

SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission

**RPC  
Representatives**

**Bethany:**  
Michael Calhoun

**Branford:**  
Charles Andres

**East Haven:**  
Vacant

**Guilford:**  
Walter Corbiere

**Hamden:**  
Ryszard Szczypek

**Madison:**  
Christopher Traugh

**Meriden:**  
David White

**Milford:**  
Benjamin Gettinger

**New Haven:**  
Kevin DiAdamo  
(Chair)

**North Branford:**  
Frances Lescovich

**North Haven:**  
James Giulietti  
(Secretary)

**Orange:**  
Vacant

**Wallingford:**  
Vacant

**West Haven:**  
Christopher Suggs

**Woodbridge:**  
Peggy Rubens-Duhl

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Thursday, April 9, 2015 RPC Meeting at 5:15pm in the SCRCOG Offices:  
127 Washington Avenue, North Haven, CT 06473

**AGENDA**

**1. Administration**

1.1. Minutes of the March 12, 2015 RPC Meeting **1**

**2. Action Items**

2.1. Town of Woodbridge: Proposed Zoning Regulation Amendment to Section 3.14.1 - Removal of limitation on gross floor area of a gas station building that can be used to sell convenience items. Submitted by: Private Applicant. Received: March 4, 2015. Public Hearing: May 5, 2015. **3**

2.2. Town of Hamden: Proposed Zoning Regulation Amendment to add subsection 668.2.h – Institutional Master Plan. Submitted by: Town of Hamden. Received: March 13, 2015. Public Hearing: April 14, 2015. **7**

2.3. Town of Hamden: Proposed Zoning Regulation Amendment to Section 670.5 – Temporary Moratorium on the Issuance of Zoning Permits for Student Housing. Submitted by: Town of Hamden. Received: March 16, 2015. Public Hearing: April 14, 2015. **19**

2.4. Town of Clinton: Proposed Zoning Regulation Amendments pertaining to Indoor Commercial Recreational Type A. Submitted by: Private Applicant. Received: March 10, 2015. Public Hearing: May 4, 2015. **30**

**3. Other Business**

*The agenda and attachments for this meeting are available on our website at [www.scrkog.org](http://www.scrkog.org). Please contact SCRCOG at (203) 234-7555 for a 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.*

*La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en [www.scrkog.org](http://www.scrkog.org). Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.*

SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission

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**DRAFT - Not yet approved by the Commission**

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Minutes for Thursday, March 12, 2015 Meeting

**Present:** Kevin DiAdamo, James Giulietti, Christopher Suggs, Charles Andres, David White, Richard Szczypek, Christopher Traugh, Eugene Livshits

**1 Administration**

1.1 *Minutes of the February 12, 2015 RPC meeting.*

Motion to accept the minutes as presented: Christopher Traugh. Second: David White. Vote: Unanimous.

**2 Statutory Referrals**

2.1 *Town of Clinton: Proposed Zoning Regulation Amendments to add definitions for “Common Green Space” and “Tract”*

A correction was made to agenda page to reflect that the referral was submitted by the Town of Clinton.

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: Christopher Suggs. Vote: Unanimous.

2.2 *Town of Clinton: Proposed Zoning Regulation Amendments pertaining to Multiple Dwelling Units in Commercial Structures*

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: Charles Andres. Second: Christopher Suggs. Vote: Unanimous.

2.3 *Town of Clinton: Proposed Zoning Regulation Amendments to add Section 10.5 (Village Residential Development)*

During the review of this referral there were concerns raised to the maximum ground coverage of eighty percent.

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: Richard Szczypek. Second: James Giulietti. Vote: Majority. Oppose: Christopher Traugh

SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission

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2.4 *Town of Clinton: Proposed Zoning Regulation Amendments to Section 24 (Schedule of Uses)*

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

2.5 *Town of Madison: Proposed Zoning Regulation Amendments to Commercial Agriculture and Activities , Uses, and Events that are allowed on Farms*

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: James Giulietti. Second: Richard Szczypek. Vote: Unanimous. Abstain: Christopher Traugh

2.6 *Town of Hamden: Proposed Zoning Regulation Amendment to Definition of “Dormitory”*

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: Charles Andres. Second: Christopher Suggs. Vote: Unanimous.

2.7 *Town of Southington: Proposed Zoning Regulation Amendments pertaining to Sale of Alcoholic Beverages, Industrial zones and Wireless Telecommunication 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: Christopher Traugh. Second: Kevin DiAdamo. Vote: Unanimous.

**Motion to add a referral from the Town of Wallingford pertaining to a Small Cities CDBG Letter of Support to the RPC Agenda:** David White. Second: Christopher Traugh. Vote: Unanimous.

2.8 *Town of Wallingford: 2015 Small Cities Community Development Block Grant Application*

By resolution, the RPC recommends that the Department of Community and Economic Development award a grant to the Town of Wallingford to complete the drainage project and upgrade the sewage pump for the moderate-income and elderly housing complex. The grant application is consistent with and meets important housing goals identified in the South Central Regional Plan of Conservation and Development of providing a diverse and affordable housing stock for all incomes and age groups.

Motion: Charles Andres. Second: Richard Szczypek. Vote: Unanimous.

### 3 Other Business

Motion to Adjourn: Richard Szczypek. Second: Charles Andres. Vote: Unanimous.

## **Referral 2.1: Town of Woodbridge**

### **Subject:**

Proposed Zoning Regulation Amendment to Section 3.14.1 - Removal of limitation on gross floor area of a gas station building that can be used to sell convenience items

### **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 Woodbridge has proposed a Zoning Regulation Amendment to Section 3.14 – Gasoline Stations. The proposed amendment would eliminate the requirement that no more than 33% of the gross floor area of the building can be used for the sale of snack foods, non-alcoholic beverages, dairy products, baked goods, tobacco products, newspapers and health and beauty aids.

### **Communication:**

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

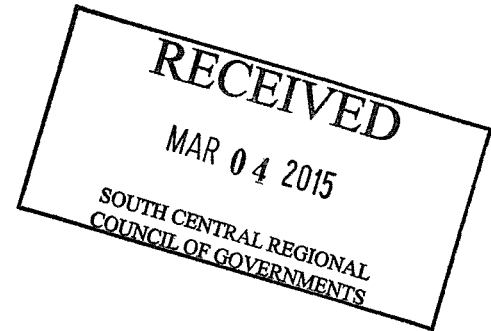


TOWN PLAN AND ZONING COMMISSION  
TOWN OF WOODBRIDGE  
WOODBRIDGE, CONNECTICUT

TEL. (203) 389-3406

March 4, 2015

South Central Regional Council of Governments  
Regional Planner, Eugene Livshits  
127 Washington Avenue  
North Haven, CT 06473-1715



Re: Proposed Amendments to Zoning Regulations  
Section 3.14.1 ~ Removal of limitation on gross floor area of a gas station  
building that can be used to sell convenience items.

Dear Mr. Livshits,

Pursuant to Section 8.3b of the Connecticut General Statutes, this letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission will hold a public hearing in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, on Tuesday, May 5, 2015 with respect to the attached Zoning Regulation Amendment to Section 3.14.1 of the Zoning Regulations for the Town of Woodbridge regarding gasoline stations. The zoning amendment has been proposed by Woodbridge Gas LLC and KFP Limited Partnership. Public Hearings will be the first order of business at the May 5, 2015 meeting.

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

Very truly yours,

Kristine Sullivan, Woodbridge Land Use Agencies

## SCHEDULE A

### 3.14 Gasoline Stations

3.14.1 The business and use of a gasoline station shall be limited to the retail sale of motor fuels (including but not limited to): gasoline and diesel fuel, lubricants and other motor vehicle and marine supplies and parts. In addition and, ~~provided not more than 33% of the gross floor area of the building is so used;~~ the sale of snack foods, non-alcoholic beverages, dairy products, baked goods, tobacco products, newspapers and health and beauty aids, may also be permitted. Services shall be limited to lubricating and servicing of motor vehicles and boats (not to exceed 32 feet in length) which includes minor repairs and the replacement of tires and other accessories but expressly excludes major repairs, body work hull work and painting, and the accessory parking and the storage of motor vehicles and boats hereinafter limited.

- The proposed amendment would delete the size limitation of the convenience store aspect of the gasoline station.

## **SCHEDULE B**

The change being requested in the text of Section 3.14.1 of the Zoning Regulations for the Town of Woodbridge is to reflect the current uses that are found at gasoline service stations.

In the past, gasoline stations only sold gas and provided automotive repairs. Changes in the car industry with longer term warranties, longer times between oil changes and computerized systems in cars requiring sophisticated diagnostic equipment have resulting in most modern gas stations having a convenience store instead of repair bays.

In the realty field, while marketing properties the trend is for operators interested gas/convenience operations not gas/repair operations.

The proposed change in the Regulation would allow gas stations to have the option to operate a convenience store in lieu of repair bays. While Woodbridge has many businesses oriented solely towards automotive repair, there are no convenience stores, so the ability to offer gas station/convenience stores to the residents of Woodbridge would expand the scope of services available to Woodbridge residents and allow more development potential for existing properties in Woodbridge.

## **Referral 2.2: Town of Hamden**

### **Subject:**

Proposed Zoning Regulation Amendment to add subsection 668.2.h – Institutional Master Plan

### **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:**

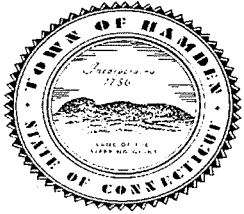
The Town of Hamden has proposed a Zoning Regulation Amendment to add subsection 668.2.h – Institutional Master Plan (IMP). Any college or university submitting a Special Permit application or a major amendment to an existing Special Permit shall provide a five year IMP as supporting documentation.

The IMP will need to include objectives and institutional aims with an explanation of how the aims and objectives are advanced by the IMP. Maps would need to be included and description of the land, buildings, other structures/facilities owned or occupied by the institution, footprints, gross floor areas, heights, utilities, walks, open space, parking areas and number of parking spaces. The IMP will also include the current and projected needs of the institution and how they relate to the aims and objectives. Specific to the housing needs, a student housing plan needs to be included with the IMP as well as proposed future projects. There would be a Transportation and Parking Management Plan, which would describe the parking provided and groups eligible to use the parking, policies for on-campus parking, transportation services provided, likely traffic impacts of proposed projects, transportation objectives and mitigation measures intended to address these impacts. Additional requirements of the IMP can be reviewed in the Agenda Packet. The Commission has the ability to waive any of the requirements if it feels they are not necessary.

### **Communication:**

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





**Town of Hamden**  
Planning and Zoning Department

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

March 9, 2015

Carl Amento, Executive Director  
South Central Regional Council of Governments  
127 Washington Ave. 4<sup>th</sup> Floor West  
North Haven, CT 06473-1715



Dear Mr. Amento;

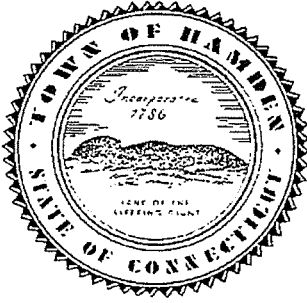
Enclosed is the Proposed Zoning Regulation Amendment 15-948, Add subsection 668.2.h Institutional Master Plan. The Public Hearing date for this application is April 14, 2015.

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

Sincerely yours,

Stacy Shellard  
Administrative Assistant to Boards & Commissions

Enclosures



Date of Filing 03-09-15  
Fee Exempt  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Application # 15-948

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

**Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations**

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

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

EMAIL ADDRESS OF CONTACT PERSON: DKOPS@HAMDEN.COM

REGULATION TO BE:  AMENDED  ADDED or  DELETED:

Article Number VI Section 668.h Group Use \_\_\_\_\_  
REQUIREMENT OF INSTITUTIONAL MASTER PLANS FOR COLLEGES AND UNIVERSITIES  
CURRENT LANGUAGE NONE-NEW SECTION

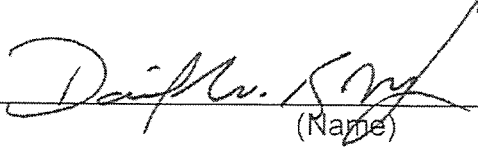
PROPOSED LANGUAGE SEE ATTACHMENT 1

REASON FOR PETITION FOR CHANGE SEE ATTACHMENT 2

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

If YES, list name of applicant The Hamden Planning & Zoning Commission submitted a prior application (14-943) which was subsequently withdrawn.

SIGNATURE OF  
APPLICANT \_\_\_\_\_

  
(Name)

TELEPHONE NO. 203-287-7070

MAILING ADDRESS Planning & Zoning Dept., Hamden Gov't. Center, 2750 Dixwell Ave. Hamden CT  
06518

(Street No. and Name)

(Town and State)

(Zip Code)

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

## ATTACHMENT I

### Amendment to the Zoning Regulations To Require Colleges and Universities to Submit Five Year Institutional Master Plans March 9, 2015

Add subsection 668.2.h. Institutional Master Plan

Any college or university submitting a Special Permit application or a Major Amendment to an existing Special Permit shall provide a five-year Institutional Master Plan (IMP) as supporting documentation with its application.

i. Exceptions and Clarifications

- a. Updates of the IMP are required with each Special Permit Application or Major Amendment of an existing Special Permit, irrespective of how many have been submitted within a five year period. If the IMP or prior IMP update includes the proposed project, only updated information regarding enrollment and housing need be provided.
- b. If an IMP has been submitted within five years of the current application but does not include the proposed project, an amended IMP describing all significant plan changes as well as updated information regarding enrollment and housing, must be provided.
- c. If the five years covered by the complete IMP have passed, a new five year IMP is required irrespective of any interim updates previously submitted.

ii. The IMP shall include such items as:

- a. A Statement of Institutional Aims and Objectives and an explanation of how the IMP advances the aims and objectives of the educational institution.
- b. Map(s) and descriptions of land, buildings and other structures or facilities owned or occupied by the Institution, including footprints, gross floor areas, heights, utilities, walks, open space, parking areas and number of parking spaces.
- c. Current and projected institutional needs for academic programs, research activities, offices and housing, explaining how they are related to the Institutional Aims and Objectives. In its discussion of housing needs the IMP shall include a detailed Student Housing Plan containing:
  - i. The number of full-time and part-time undergraduate (broken down by year) and graduate students attending the institution the Fall term, as submitted to the Integrated Postsecondary Education Data System (IPEDS) by November 1<sup>st</sup>, and projected to attend each year covered by the IMP.
  - ii. The number of full-time and part-time undergraduate and graduate students living as of November 1<sup>st</sup> in housing facilities owned or

- operated by the Institution, broken down by year (freshman, sophomore, junior, senior and graduate) type of housing (dormitory-apartment- other type of arrangement) and location.
- iii. The number of full-time and part-time undergraduate (broken down by year) and graduate students living as of November 1st off-campus in non-university owned housing.
  - iv. The number and percentage of beds that are currently unoccupied, broken down by location and year of student the beds are designated for.
  - v. Any housing requirements or restrictions the Institution places on its students, such as eligibility for on-campus housing and requirements to live on-campus.
  - vi. The process by which the Institution directs its students to housing facilities.
  - vii. Short and longer-term plans for housing its students on and off-campus, broken down by year (freshman, sophomore, junior, senior and graduate) and type of housing (dormitory-apartment- other type of arrangement).
  - viii. Impacts of the Institution's housing demand on property values, housing supply and rental market rates in the neighborhoods adjacent to the campus and where its students are concentrated. The analysis must be prepared by a firm, organization or individual with the appropriate professional expertise.
  - ix. A plan for mitigating the impacts of student housing demand on surrounding neighborhoods.
  - x. A policy to address off-campus student behavioral issues that are incompatible with the surrounding neighborhoods and an action plan to respond to inappropriate behavior.
  - xi. Any other information deemed necessary by the Commission.
- d. Description of proposed future projects, including:
- i. Site locations and approximate building/facility footprints.
  - ii. Uses of each land area, building or structure (classroom, laboratory, office, and parking).
  - iii. Gross floor area to be added.
  - iv. Gross floor area to be eliminated through demolition.
  - v. Parking to be added, moved or removed.
  - vi. Any other information deemed necessary by the Commission.
- e. Transportation and Parking Management Mitigation Plan describing:
- i. Parking to be provided during the years covered by the plan, broken down by groups eligible to use each lot or facility.
  - ii. Policies regarding on-campus parking.
  - iii. Transportation services provided by the Institution.
  - iv. Likely traffic impacts of the proposed projects.
  - v. Transportation objectives and mitigation measures intended to address these impacts

- f. A statement of guidelines and objectives for a pedestrian circulation system, including access to active and passive open space.
- g. A statement of guidelines and objectives for new and renovated buildings to assure their compatibility with surrounding neighborhoods, minimize potential adverse impacts on historic structures and protect ridge lines and steep slopes.
- h. The Commission may waive any of these items it feels they are not necessary.

## **ATTACHMENT 2**

### **Reason for Petition**

Over the past 25 years the Town of Hamden has witnessed an explosion in the size of its college and university student population. Lack of sufficient on-campus housing, combined with the absence of off campus "college-town" areas have forced students to seek housing in Hamden's residential neighborhoods, which has created noise, property maintenance and parking problems for many residents. At the same time physical expansion has negatively affected traffic circulation and areas of environmental concern.

The intent of the amendment is to assure that future growth of local colleges and universities is more balanced and reduces current problems in the community. It will provide the Commission with comprehensive information on expansion plans so that individual projects can be better evaluated within the more appropriate, broader context of an academic institution's growth. At the same time it will ensure that the public is better informed. And it will provide colleges and universities with initial feedback that should assist them in subsequent design efforts.

The proposed language would apply to any university or college that wishes to expand its existing facilities or operations in Hamden, as well as any that seeks approval to come to the Town.

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address Townwide Town Hamden

3. Application for:  Planning and Zoning  Inland Wetlands  Zoning Board of Appeals

4 Project Description: No project proposed. Amendment to the Zoning Regulations #14-948 re Requiring Colleges and Universities to submit Institutional Master Plans, on behalf of the Hamden Planning and Zoning Commission

5. Waste Water Disposal:  Septic System  Public Sewer  None N/A

6. Water Supply:  Private Well  Public Water N/A

7. Heating Fuel:  Oil  Gas Other \_\_\_\_\_ N/A

**Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.**

8. Total acreage of project site \_\_\_\_\_

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance  
\_\_\_\_\_

10. Percent of existing impervious surfaces including buildings, roads and pavement \_\_\_\_\_

11. Proposed increase in impervious surfaces \_\_\_\_\_

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Are there any wetlands or watercourses on the property? If so, describe  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Describe any wastes generated and their means of disposal

\_\_\_\_\_  
\_\_\_\_\_

18. Contact Information:

Name: Daniel W. Kops, Jr., Assistant Town Planner

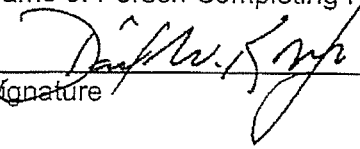
Company: Hamden Planning & Zoning Department

Address: Planning and Zoning Dept., Hamden Gov't. Center,  
2750 Dixwell Ave, Hamden CT 06518

Phone: 203-287-7070

Email: dkops@hamden.com

Daniel W. Kops, Jr.  
Name of Person Completing Form

  
Signature 3/9/15  
Date

**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

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**Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?**

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year \_\_\_\_\_ Complete steps 4-6

**Step 2:**

- 1. Name of public water supply aquifer your project lies within: Wellfields
- 2. Name of the public water supply watershed your project lies within: Mill River
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT0930011

**Step 3: For 1-5 Check all that apply**

1. My project is proposing:

- Industrial use;  Commercial use;  Agricultural use;  Residential use;
- Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining;  Zone Change, Please Describe: \_\_\_\_\_
- Other, Please describe: Amendment of Zoning Regulations to require Instituti

2. The total acreage of my project is:

- Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

- Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining
- Other Please Describe: No project and no project site

5. My project will utilize:

- septic system;  existing public sewer;  new public sewer;  agricultural waste facility;
- existing private well;  new private well;  existing public water supply;
- new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

**Step: 4 Applicants Contact Information:**

Name: Daniel W, Kops, Jr.

E-mail address: dkops@hamden.com

Telephone: 203-287-7070

Fax number: 203-287-7075

**Step 5: Please provide the following if available:**

Project name: No project

Project site address: N/A

Town: Hamden

Project site nearest intersection: N/A

Project site latitude and longitude: N/A

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**

## **Referral 2.3: Town of Hamden**

### **Subject:**

Proposed Zoning Regulation Amendment to Section 670.5 – Temporary Moratorium on the Issuance of Zoning Permits for Student Housing

### **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 Hamden has proposed a Zoning Regulation Amendment to Section 670.5 - Temporary Moratorium on the Issuance of Zoning Permits for Student Housing. The amendment would extend the moratorium on the issuance of zoning permits for student housing for an additional six months from the effective date of the amendment. Applications in 2015 for annual renewals of existing zoning permits are not subject to the moratorium as long as the permits were properly renewed in 2014 and the registration forms and fees are received by August 1, 2015.

### **Communication:**

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



**Town of Hamden**  
Planning and Zoning Department

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

March 10, 2015

Carl Amento, Executive Director  
South Central Regional Council of Governments  
127 Washington Ave. 4<sup>th</sup> Floor West  
North Haven, CT 06473-1715



Dear Mr. Amento;

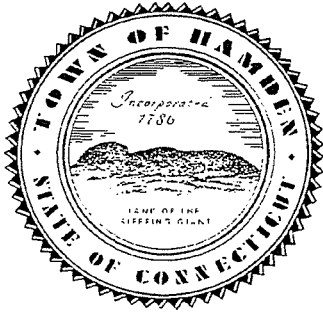
Enclosed is the Proposed Zoning Regulation Amendment 15-949, Section 670.5 Temporary Moratorium on the Issuance of Zoning Permits for Student Housing. The Public Hearing date for this application is April 14, 2015.

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

Sincerely yours,

Stacy Shellard  
Administrative Assistant to Boards & Commissions

Enclosures



TOWN CLERK  
HAMDEN, CT

2015 MAR 10 P 12:40

REC'D AND FILED

Date of Filing 03-10-15  
Fee Exempt  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Application # 15-949

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

**Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations**

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

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

EMAIL ADDRESS OF CONTACT PERSON: DKOPS@HAMDEN.COM

REGULATION TO BE:  AMENDED  ADDED or  DELETED:

Article Number VI Section 670.5 Group Use \_\_\_\_\_

TEMPORARY MORATORIUM ON THE ISSUANCE OF ZONING PERMITS FOR STUDENT HOUSING

CURRENT LANGUAGE SEE ATTACHMENT 3

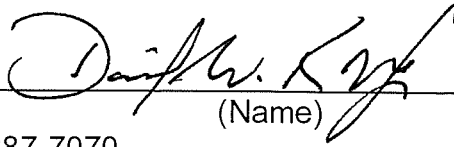
PROPOSED LANGUAGE SEE ATTACHMENT 1

REASON FOR PETITION FOR CHANGE SEE ATTACHMENT 2

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

If YES, list name of applicant The Hamden Planning and Zoning Commission approved a one year moratorium in 2014. The proposed amendment would extend the moratorium by six months.

SIGNATURE OF  
APPLICANT \_\_\_\_\_

  
(Name)

TELEPHONE NO. 203-287-7070

MAILING ADDRESS Planning & Zoning Dept., Hamden Gov't. Center, 2750 Dixwell Ave, Hamden CT  
06518

(Street No. and Name)

(Town and State)

(Zip Code)

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

## Attachment 1

### Proposed Changes to Section 670.5

*Proposed changes shown in boldface*

#### Section 670.5 Temporary Moratorium on the Issuance of Zoning Permits for Student Housing

1. In order to provide the Planning and Zoning Commission with adequate time to assess the impact of off-campus student housing on the health, safety and welfare of Hamden residents, and to adopt more appropriate regulations, **the Commission hereby extends the temporary moratorium on the issuance of Zoning Permits for Student Housing for an additional six months from the effective date of this amendment.**

The moratorium applies to applications for new zoning permits submitted under the provisions of Sections 670 through 670.4, with the exception of ones for students living with one or more parents or legal guardians.

2. Dormitories administered by educational institutions, as described in Article VIII. Definitions and Abbreviations, are not subject to the Moratorium.
3. Applications for annual renewals of existing Zoning Permits for Student Housing are not subject to the Moratorium provided the renewal registration forms and fees are received by August 1, 2014.
4. The moratorium may be removed prior to the end of the one year period by an amendment to the Zoning Regulations.
5. **Applications in 2015 for annual renewals of existing Zoning Permits for Student Housing are not subject to the Moratorium provided the properties were properly renewed in 2014 and the 2015 renewal registration forms and fees are received by August 1, 2015.**



## **Attachment 2**

### **Rationale for Proposed Text**

Since 2005 the number of dwelling units with approved and active student housing permits has soared over 350% from 49 to 223, housing close to 900 students. The recent growth of student rental housing in Hamden's residential neighborhoods has unfortunately caused significant problems affecting the health, safety and welfare of Hamden residents in general, including noise, property maintenance and appearance, reduction in permeable surfaces, parking congestion, traffic, overcrowding and overall impact on quality of life.

Last year the Commission approved a one year moratorium in order to evaluate and improve the effectiveness of the current Zoning Regulations regarding both off-campus student housing (Sections 670 through 674) and colleges and universities (Section 668.2). Since that time the Commission has been exploring a variety of possible changes to the regulations and procedures governing student housing as well as a regulation requiring Institutional Master Plans. However, the complexity of the issues, combined with on-going work to produce the next Plan of Conservation and Development necessitates the need for a six month extension of the temporary moratorium. The proposed moratorium will affect neither dormitories administered by educational institutions, nor student housing units that have valid zoning permits and/or renewals.

### Attachment 3

#### Current Language in Section 670.5

#### **Section 670.5 Temporary Moratorium on the Issuance of Zoning Permits for Student Housing**

1. In order to provide the Planning and Zoning Commission with adequate time to assess the impact of off-campus student housing on the health, safety and welfare of Hamden residents, and to adopt more appropriate regulations, a temporary, one-year, moratorium on the issuance of Zoning Permits for Student Housing is imposed from the effective date of this amendment

The moratorium applies to applications for new zoning permits submitted under the provisions of Sections 670 through 670.4, with the exception of ones for students living with one or more parents or legal guardians.

2. Dormitories administered by educational institutions, as described in Article VIII. Definitions and Abbreviations, are not subject to the Moratorium.
3. Applications for annual renewals of existing Zoning Permits for Student Housing are not subject to the Moratorium provided the renewal registration forms and fees are received by August 1, 2014.
4. The moratorium may be removed prior to the end of the one year period by an amendment to the Zoning Regulations.

*Adopted April 22, 2014, Effective May 15, 2014*

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address Townwide Town Hamden

3. Application for:  Planning and Zoning  Inland Wetlands  Zoning Board of Appeals

4 Project Description: **No project proposed. Amendment to the Zoning Regulations #15-949 re Six Month Extension of a Temporary Moratorium on the Issuance of Zoning Permits for Student Housing on Behalf of the Hamden Planning and Zoning Commission**

5. Waste Water Disposal:  Septic System  Public Sewer  None **N/A**

6. Water Supply:  Private Well  Public Water **N/A**

7. Heating Fuel:  Oil  Gas Other \_\_\_\_\_ **N/A**

**Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.**

8. Total acreage of project site \_\_\_\_\_

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance  
\_\_\_\_\_

10. Percent of existing impervious surfaces including buildings, roads and pavement \_\_\_\_\_

11. Proposed increase in impervious surfaces \_\_\_\_\_

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground  
\_\_\_\_\_  
\_\_\_\_\_

13. Are there any wetlands or watercourses on the property? If so, describe  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

17. Describe any wastes generated and their means of disposal

\_\_\_\_\_  
\_\_\_\_\_

18. Contact Information:

Name: Daniel W. Kops, Jr., Assistant Town Planner

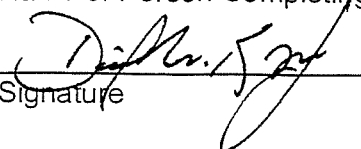
Company: Hamden Planning & Zoning Department

Address: Planning and Zoning Dept., Hamden Gov't. Center,  
2750 Dixwell Ave, Hamden CT 06518

Phone: 203-287-7070

Email: dkops@hamden.com

Daniel W. Kops, Jr.  
Name of Person Completing Form

  
Signature 3/10/15  
Date

**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

**Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?**

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year \_\_\_\_\_ Complete steps 4-6

**Step 2:**

- 1. Name of public water supply aquifer your project lies within: Wellfields
- 2. Name of the public water supply watershed your project lies within: Mill River
- 3. Public Water Supply Identification number (PWSID) for the water utility: CT0930011

**Step 3: For 1-5 Check all that apply**

1. My project is proposing:

- Industrial use;  Commercial use;  Agricultural use;  Residential use;
- Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining;  Zone Change, Please Describe: \_\_\_\_\_
- Other, Please describe: Amendment of Zoning Regulations extending tempor

2. The total acreage of my project is:

- Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining

Other Please Describe: No project and no project site

5. My project will utilize:

septic system;  existing public sewer;  new public sewer;  agricultural waste facility;

existing private well;  new private well;  existing public water supply;

new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

**Step: 4 Applicants Contact Information:**

Name: Daniel W. Kops, Jr.

E-mail address: dkops@hamden.com

Telephone: 203-287-7070

Fax number: 203-287-7073

**Step 5: Please provide the following if available:**

Project name: No project

Project site address: N/A

Town: Hamden

Project site nearest intersection: N/A

Project site latitude and longitude: N/A

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**

## **Referral 2.4: Town of Clinton**

### **Subject:**

Proposed Zoning Regulation Amendments pertaining to Indoor Commercial Recreational Type A

### **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 Clinton has proposed Zoning Regulation Amendments pertaining to Indoor Commercial Recreational Type A. The proposed use, which eliminates the 70,000 square footprint constraint if it is located in an existing structure, would be permitted by Special Exception in the I-1 Zoning District. The amendment would make the current use (maximum 70,000 square feet footprint) only applicable to new construction. The current use is only permitted by special exception in the I-P Zoning District. The specific section where the amendment is applicable is Section 24.2.40 – Use Schedule and Section 10.34.3 (a) – Indoor Commercial Recreational Facility type A.

### **Communication:**

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

FORM FOR SUBMITTING REFERRALS  
TO THE LOWER CONNECTICUT RIVER VALLEY  
REGIONAL PLANNING COMMISSION



DATE OF SUBMISSION TO THE RIVERCOG: 3/10/2015  
DATE OF PUBLIC HEARING: 5/4/2015  
TOWN SUBMITTING REFERRAL: Clinton  
ABUTTING MUNICIPALITIES OF THE RIVERCOG (IF ANY): Westbrook & Killingworth

SUMMARY OF PROPOSAL:

ZONING TEXT AMENDMENT:

Amendment to the Indoor Commercial Recreational Type A requirements to allow adaptive reuse of structures with a footprint greater than 70,000 sq. ft. and amendment to the Schedule of Uses to permit Type A in the I-1 Zone.

ZONING MAP AMENDMENT:

SUBDIVISION:

OTHER:

COMMENTS:





Petition for Amendment to Regulations  
Change of Zone Boundary/Zone Classification  
(PZC 6)

Petition #: 15-050

- Amend Regulations     Change of Zone Boundary Lines     Change in Zone Classification
- Zoning     Subdivision

APPLICANT: *This information and attachments are to be submitted as 20 individual packets collated and stapled.*

- 1. Applicant: David A. Mack Properties, LLC Telephone #: 203 256-7788  
Address: 30 Jelliff Lane Southport, CT 06890 FAX #: 203 256-7787
- 2. Agent: Attorney Marjorie Shansky Telephone #: 203 469-3004  
Address: 61 East Grand Avenue New Haven, Connecticut 06513 FAX #: 203 469-9194
- 3. Person to Contact: Attorney Marjorie Shansky Telephone #: 203 469-3004

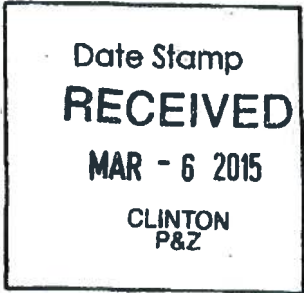
**PROPERTY INFORMATION**

(Fill this out only for Zone Map Amendments)

4. Is the property located in any of the following:
- Water Company Watershed     CAM Zone     Flood Zone, note zone designation \_\_\_\_\_
  - Within 500' of Madison     Within 500' of Killingworth     Within 500' of Westbrook

The Clinton Planning and Zoning Commission is hereby petitioned to call a public hearing, pursuant to Section 21 of the Zoning Regulations. In accordance with subsection 21.1.3 of the Zoning Regulations, at least 15 days prior to the date of the public hearing and continuously thereafter until the close of the public hearing, the applicant shall post a notice of the hearing on the property to be rezoned in a location at a size clearly visible from the public highway. A suitable sign may be obtained from the Zoning Office at cost.

*I (we) hereby grant permission for the Planning and Zoning Commission, or its agents, to visit the property to conduct a site inspection, if deemed necessary by the Commission, and I (we) hereby certify that the above information is correct to the best of my knowledge and belief.*



5. Signatures: (Both are required)
- Applicant: David A. Mack Properties, LLC By: *David A. Mack* Print Name: David Mack Date: 2/27/2015  
*MANAGING MEMBER*
- Agent: *Marjorie Shansky* Print Name: Marjorie Shansky Date: 2/27/2015

Statement in Support of Proposed Amendments to §§ 24.2.40 (f/k/a 24.2.39) and 10.34 (f/k/a 10.28) of the Clinton Zoning Regulations

The Applicant proposes two text amendments to the Clinton Zoning Regulations: (i) an amendment to the Use Table (§24.2.40) to permit "Commercial Recreation Facilities – Indoor Type A" in the I-1 Zoning District by Special Exception; and (ii) an amendment to §10.34.3(a)(2) and (3) to clarify that for Type A Indoor Commercial Recreation Facilities, a 70,000 square foot floor area limit applies to new construction only and does not prevent the reuse of existing structures or facilities of any size that exceed that standard.<sup>1</sup>

In submitting this Application, we have reviewed the current Plan of Conservation and Development, the current Zoning Regulations and the Zoning Map. The proposed Amendments are consistent with the Town Plan of Conservation and Development and with the existing regulatory regime. According to the Town Plan, Industrial Districts are intended to accommodate uses that generate related traffic in appropriately screened and buffered sites (POCD, p. 805) and in accordance with standards set forth in the Regulations.

Connecticut General Statutes (CGS) §8-3 requires that in deciding on a proposed change to the Regulations "the commission shall take into consideration the plan of conservation and development, prepared pursuant to section 8-23, and shall state on the record its findings on consistency of the proposed...change..."

The Vision Statement in the October, 2007, Plan of Conservation and Development provides, *inter alia*, "Clinton's people come from many backgrounds, but come together in a sense of community that supports activities ranging from youth sports to community concerts. . . ." (POCD, p. 201) In Section VI, Looking to the Future – Goals and Policies: "C. Recreation: Encourage a wide range of active and passive recreational opportunities that are available to and in convenient reach of residents of all ages." (POCD, p. 601). The proposed amendments represent affirmative recognition of the Town's commitment to its youth and its citizenry to provide healthy alternatives for sport, play and competition in the public health and welfare. The Commission has the authority to adopt the proposed amendments under its zoning power.

<sup>1</sup> proposed

	VZ	IDZ	B-1	B-2	B-3	B-4	M	I-1	I-2	IP
<b>24.2.40 Commercial recreation facilities, not otherwise specified</b> (Amended 1/1/2015)										
(a) <u>Indoor Type A, in which a change of use is proposed for an existing structure of any size.</u>	X	X	X	X	X	X	X	SE	X	X
(ba) Indoor Type A, with a <u>new</u> footprint not to exceed 70,000 sq. ft.	X	X	X	X	X	X	X	X	X	SE
(cb) Indoor Type B, with a footprint not to exceed 40,000 sq. ft.	X	SE	X	X	X	X	X	SE	SE	SE
(de) Outdoor	X	SE	X	X	X	SE	X	X	X	X

10.34 Commercial Recreational Facilities

(Section added 1/1/2012 & Amended 1/1/2015)

10.34.1 Purpose: The purpose of these Regulations is to permit Commercial Recreational Facilities in a way that ensures that this use is compatible with the surrounding areas, contributes to the economic viability of the town of Clinton and protects the public health, safety and welfare.

(Amended 1/1/2015)

10.34.2 Qualifications: A Special Exception for an Commercial Recreational Facility may be granted provided that:

(Amended 1/1/2015)

- (a) The lot must be served by public water.
- (b) The minimum lot area for an Outdoor Commercial Recreational Facility shall be a minimum of eighty thousand square feet (80,000 sq. ft.).

(Amended 1/1/2015)

10.34.3 Standards and Qualifications: A Special Exception may be granted provided that the following criteria are met in addition to the standards, criteria and conditions stated in Section 9:

(a) Indoor Commercial Recreational Facility Type A:

(Added 1/1/2015)

- ~~(1)~~ (1) The facility shall be located entirely within a structure.
- ~~(1)(2)~~ (2) If the facility is to be located within an existing structure, there shall be no limit on the footprint of the structure.
- ~~(2)(3)~~ (3) The footprint of each new structure shall not exceed seventy thousand square feet (70,000 sq. ft.).
- ~~(3)(4)~~ (4) Recreational activities shall not include adult-orientated entertainment establishments, as defined in Section 10.23.
- ~~(4)(5)~~ (5) The facility shall only operate between the hours of 5:00 a.m. and 12:00 a.m.
- ~~(5)(6)~~ (6) No more than 25% of any structure may be utilized for retail and/or food service as an accessory use.
  - (i) The retail or food service accessory use shall not operate when the recreational facility is not open for recreational activities.

(b) Indoor Commercial Recreational Facility Type B:

(Amended 1/1/2015)

- (1) Facilities shall be located within a structure that may be easily converted to other uses permitted in the zone.

- (2) The footprint of each structure shall not exceed forty thousand square feet (40,000 sq. ft.)  
(Amended 1/1/2015)
- (3) Recreational activities shall not include adult-orientated entertainment establishments, as defined in Section 10.21.
- (4) No more than fifty percent (50%) of the open floor area shall be devoted to games and/or entertainment devices and equipment that are electrically or electronically controlled.
- (5) Facilities shall only operate between the hours of 5:00 a.m. and 12:00 a.m.
- (6) All separate rooms, alcoves and portions of the facility shall be arranged so that there is an attendant within the room or such that the attendant can easily supervise all rooms.

(c) Outdoor Commercial Recreational Facility:

(Amended 1/1/2015)

- (1) There shall be a fifty foot (50') buffer on the sides and rear of the property, and a 30' landscaped front yard.
- (2) There shall be appropriate safety fencing either around the facility or property.
- (3) Facilities shall only operate between the hours of 8:00 a.m. and 9:00 p.m.
- (4) Lighting shall conform to the following standards:
  - (i) All fixtures used shall be fully shielded, or be designed to minimize up-light, spill-light and glare.
  - (ii) The applicant must meet the guidelines established by the current Electrical Institute of Engineers for recreational lighting and all the requirements of these Regulations.
  - (iii) Poles higher than thirty feet (30') are permitted provided that the Commission considers the impact on the following:
    - (I) Effects on the existing uses in the area; and
    - (II) Conservation of surrounding property values and the character of the neighborhood.

10.34.4 Procedures: The applicant shall follow the procedures set forth in Section 4 of these Regulations, in addition to the following:

- (a) The applicant shall submit a photometric plan.
- (b) The applicant shall submit a landscaping plan.
- (c) The applicant shall submit a litter control plan.
- (d) The applicant shall submit a traffic study.

(Added 1/1/2015)

(Added 1/1/2015)

Permitted Use	VZ	IDZ	B-1	B-2	B-3	B-4	M	I-1	I-2	IP
(a) Occupying less than or equal to 15,000 sq. ft. of floor area	SE	SP	SP	SP	SP	SP	X	X	X	X
(b) Occupying more than 15,000 sq. ft.	X	SE	SE	SE	SE	SE	X	X	X	X
24.2.37 Recreation facilities limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard parks, other than the facilities of the Town of Clinton	X	SE	SE	X	X	SE	SE	SE	SE	SE
24.2.38 Nature preserves and wildlife sanctuaries	P	X	P	P	P	P	P	P	P	P
24.2.39 Bowling alleys and billiard or pool halls	X	SE	SE	X	SE	SE	X	X	X	X
24.2.40 Commercial recreation facilities, not otherwise specified <small>(Amended 1/1/2015)</small>										
(a) <u>Indoor Type A, in which a change of use is proposed for an existing structure of any size.</u>	X	X	X	X	X	X	X	SE	X	X
(b) Indoor Type A, with a <u>new</u> footprint not to exceed 70,000 sq. ft.	X	X	X	X	X	X	X	X	X	SE
(c) Indoor Type B, with a footprint not to exceed 40,000 sq. ft.	X	SE	X	X	X	X	X	SE	SE	SE
(d) Outdoor	X	SE	X	X	X	SE	X	X	X	X
24.2.41 (a) Riding academies and boarding stables	X	X	X	X	X	X	X	P	P	P
(b) Commercial kennels	X	X	X	X	X	X	X	X	X	X
24.2.42 Veterinary hospitals										
(a) With a ground floor area of less than or equal to 5,000 sq. ft.	SE	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
(a) Occupying less than or equal to 15,000 sq. ft. of floor area	n/a	X	X	SP	SP	SP	X	SP	SP	X
(b) Occupying more than 15,000 sq. ft. of floor area	n/a	X	X	X	SE	SE	X	SE	SE	X
24.2.43 The keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, donkey, mule, llama or other similar animal for personal or family purposes as a pet on any lot having a minimum lot area of forty thousand square feet (40,000 sq. ft.); one additional animal may be maintained on the lot for each additional forty thousand square feet (40,000 sq. ft.)	X	X	P	P	P	P	P	P	P	P
24.2.44 Not more than ten (10) chickens, or	X	X	P	P	P	P	P	P	P	P

P - Zoning Permit from ZEO Required  
 SP - Site Plan approval from PZC Required  
 n/a - Not applicable

X - Prohibited in District  
 SE - Special Exception approval from PZC Required  
 Dated: 3/2/2015/29/2015