

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Michael Calhoun

Branford:
Charles Andres

East Haven:
Vacant

Guilford:
Vacant

Hamden:
Ryszard Szczypek

Madison:
Christopher Traugh

Meriden:
David White

Milford:
Benjamin Gettinger

New Haven:
Kevin DiAdamo
(Chair)

North Branford:
Vacant

North Haven:
James Giulietti
(Secretary)

Orange:
Paul Kaplan

Wallingford:
Vacant

West Haven:
Christopher Suggs

Woodbridge:
Peggy Rubens-Duhl

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Thursday, December 11, 2014 RPC Meeting at 5:15pm in the SCRCOG Offices:
127 Washington Avenue, North Haven, CT 06473

AGENDA

1. Administration

1.1. Minutes of the November 13, 2014 RPC Meeting **1**

2. Action Items

2.1. Town of Orange: Proposed Zoning Regulation Amendment pertaining to Outdoor Storage and Outdoor Displays. Submitted by: Town of Orange. Received: November 6, 2014. Public Hearing: December 2, 2014. **3**

2.2. Town of North Haven: Proposed Amendment pertaining to add Section 5.1.3.5.4, Reduced Lot Size. Submitted by: Private Applicant. Received: December 1, 2014. Public Hearing: January 5, 2015. **9**

2.3. Town of Southington: Proposed Amendments pertaining to Recreational Vehicles. Submitted by: Town of Southington. Received: December 2, 2014. Public Hearing: January 6, 2015. **13**

2.4. Town of Woodbridge: Plan of Conservation and Development Update. Submitted by: Town of Woodbridge. Received: November 18, 2014. Public Hearing: January 22, 2015 **17**

3. Other Business

3.1. Nominating Committee, Annual Dinner

The agenda and attachments for this meeting are available on our website at www.scrcog.org. Please contact SCRCOG for copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.

"Necesidades especiales: Audio de circuito cerrado para personas con deficiencia auditiva y/o intérprete de lenguaje de signos y traductor para personas con dominio limitado del inglés; son proporcionados por aviso a dos semanas de anticipación. Agenda puede solicitarse en un idioma distinto al inglés contactando a SCRCOG."

**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, November 13, 2014 Meeting

Present: Kevin DiAdamo, Christopher Traugh, Christopher Suggs, Michael Calhoun, James Giulietti, Charles Andres, David White, Eugene Livshits

1 Administration

1.1 Minutes of the October 9, 2014 RPC meeting.

Motion to accept the minutes as presented: Michael Calhoun. Second: Christopher Suggs. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Hamden: Proposed Zoning Regulation Amendments pertaining to Institutional Master Plans for Colleges and Universities

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Christopher Suggs. Second: Christopher Traugh. Vote: Unanimous.

2.2 Town of North Haven: Proposed Zoning Regulation Amendments pertaining to Outdoor Advertising Signs

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Michael Calhoun. Second: Christopher Suggs. Vote: Unanimous. Recuse: James Giulietti

2.3 City of Milford: Proposed Zoning Regulation Amendments to delete Sections 3.9.6.1, 5.7.7, 9.2.2.4

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Christopher Traugh. Second: Charles Andres. Vote: Unanimous.

2.4 Town of Clinton: Proposed Zoning Regulation Amendments pertaining to Commercial Recreational Facilities

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: David White. Second: James Giulietti. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

2.5 Town of Bethany: Proposed Zoning Regulation Amendments

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Christopher Suggs. Second: Michael Calhoun. Vote: Unanimous.

2.6 Town of Branford: Proposed Zoning Regulation Amendment pertaining to Section 5.4E – Maximum Building Height

By resolution, the RPC has determined that 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 any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Christopher Traugh. Second: Christopher Suggs. Vote: Unanimous. Abstain: Charles Andres

2.7 City of Milford: Proposed Zoning Regulation Amendments pertaining to Regulatory Flood Protection Elevation

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 in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: David White. Second: Michael Calhoun. Vote: Unanimous.

2.8 City of New Haven: Mill River District Planning Study

By resolution, the RPC has determined that the proposed amendment to incorporate the Mill River District Planning Study into the City of New Haven Comprehensive Plan appears consistent with the policy statements of both the State and Regional Plan of Conservation and Development.

Motion: James Giulietti. Second: Christopher Traugh. Vote: Unanimous.

3 Other Business

3.1 2015 Meeting Schedule

Motion to adopt Meeting Schedule: Michael Calhoun. Second: James Giulietti. Vote: Unanimous.

Motion to Adjourn: Christopher Suggs. Second: Charles Andres. Vote: Unanimous.

Referral 2.1: Town of Orange

Subject:

Proposed Zoning Regulation Amendment pertaining to Outdoor Storage and Outdoor Displays

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

Background:

The Town of Orange has proposed a Zoning Regulation Amendment to add Section 383-121, Outdoor Storage and Outdoor Displays. The purpose of the section is to “regulate temporary outdoor sales, display, and storage” in an effort to ensure that such uses do not obstruct pedestrian or vehicular circulation or “create the unsightly appearance of unrestricted clutter.” The section defines the following terms: merchandise, outdoor display, outdoor display area, outdoor storage.

Outdoor displays of merchandise are allowed by special permit in the C-1, C-2, and LI-3 District. Such uses are only permitted as accessory uses on the same lot as a permitted or special use and cannot be operated as a separate business. In addition to a special permit and the accessory use requirement, outdoor displays of merchandise must meet additional criteria, including that related to private right-of-way, the use of sidewalks, the use of parking spaces, and public safety. A site plan must be included in the special permit application package.

Outdoor storage areas in the LI-1 and LI-2 districts cannot extend into the required setback area, cannot exceed 15% of the lot area, and must be enclosed by buildings and/or fences, walls, etc. in order to screen the area from view from any residential lot or street.

Outdoor displays and outdoor storage areas cannot be located in flood prone areas or within 25 feet of any stream or watercourse.

Communication:

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



Town of Orange, Connecticut

Zoning Department

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

PHONE: (203) 891-4743
FAX: (203) 891-2185
www.orange-ct.gov

November 3, 2014
CERTIFIED MAIL



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

PETITION TO AMEND THE ORANGE ZONING REGULATIONS.

-Submitted upon the initiative of the Orange Town Plan & Zoning Commission.

To add Section 383-121 Outdoor Storage & Displays.

Dear Mr. Amento:

In accordance with the Connecticut General Statutes, enclosed for your review are proposed amendments to the Orange Zoning Regulations. The Orange TPZC proposes to create Section 383-121 Outdoor Storage and Outdoor Displays. The purpose of this chapter is to regulate temporary outdoor sales, display, and storage in specific circumstances. A public hearing on this matter is tentatively scheduled for December 2, 2014.

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

§383-121. Outdoor Storage and Outdoor Displays.

Purpose:

The purpose of this chapter is to regulate temporary outdoor sales, display, and storage. The intent of these regulations is to limit outdoor uses except for specific circumstances where conditions can be met to ensure that such outdoor uses do not obstruct pedestrian or vehicle circulation or create the unsightly appearance of unrestricted clutter.

Definitions:

1. **Merchandise:** Goods and commodities that can be bought and/or sold. For the purpose of this chapter, merchandise shall include only items that can be bought and sold on site.
2. **Outdoor Display:** An outdoor arrangement of merchandise, typically not in a fixed position and/or capable of rearrangement, designed and used for the display of merchandise or tangible property sold or rented within the principal business. Displayed merchandise shall not exceed a height of seven (7) feet above the ground. For purposes of this definition, outdoor storage of merchandise is excluded. Goods, merchandise or products stacked on pallets and/or wrapped in packing materials such that the items are not readily available for the public for immediate retail sale shall be considered outdoor storage and not outdoor display.
3. **Outdoor Display Area:** Areas shall be measured in a regular geometric form. The area between outdoor displays shall be included in the calculation of the outdoor display area.
 - a. **Stand-alone buildings of 75,000 square feet or multi-tenant shopping plazas with a single tenant occupying at least 75,000 square feet.** For buildings having an at grade area of 100,000 square feet or more, the outdoor display area shall not exceed 3,500 square feet.
 - b. **Stand-alone buildings of less than 75,000 square feet or multi-tenant shopping plazas with a single tenant occupying less than 75,000 square feet.** In multi-tenant shopping plazas, the outdoor display area shall not exceed 10 square feet on sidewalks and 50 square feet in parking areas.
4. **Outdoor Storage:** Storage of materials or merchandise outdoors for a period greater than 24 hours, including items for sale, lease, processing, repair and equipment for use by a business. For purposes of this definition, approved enclosed storage areas are excluded.

Business and Industrial Districts:

In C-1 and C-2 and LI-3 Districts, outside displays and outdoor storage shall be limited as follows:

1. The outdoor display of merchandise shall be permitted only by special permit approved by the Town Plan and Zoning Commission and are subject to the following:
 - a. Outdoor displays and outdoor storage shall be permitted only as accessory uses on the same lot as a permitted or special use, and shall not be operated as a separate business.
 - b. Outdoor display areas shall not be located in any public or private right-of-way.
 - c. Outdoor display areas may be located on concrete, asphalt or brick-paved areas and shall not be located on lawn areas or landscaping areas.
 - d. Where an outdoor display area is located on a sidewalk and/or walkway, an unobstructed portion of the sidewalk and/or walkway measuring not less than four feet in width shall be continuously maintained for pedestrian access and no point of access or egress from any building or any individual unit with any building shall be blocked at any time.
 - e. **Parking:** Outdoor display areas may be located within existing parking spaces but only if there are a sufficient number of other parking spaces available to meet the minimum parking requirements of the use(s) on the property, as required by §383-172 . If the Town Plan and Zoning Commission determines that the standards of § 383-178 A. (1) are met, or upon written request, to accommodate an outdoor display for a period not to exceed four months. Outdoor display areas shall not be located within handicapped-accessible parking spaces, storm water or loading areas.
 - f. **Impact on Visibility:** No outdoor display shall obstruct visibility in any area where there is vehicular traffic, whether within a parking lot or along a public or private right of way.
 - g. **Public Safety:** Vehicular traffic shall not be permitted to pass through the location of an outdoor display area. If an outdoor display area is located within a parking lot, then barriers deemed necessary and appropriate by the Town Plan and Zoning Commission, such as fencing, may be required. The Town Plan and Zoning Commission may require the use of a traffic control officer, if, in its judgment, it deems it necessary.

h. All outdoor displays shall be maintained in a neat, orderly and safe manner. Failure to do so may result in a revocation of the permit by vote of the Town Plan and Zoning Commission.

i. Permit Required:

a. No outdoor display area shall be installed, erected, operated or used prior to receiving a permit from the Town Plan and Zoning Commission.

b. Applications for permit shall be in writing on the form prescribed by the Town Plan and Zoning Commission. The following information shall be submitted with each application:

i. A site plan indicating:

1. The exact location and dimension of the proposed outdoor display;
2. The property lines;
3. The distance of the proposed outdoor display to the property lines;
4. The location and dimension of all structures existing on the site (including the primary building, all accessory buildings and all existing fencing);
5. The easements; and,
6. The street lines, driveways, sidewalks and walkways.

ii. A written description of the general types of items to be displayed and the maximum height of the items.

iii. The gross floor area of the primary building or tenant space to which the outdoor display is to be accessory.

iv. A list of the dates or range of dates for which the outdoor display is proposed.

c. Fee. An application fee of \$750 shall be paid at the time the application is submitted.

Light Industrial Districts 1 and 2

In Light Industrial Districts 1 and 2, outside storage areas shall:

- (1) Not extend into the area required for setback from a property line, street line or Residential District boundary line; and

- (2) Not exceed 15% of the area of the lot; and
- (3) Be enclosed (except for necessary access drives) by buildings and/or fences, walls, embankments or evergreen shrubs or trees where necessary to screen the storage area from view from any residential lot or from any street.

Flood-prone areas

Flood-prone areas. No outside storage area or outdoor display area shall be located in a flood-prone area or within 25 feet of any stream, or watercourse.

Referral 2.2: Town of North Haven

Subject:

Proposed Amendment to add Section 5.1.3.5.4, Reduced Lot Size

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

Background:

A private applicant in the Town of North Haven has proposed a Zoning Regulation Amendment to add Section 5.1.3.5.4, Reduced Lot Size. The section allows lots sized in accordance with the IL-30 District requirements to be contained or created within large shopping centers located in the IL-80 District. This section only applies to properties in the IL-80 District on Universal Drive between Sackett Point Road and the Lippincott/Pearce Bridge. Such reduced size lots can only be contained or created within a shopping center with a gross area of at least ten acres. Reduced size lots cannot have direct access to Universal Drive. Permitted uses on reduced size lots include restaurants, professional offices, retail package liquor stores, and health clubs. The complete list of permitted uses can be found in Section 5.1.3.5.4(d).

Communication:

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



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO: PLANNING & ZONING COMMISSION

Tel. (203) 239-5321
Fax (203) 234-2130

25 November 2014

Mr. Eugene Livshits,
Regional Land Use Planner
South Central Regional Council of Governments
127 Washington Avenue - 4th Floor West
North Haven, CT 06473



Re: Proposed Amendment to the North Haven Zoning Regulations
Add Section 5.1.3.5.4 to permit IL-30 lot sizes in IL-80 zoning districts on Universal Drive between
Sackett Point Road and the Lippincott/Pearce bridge.

Dear Mr. Livshits:

In accordance with Connecticut General State Statutes, enclosed please find a copy of the above
referenced proposed amendment to the North Haven Zoning Regulations.

A Public Hearing for this application is scheduled for 5 January 2015.

Very truly yours,

Alan A. Fredricksen
Land Use Administrator
AAF/pdp
Enclosures

cc: First Selectman
V. Carlson, Chairman, Planning & Zoning Commission

Date of Receipt
Fee and date paid

File Number
Approval date

TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM
(Only one item per form)

(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)

ZONE

TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND **MUST** INCLUDE THE FOLLOWING:

- Site plan approval (Submit 14* copies of the site plan) ▶ 1 original and 14 copies of the application
- Certified A-2 Survey
- 2 copies of Bond Estimate Form
- Cite the regulation that permits proposed use

* 14 PLANS @ 24" x 36"

TITLE OF PLAN: _____

Date and most current revision date of plan: _____

CAM site plan review (Submit 14* copies)

Amend zoning regulations 5.1.3.5 Section to be amended (Submit 8 copies of proposed amendment)

 Proposed zone change (Submit 14* copies of location map)

 Special Permit _____ Cite regulation that authorized the special permit

 Fill permit (Submit 14* copies)

 Excavation permit (Submit 14* copies)

 Permit to grade or regrade the property (Submit 14* copies of a certified plan showing existing grades and proposed grades)

ANSWER ALL QUESTIONS THAT ARE APPLICABLE OR WRITE N/A:

Does the property for which this application is submitted:

Y Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality

N/A Lie within the Coastal Area Management boundary

N/A Contain any wetlands and/or watercourses

N/A Lie within the Aquifer Protection Zone

N/A Lie within the Channel Encroachment Zone

N/A Lie within the floodplain or floodway

N/A Lie within 50' of the Quinnipiac River or Muddy River

N/A

ENGINEER'S NAME

N/A

ENGINEER'S PHONE NUMBER

FAX NUMBER

Bernard Pellegrino, Esquire

Print Applicant's Name

475 Whitney Avenue, New Haven, CT 06510

Applicant's Address

203-787-2225

203-777-2096

Applicant's Phone Number

Fax Number

N/A

Print Owner's Name

Owner's Address

Owner's Phone Number

Owner's Signature

Applicant's Signature

**Proposed Text Amendment to Section 5.1.3.5
of the North Haven Zoning Regulations**

1. Re-Number the following Sections:

- 5.1.3.6 to 5.1.3.5.2;
- 5.1.3.6.1 to 5.1.3.5.2 (a);
- 5.1.3.6.2 to 5.1.3.5.2 (b);
- 5.1.3.7 to 5.1.3.5.3;
- 5.1.3.7.1 to 5.1.3.5.3 (a);
- 5.1.3.7.2 to 5.1.3.5.3 (b);
- 5.1.3.7.3 to 5.1.3.5.3 (c);
- 5.1.3.7.4 to 5.1.3.5.3 (d);

2. Add new Section 5.1.3.5.4 as follows:

5.1.3.5.4 Reduced Lot Size. The purpose of this section is to permit lots sized in accordance with the IL-30 requirements to be contained and/or created within large shopping centers located in the IL-80 zone to permit separate fee ownership of said lots, while at the same time creating and/or preserving the appearance, integrity and functionality of the property as a shopping center. Therefore, the minimum required lot area, width, and yards contained in Section 5.1.2 for the IL-30 zone may be permitted in the IL-80 zone, provided the requirements set forth below are met:

5.1.3.5.4(a) Only properties located in the IL-80 zone on Universal Drive between Sackett Point Road and the Lippincott/Pearce bridge are eligible for this reduced lot size provision;

5.1.3.5.4(b) the reduced size lots are contained and/or created within a shopping center with a gross area of not less than 10 acres;

5.1.3.5.4(c) the reduced size lots shall not be permitted to have direct access to Universal Drive but instead must be accessed through driveways for the overall shopping center. Said access ways shall be created by easement rights which shall be approved by the Commission and recorded in the North Haven Land Records;

5.1.3.5.4(d) the only uses permitted on the reduced size lots shall be:

- i- restaurants and taverns;
- ii- professional and business offices and financial institutions;
- iii- retail stores as contained in section 5.1.1.14;
- iv- basic neighborhood stores, book and stationery, cigar, drug, dry goods and notions, florist, food, including retail bakery, haberdashery, hardware;
- v- retail package liquor stores;
- vi- health clubs, gymnasiums and physical culture establishments.

5.1.3.6 and 5.1.3.7 Reserved for future use.

Referral 2.3: Town of Southington

Subject:

Proposed Amendments pertaining to Recreational Vehicles

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 proposed Zoning Regulation Amendments pertaining to recreational vehicles. A recreational vehicle (RV), including a boat, cannot be stored on any lot unless such lot contains a dwelling as a primary use and the RV (1) is registered and not used for permanent or temporary habitation unless used as a mobile home, per Section 11-08, and (2) must be stored in the side and rear yard only and be a minimum of five feet from any property line. Previously, the Zoning Regulations allowed an RV to be located in a rear yard as long as it was five feet from any property line. The proposed amendments also include a definition for recreational vehicle.

Communication:

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

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER - 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860) 276-6248 - Fax: (860) 628-3511

Certified Mail: via email

December 2, 2014

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



RE: Proposed Zoning Regulation Amendment – Sections 2-01.A.5 and 2-18 (ZA #582)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, attached is a copy of a proposed zoning text revision to amend Sections 2-01.A.5 and 2-18 of the Town of Southington Zoning Regulations.

The Planning and Zoning Commission anticipates opening the public hearing on this item on January 6, 2015. The complete file is available for review in the Planning Department, the Town Clerk's office and on the web page. If you have any questions regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Phillips".

Robert A. Phillips, AICP
Director of Planning and Community Development

enclosures

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: 12/2/14

Subject: ZA 582- Revisions to Sec. 2-01.A5 ¶ 2-18

Applicant Name: Town

Property Address (if applicable): N/A

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: _____

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) *via email*

Information on proposed change included

Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:

Name: Robert A Phillips, AICP, Director of Planning + Community Dev

Telephone Number: 860-276-6248

E-mail Address: PhillipsR@southington.org

Comments: _____

Questions: (203) 234-7555

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

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

2-01 A

ACCESSORY USE OR BUILDING - A use or building customarily incidental and subordinate to the principal use or building which is located on the same lot as such principal use or building, or on a contiguous lot under the same ownership subject to the following conditions:

5. *[The storage of recreational vehicles, including boats, when located in the rear yard a minimum of 5 feet from any property line;]*
No Recreational vehicle (RV), including boats, shall be parked or stored on any lot unless such lot contains a dwelling as a primary use and is in compliance with the following provisions:
 - a. **Shall be registered and shall not be used for permanent or temporary human habitation unless used as a mobile home under the conditions provided for in Section 11-08.**
 - b. **Shall be stored in the side and rear yard only, a minimum of five (5) feet from any property line, and with no projection at any time forward of the principle building line. Storage shall be defined as the RV being located in any one location on the lot for a period of thirty (30) days or more.**

2-18 R

ROOMING HOUSE - See "Boarding House"

RECREATIONAL VEHICLE (RV) - A portable vehicle built on a chassis, which can be towed, hauled or driven and primarily designed to be used as temporary living accommodations for travel, camping and recreational purposes, including but not limited to campers, boats and associated travel trailers, but excluding mobile homes as defined in the zoning regulations.

Referral 2.4: Town of Woodbridge

Subject:

Town of Woodbridge Plan of Conservation and Development Update

Staff Recommendation:

The 2015 Plan of Conservation and Development for the Town of Woodbridge appears consistent with the policy statements of both the State and Regional Plan of Conservation and Development.

Background:

The Town of Woodbridge has proposed an update to the Plan of Conservation and Development (POCD). The POCD addresses the following subject matters: Demographics, Housing, Economic Development, Transportation, Natural Resources, Open Space, Sustainability and Future Land Use. The plan has an Action Agenda and a Build-out Analysis was incorporated into the POCD.

The policies of the POCD are consistent with those of the State and Regional Plan. The plan encourages infill development, housing diversity and affordability within appropriate area of town such as the village district. The future development patterns are geared toward with existing infrastructure and a variety of transportation options. Mixed use development is encouraged and the town promotes improved accessibility to trails and recreational areas. The policies in the POCD seek to enhance the protection and management of open spaces and is supportive of the State Green Plan. Another important component of the POCD is the protection of natural resources and promotion of sustainability.

Communication:

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



TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
WOODBRIDGE, CONNECTICUT

TEL. (203) 389-3406



November 18, 2014

South Central Regional Council of Governments
Attn: Eugene Livshits, Regional Land-Use Planner
127 Washington Avenue – 4th Floor West
North Haven, CT 06473-1715

Re: Update of Town Plan of Conservation and Development

Dear Mr. Livshits

Pursuant to Section 8.23(g)(4) of the Connecticut General Statutes, this letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission will hold a public hearing in the Auditorium of the Center Building, 4 Meetinghouse Lane, on Thursday, January 22, 2015 beginning at 7:30 p.m. with respect to the attached update of the Town of Woodbridge Town Plan of Conservation and Development.

The update of the plan has been proposed by the Woodbridge Town Plan and Zoning Commission.

Comments on the proposed update of the Town Plan of Conservation and Development are welcome to be made at the hearing or submitted in writing for receipt into the hearing record.

Very truly yours,

Kristine Sullivan, Staff

CERTIFIED MAIL 7008 0150 0000 3301 1917