OF CHESHIRE
84 SOUTH MAIN STREET
CHESHIRE, CT 06410

2013 MEETING SCHEDULE
SOUTH CENTRAL REGIONAL PLANNING COMMISSION

The South Central Connecticut Regional Planning Commission meets monthly at the office of the South Central Regional Council of Governments, 127 Washington Avenue, 4th Floor West, North Haven, CT at **5:15 PM**, unless notified otherwise.

January 10*	March 14	May 9	July 11	September 12	November 14
February 14	April 11	June 13	August 8	October 10	December 12

* RPC Annual Dinner

Memorandum

TO: Regional Planning Commission

FROM: Nominating Committee:

DATE: January 12, 2012

SUBJECT: Nominations for Officers and Executive Committee Members

The Regional Planning Commission Nominating Committee has nominated the following members as Officers and Executive Committee Members for your consideration. Please note that the proposed Officers also serve on the Executive Committee.

Chairman: Christopher Traugh
Vice Chairman: Kevin DiAdamo
Secretary: David Anderson

Executive Committee:
Christopher Traugh
Kevin DiAdamo
David Anderson
Mary Shurtleff
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