

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  
(Vice-Chair)

**Orange:**  
Vacant

**Wallingford:**  
Vacant

**West Haven:**  
Christopher Suggs  
(Secretary)

**Woodbridge:**  
Peggy Rubens-Duhl

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Thursday, July 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 June 11, 2015 RPC Meeting **1**

**2. Action Items**

2.1. Town of Stratford: Proposed Zoning Regulation Amendments pertaining to Sign Regulations. Submitted by: Town of Stratford. Received: June 1, 2015. Public Hearing: July 28, 2015 **2**

2.2. Town of Southington: Proposed Zoning Regulation Amendments pertaining to Section 4 (Business Zone Requirements), Section 5 (Industrial Zone Requirements), Section 9 (Site Plan Review), Section 11 (Special Regulations), and Section 13 (Signs). Submitted by: Town of Southington. Received: June 2, 2015. Public Hearing: July 21, 2015. **10**

2.3. Town of Cheshire: Proposed Zoning Regulation Amendments to permit outdoor events and activities as part of a working farm. Submitted by: Private Applicant. Received: June 12, 2015. Public Hearing: July 13, 2015. **15**

**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, June 11, 2015 Meeting

**Present:** Kevin DiAdamo, James Giulietti, Christopher Suggs, Charles Andres, Christopher Traugh, Michael Calhoun, Fran Lescovich, Eugene Livshits

**1 Administration**

1.1 *Minutes of the May 14, 2015 RPC meeting.*

Motion to accept the minutes as presented: Christopher Traugh. Second: Michael Calhoun. Vote: Unanimous.  
Abstain: William Lake, Fran Lescovich

**2 Statutory Referrals**

2.1 *South Central CT Regional Water Authority: Proposed Applications in accordance with Special Act 77-98, as amended for the disposition of approx. 16 acres located north of Route 80 and approx. 47 acres located east of Summer Hill Road in Madison.*

By resolution, the RPC has determined that the proposed applications do not appear to have any adverse inter-municipal impacts or adverse impacts to the habitat and ecosystem of the Long Island Sound provided the properties are maintained as open space.

Motion: Charles Andres. Second: James Giulietti. Vote: Unanimous. Abstain: Christopher Traugh, William Lake

2.2 *City of New Haven: 2015 City of New Haven Comprehensive Plan Update (New Haven Vision 2025)*

By resolution, the RPC has determined that the 2015 Comprehensive Plan Update for the City of New Haven appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Motion: Charles Andres. Second: Fran Lescovich. Vote: Unanimous. Abstain: William Lake

2.3 *Town of Prospect: Proposed Zoning Regulation Amendments pertaining to Section 3.1, uses by District*

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: Michael Calhoun. Vote: Unanimous. Abstain: William Lake

**3 Other Business**

3.1 There was a demonstration of the SCRCOG GIS Viewer (data and functionality).

Motion to Adjourn: James Giulietti. Second: Christopher Suggs. Vote: Unanimous.

## **Referral 2.1: Town of Stratford**

### **Subject:**

Proposed Zoning Regulation Amendments pertaining to Sign Regulations

### **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 Stratford has proposed several regulations pertaining to Sign Regulations. Section 16.4.4, 16.6.1.2, and 16.9.1 have been deleted. The rationale behind the deletions can be found in the proposed regulations. In Section 16.6.1, a provision has been added, which would allow one sign not exceeding 16 square feet for residential developments of 10 units or more. In Section 16.6.3.1 the provision pertaining to free standing signs has been deleted and replaced with requirements for wall signs on the side fascia of the buildings, which cannot exceed .33 square feet of sign area for each lineal foot of building side. A new subsection 16.6.3.2.E has been added and sets the standards for free standing signs in gas stations (10 feet in height, 40 square feet).

There were revisions to wall signs in Section 16.6.5.1. The first revision eliminates the reduction in the size if a free standing sign is also erected. In the existing regulations the size of a wall sign on the front fascia was not to exceed 1 square foot of sign area for each lineal foot of building frontage, which is reduced to .5 square feet if a free standing sign is erected. Free standing sign requirements have been revised too allow a free standing sign if the property has a min. 50 feet (existing regulations require 100 feet) of frontage on one street and it complies with the height and size limitations matrix. The height and size limitation matrix has added a new column pertaining to the 50 feet of frontage. A new section has been proposed 16.8.6, which would allow one free standing portable sign per tenant on site in all non-residence districts subject to certain conditions (can be reviewed in proposed regulations).

### **Communication:**

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

May 28, 2015

South Central Regional  
Council of Governments  
127 Washington Avenue  
4<sup>th</sup> Floor West  
North Haven, CT 06473-1715

Attention: Carl Amento Exec. Director

The following is referred to your Agency:

The Stratford Zoning Commission proposes to Amend the sign regulations as described in the attached document dated May 26, 2015.

This application will be heard at a public hearing of the Zoning Commission to be held Tuesday evening, July 28, 2015 at 7:00 P.M. in the Council Chamber, Town Hall.

Regards,



GARY LORENTSON  
Planning & Zoning Administrator  
ZONING COMMISSION

GL/ej



## PROPOSED REVISIONS TO THE SIGN REGULATIONS

### DELETE

**SECTION** ~~16.4.4. — Bond required: Where freestanding, roof, or projecting signs exceeds forty square feet in area the applicant for a permit shall file with the building inspector a surety bond, or written evidence of liability insurance, in the sum of \$10,000.00. The condition of such bond or liability insurance, shall be that such applicant shall save and keep the Town of Stratford and all its officials harmless from all damages, losses or judgments that may be claimed against them by reason of faulty design, negligent erection, negligent construction, or negligent maintenance of such sign. Continued display of such sign after the expiration date of the required bond or insurance shall be a violation of these regulations, subject to penalties prescribed in section 17 thereof.]~~

### REASON:

**The Connecticut Building Code dictates what the building official must require in the way of engineered drawings for certain signs or buildings. The Zoning Regulations should not.**

### **SECTION 16.6.1 Signs in Residential Districts** **Revise Section 16.6.1.1**

16.6.1.1 One sign not exceeding two square feet in area and located back of the front lot line, giving only the name of the dwelling or its occupant, or one sign not exceeding two square feet in area and located back of the front lot line announcing the existence of an enterprise permitted on the premises. **For residential developments of ten units or more one sign not exceeding sixteen square feet in area and located back of the front lot line is permitted.** Such signs shall be either a freestanding or wall sign provided they are non-illuminated, and colonial in appearance and style. Such signs are exempt from the permit requirements.

**REASON: There is currently no provision to allow large residential developments to identify the name of the complex.**

**DELETE SECTION:** 16.6.1.2 [~~One announcement sign for public and religious institutions not exceeding two square feet in area and located back of the front lot line for their own use. Such signs are exempt from the permit requirements.]~~

**REASON: Conflicts with Section 16.6.8.1 which allows 9 sq. feet.**

Section 16.6.3 Signs in LB, LBB, CNC, CF and WF Districts. Signs in Residential Districts on Main Street Approved under Section 3.19 of the Zoning Regulations.

**DELETE**

**16.6.3.1 WALL SIGNS**

- A) ~~[Wall signs are permitted only on the front fascia of the building and shall not exceed 0.66 square feet of sign area for each lineal foot of building frontage. If a free standing sign also is erected then the maximum size of a front wall sign shall not exceed 0.35 square feet of signage for each lineal foot of building frontage.]~~

**ADD NEW SECTION**

- A) Wall signs are permitted on the front fascia of the building and shall not exceed 0.66 square feet of sign area for each lineal foot of building frontage. Wall signs are permitted on the side fascia of the building and shall not exceed 0.33 square feet of sign area for each lineal foot of building side.

**REASON:** This revised regulation removes the penalty if a business chooses to have a free standing sign as it will not now impact the size of the wall sign

**SECTION 16.6.3.2 FREE STANDING SIGNS**

**ADD NEW SUBSECTION E) Free standing signs for gas stations shall not exceed 10 feet in height and 40 square feet in size.**

**REASON:** Typically gas stations include some prices on the sign which makes it unique from other users. The proposed size of 40 sq. ft. is consistent with recent approvals of the Board of Zoning Appeals.

**SECTION 16.6.5 Signs in CA, CC, MA, MB and MC Districts.**

**16.6.5.1 WALL SIGNS**

**REVISE**

- ~~A) Wall signs are permitted on the front fascia of the building and shall not exceed 1.0 square foot of sign area for each lineal foot of building frontage. [If a free standing sign also is erected then the maximum size of a front wall sign shall not exceed 0.50 square feet of signage for each lineal foot of building frontage.]~~

**REVISE**

- B) Wall signs are permitted on the side fascia of the building and shall not exceed 0.50 square foot of signage for each lineal foot of building side. Wall signs are permitted on the rear fascia of the building only when such signs face or are primarily intended to be visible from the Connecticut Turnpike and shall not exceed ~~[0.75]~~ **1.0** square feet of signage for each lineal foot of the building's width along the rear.

**REASON: The revised regulation removes the penalty if a business chooses to have a free standing sign. The rear signage is slightly increased to allow businesses to have better visibility to the highway.**

16.6.5.2 FREE STANDING SIGNS

REVISE

- A) One free standing sign is permitted if the property has a minimum of ~~[100]~~ **50** feet of street frontage on one street and it complies with the following height and size limitations as shown in the following matrix.

**MAXIMUM SQUARE FOOTAGE OF FREE STANDING SIGNS**

Height of Sign	<b><u>Properties with a min of 50 ft. of Street frontage on one street</u></b>	Properties with a Min. of 100 ft. of street frontage on one street.	Properties with a Min. of 200 ft. of street frontage on one street.	Properties with a Min. of 300 ft. or more of street frontage on one street.
Signs 5 ft. in height (Max.)	<u>12</u>	32	44	56
Signs over 5 ft. in height but not exceeding 10 ft. in height	<u>9</u>	24	36	44

**REASON: There are several businesses on small lots and therefore not eligible for any free standing signage. A small free standing sign could help those businesses.**

**ADD NEW SUBSECTION E) Free standing signs for gas station shall not exceed 10 ft. in height and 40 square feet in size.**

**REASON: Typically gas stations include some prices on the sign which makes it unique from other uses. The proposed size of 40 sq. feet is consistent with recent approvals of the Board of Zoning Appeals.**

**SECTION 16.6.8 Signs permitted in all districts**

16.6.8.1 A sign erected by any fraternal, civic, religious or service organization or club, merely announcing its presence in the Town of Stratford and the time and place of its regular meeting, provided such sign shall not exceed three feet in diameter, or be more than 9 sq. ft. in area. Such signs are exempt from the permit requirements.

Signs by the above nonprofit organizations for temporary events or functions are permitted to be erected on designated Town properties subject to the following restrictions:

- A) Signs are only permitted on Paradise Green and on the West Broad Street Green
- B) Approval from the Planning and Zoning Office shall be obtained.
- C) Signs may only be erected within [~~two~~ **four**] weeks prior to an event and shall be removed within [ ~~12~~ ] **48 business** hours after termination of the event.
- D) There shall be a maximum of [ ~~three~~ ] **twelve** such signs for any location.
- E) Only signs advertising events or functions in the Town of Stratford are permitted.

**REASON: The increased time frame for non-profit signs on Town property will help advertise these public events.**

### **SECTION 16.7 Signs Prohibited**

**REVISE SECTION 16.7.3. Electronic Message signs ~~with changeable type~~ excluding theater marquee signs and gasoline dealer price signs. Flashing, revolving or animated signs of intermittent or varying light intensity including such signs located inside a building but visible outside the building.**

**REASON: The prohibition on message signs with changeable type impacts small businesses especially if they would like to advertise daily specials or promotions.**

**REVISE SECTION 16.7.8. Portable signs, except as provided for in Section 16.8.6**

**REASON: To allow businesses to have a small portable sign near the building to advertise specials such as a restaurant menu.**

### **SECTION 16.8 Temporary Signs**

16.8.4 Sign or signs for a political organization may be erected as follows:

**REVISE**

- (a) the maximum total square footage of any sign shall not exceed 8 square feet and shall be located on privately owned land **or in the immediate street right of way as long as the sign is a minimum of 5 feet from the road and 15 feet from any fire hydrant and shall be setback from intersections and driveways so as to not interfere with sightlines.** Such signs are exempt from the permit requirements.



**REASON: The limitation that political signs must be solely on private property meaning that they can't be located on the abutting right of way has been impossible to enforce.**

**REVISE 16.8.5 – Grand opening signs for new business establishments subject to the following conditions:**

- a) The signs shall be constructed of cloth, vinyl, canvas or similar material.
- b) The signs shall be displayed for a period not greater than [~~ten~~ (10)] twenty-one (21) days.
- c) The signs shall be mounted to the wall of the building and shall not exceed [~~one square foot~~] two square feet of sign area for each lineal foot of building frontage.

**REASON: The increase in the time period, size and material for grand opening banners will help businesses with their initial opening period.**

#### **ADD A NEW SECTION**

**SECTION: 16.8.6 One free standing portable sign per tenant shall be permitted on site in all non—residence districts subject to the following:**

- a) Signs cannot be permanently installed in the ground, must be self supporting/ portable and cannot be attached to an immovable object such as a structure, light pole or railing.
- b) The signs must be for that business use and must be located directly in front of that business on the same property and must be located within 5 feet of the building.
- c) Free standing portable signs shall be no larger than 6 sq. feet per side (maximum of two sides).
- d) Signs may only be displayed during the hours that the business is open. Signs must be removed when the business is not open.
- e) Signs may not be located in parking spaces and must not interfere with pedestrian traffic or block sight liens for drivers.
- f) Signs may not be internally or externally illuminated or have any moving parts.

**REASON: To allow businesses to have a small portable sign near the building to advertise specials such as a restaurant menu.**

**DELETE**

**SECTION 16.9.1**

~~The building inspector may order in writing the removal of any sign not erected or not maintained in a safe condition. When the building inspector has ordered a sign to be removed because it is unsafe he may not permit it to be repaired, altered or reconstructed unless it meets all requirements of these regulations as to bond or insurance.~~

**REASON : The building inspector is governed by the Connecticut State Building Code and not by the Zoning Regulations. The Zoning Regulations should not dictate how the Building Inspector acts.**

~~[Delete language]~~

**Bold underlined new**

## **Referral 2.2: Town of Southington**

### **Subject:**

Proposed Zoning Regulation Amendments pertaining to Section 4 (Business Zone Requirements), Section 5 (Industrial Zone Requirements), Section 9 (Site Plan Review), Section 11 (Special Regulations), and Section 13 (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 several sections. The amendments pertaining to Section 4 and 5, which are requirements for business and industrial zones, respectively, are not located within 500 feet of a municipality in the South Central Region. The amendments to Section 11 remove the following language “any non-conforming building or premises which is not used for such non-conforming use for a period of one year must thereafter confirm”. The removal of the language was because the town felt that it is unenforceable. There were slight revisions to Section 13-07, Illumination, to clarify that backlit “Halo” lighting is not considered interior illumination.

### **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

May 29, 2015

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



RE: Proposed Zoning Regulation Amendments - (ZA #586)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, attached is a copy of proposed zoning text revisions to amend Section 4 (Business Zone Requirements), Section 5 (Industrial Zone Requirements), Section 9 (Site Plan Review), Section 11 (Special Regulations), and Section 13 (Signs) of the Town of Southington Zoning Regulations.

The Planning and Zoning Commission anticipates opening the public hearing on this item on July 21, 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", written over a light blue horizontal line.

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

enclosures

Please mail to:

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

# RPC Referral Submission Form

South Central CT Regional Planning Commission

**1.) General Information:**

Date Sent: 5/29/15

Subject: ZA #586 - Zoning Regulation Amendment

Applicant Name: Southington Planning + Zoning Commission

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: 7/21/15

**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~~ <sup>via email</sup>" (as required by law)

Information on proposed change included

Existing language included (if applicable)

**4.) Preferred contact regarding this RPC referral:**

Name: Robert A. Phillips, ACP  
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.scrkog.org>

PROPOSED SOUTHTON ZONING REGULATION REVISIONS – MULTIPLE SECTIONS  
5-28-15

R. PHILLIPS – DIRECTOR OF PLANNING

- Modify the following to add the term “new” to clarify the intention of the regulation located in Section 4 - Business zone.

4-00.9            NEW commercial structures shall not be attached to, or located on the same lot as, a residential wood-frame structure.

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- Also, add the same language in entirety in 4-00.9 above to Section 5 - Industrial as it should also apply in Industrial zones.:

5-00.14           NEW commercial structures shall not be attached to, or located on the same lot as, a residential wood-frame structure.

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- Remove the following from Section 4 - CB zone as it is no longer prudent or feasible:

E.     Any development of a site 4 acres in size or larger, or with 60 or more parking spaces.

- Remove the following from Section 5 - I-1 zone as it is no longer prudent or feasible:

G.     All development involving an area 4 acres or larger in size, and/or requiring in excess of sixty (60) parking spaces.

- Remove the following from Section 5 - I-2 zone as it is no longer prudent or feasible:

H.     All development involving an area 4 acres or larger in size, and/or requiring in excess of sixty (60) parking spaces.

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- Modify the following to clarify the intention in Section 9 – Site Plan Review:

9-09.1            Access easements shall, ~~at a minimum~~, be provided to neighboring properties zoned for business usage, including those properties located within the Business Overlay Zone. Such easements shall be provided on each side of the parcel and shall be 20 feet wide AND 60 feet deep AS NECESSARY.

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- Remove the following from Section 11 – Special Regulations since it is unenforceable via standing case law pertaining to what constitutes “An Intent to Abandon” a Non-conforming use:

PROPOSED SOUTHTON ZONING REGULATION REVISIONS – MULTIPLE SECTIONS  
5-28-15

R. PHILLIPS – DIRECTOR OF PLANNING

11-09.5 Any non-conforming building or premises which is not used for such non-conforming use for a period of one year must thereafter conform.

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- Modify the following in Section 13 – Signs to accurately reflect that Backlit “Halo” lighting is not considered interior illumination by the commission:

13-07 Illumination

- A. Exterior illumination is permitted when confined or directed to the surface OR MOUNTING SURFACE of the sign so that no direct rays or glare are visible beyond the property lines or create a danger to vehicular traffic. BACKLIT (HALO) CHANNEL OR Gooseneck-style external illumination preferred ~~when feasible.~~
- B. All Attached Internally illuminated signs shall incorporate effects consistent with the industry term known as “Channel” ~~or “Backlit (Halo) Channel”~~ designs in all zones. See Definition of Sign – Sec. 2-19S.
- C. All Detached Signs may be externally illuminated or back-lit, but shall be designed so as not to allow any light to project through the face of the sign, with the exception of that stated above in Sec. 13-07.B

## **Referral 2.3: Town of Cheshire**

### **Subject:**

Proposed Zoning Regulation Amendments to permit outdoor events and activities as part of a working farm

### **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 proposed an amendment to permit outdoor events and activities as part of a working farm in the R-80, R-40, I-1 and I-2 Zoning Districts. The amendment has several conditions that the use would be subject to and includes the following: minimum 25 acres, access from a State Highway or Town Arterial Roadway, limited to fee-based outdoor recreation (cross country skiing, mountain biking and event hosting). The events must take place outdoors and/or in temporary enclosure (removed during off-season). The event season would be from May 1 to October 30.

There are several event standards included in the amendments, including the following: two hundred feet from any off-site residence, 75 feet from any property boundary, maximum number of 400 attendees. The standard for maximum number of attendees includes the requirements to demonstrate that site conditions, parking availability, impacts on Town infrastructure and neighborhood properties and public health and safety considerations can be accommodated. There can be a maximum of three events per week and adequate off-street parking must be provided. There are several additional standards pertaining to hours of operation, lighting, and food services in the proposed regulations.

### **Communication:**

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



Please mail to:

# RPC Referral Submission Form

South Central CT Regional Planning Commission

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

**1.) General Information:**

Date Sent: 6/9/15

Subject: Zone Text Change

Applicant Name: Frederich Kudish

Property Address (if applicable): \_\_\_\_\_

Town/City: Cheshire, CT

Referral is from a private individual

Referral is from the Town/City Planning Department or the

Public Hearing Date: July 13, 2015



**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 S. Voelker

Telephone Number: 203 271-6670

E-mail Address: wvoelker@cheshirect.org

Comments: \_\_\_\_\_

OWN OF CHESHIRE  
MEMORANDUM

Phone 203-271-6670 - Fax 203-271-6688

Date: June 2, 2015

FROM: William S. Voelker, AICP, Town Planner

SUBJECT: Regional Referrals

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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 Change Petition

P.H. July 13, 2015

Fredric M. Kudish

7:30 p.m. – Town Hall

To add to Section 30, Schedule A

Council Chambers

Permitted Uses:

Subsection 23C

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:

Central CT Regional Planning Agency

✓ Central Naugatuck Valley COG

South Central Regional COG



**COPY**



**ORIGINAL**

**RECEIVED**

ev.

2/92, 1/95, 11/95  
5/01, 7/01, 10/02, 11/03, 07/04, 3/06, 5/14/10

MAY 27 2015

**PETITION FOR A ZONE MAP OR ZONE TEXT CHANGE**

PLANNING DEPARTMENT  
TOWN OF CHESHIRE

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.

Article III. District Regulations. Section 30. Schedule A - add a new  
subsection 23C

**For Zone Map Changes:**

n/a

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: \_\_\_\_\_

Permit outdoor events on a working farm (see attached)

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 six (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.

**SECTION 30, SCHEDULE A, PERMITTED USES**

**PERMITTED USES**

**EXISTING**

		R-80	R-40	R-20	R-20A	C-1	C-2	C-3	I-1	I-2
20. Cont'd	<p>j. Tenting areas shall be protected from vehicular traffic.</p> <p>k. Rubbish shall be collected daily from all campsites.</p> <p>l. Potable water supply and sanitary facilities shall meet State Health requirements. In addition, all toilets shall be flush-type.</p> <p>m. Water retention ponds and other precautions for fire protection shall be developed as per request of Town of Cheshire Fire marshal.</p> <p>n. There shall be a 14-day maximum occupancy limit during any 90-day period.</p>	P	P	N	N	N	N	N	N	P
21.	Housing subject to state and local provisions for migrant (temporary) farm labor, on the farm where they are primarily employed.	Y	Y	Y	Y	Y	Y	Y	Y	Y
22.	<p>Farms, Truck Gardens, Nurseries.</p> <p>a. All structures in excess of 144 square feet (including greenhouses) are subject to Section 32 Schedule B Dimensional Requirements and must obtain a zoning permit.</p>	Y	Y	Y	Y	Y	Y	Y	Y	Y
23A. <sup>4</sup>	Temporary stands for the display and sale of farm and truck garden and forestry produce grown exclusively on the premises provided there is only one such stand on the premises and that such stand does not exceed 100 square feet in area.	Y	Y	Y	Y <sup>4</sup>	Y	Y	Y	Y	Y
23B. <sup>4</sup>	Stands for the display and sale of farm and truck garden and forestry produce, of which a major portion thereof was raised or produced on that bona fide farm, or orchard, provided it is on an active farm and there is only one such stand on that farm. <sup>2</sup> Related agricultural products may be sold provided the sale of such products is secondary to the operation of the business. <sup>3</sup>	S	S	S	S <sup>4</sup>	S	S	S	S	S

1 Amendment effective 2/27/1975.

2 Amendment effective 5/1/1975.

3 Amendment effective 5/27/1976.

4 Amendment effective 7/30/2004

SECTION 30, SCHEDULE A, PERMITTED USES		R-80	R-40	R-20	R-20A	C-1	C-2	C-3	I-1	I-2
PERMITTED USES <b>Proposed</b>										
20. Cont'd	<p>j. Tenting areas shall be protected from vehicular traffic.</p> <p>k. Rubbish shall be collected daily from all campsites.</p> <p>l. Potable water supply and sanitary facilities shall meet State Health requirements. In addition, all toilets shall be flush-type.</p> <p>m. Water retention ponds and other precautions for fire protection shall be developed as per request of Town of Cheshire Fire marshal.</p> <p>n. There shall be a 14-day maximum occupancy limit during any 90-day period.</p>	P	P	N	N	N	N	N	N	P
21.	Housing subject to state and local provisions for migrant (temporary) farm labor, on the farm where they are primarily employed.	Y	Y	Y	Y	Y	Y	Y	Y	Y
22.	<p>Farms, Truck Gardens, Nurseries.</p> <p>a. All structures in excess of 144 square feet (including greenhouses) are subject to Section 32 Schedule B Dimensional Requirements and must obtain a zoning permit.</p>	Y	Y	Y	Y	Y	Y	Y	Y	Y
23A. <sup>4</sup>	Temporary stands for the display and sale of farm and truck garden and forestry produce grown exclusively on the premises provided there is only one such stand on the premises and that such stand does not exceed 100 square feet in area.	Y	Y	Y	Y <sup>4</sup>	Y	Y	Y	Y	Y
23B. <sup>4</sup>	Stands for the display and sale of farm and truck garden and forestry produce, of which a major portion thereof was raised or produced on that bona fide farm, or orchard, provided it is on an active farm and there is only one such stand on that farm. <sup>2</sup> Related agricultural products may be sold provided the sale of such products is secondary to the operation of the business. <sup>3</sup>	S	S	S	S <sup>4</sup>	S	S	S	S	S
23C.	See attached.	P	P	N	N	N	N	N	P	P

1 Amendment effective 2/27/1975.

2 Amendment effective 5/1/1975.

3 Amendment effective 5/27/1976.

4 Amendment effective 7/30/2004

## **Proposed Amendment to Cheshire Zone District Regulations**

Article III, District Regulations, Section 30, Schedule A, Permitted Uses shall be amended to add the following:

### **Subsection 23C.**

Outdoor events and activities that are part of a working farm operation's total offerings and are subject to the following conditions and standards. The working farm hosting events shall be a minimum of 25 acres and have access from a State highway or Town arterial roadway. Such uses are limited to fee-based outdoor recreation such as cross country skiing and mountain biking and event hosting, such as banquets, weddings, private parties, horse shows and farm to table events. These events are to take place outdoors and/or in a temporary enclosure, such as a tent, that will be removed at least during the off-season. Event hosting season shall begin on May 1 and end on October 30.

### **Event Standards**

- 1) The outdoor event area shall be a minimum of two hundred (200) feet from any off-site residence and seventy-five (75) feet from any property boundary.
- 2) The maximum number of attendees permitted for any event shall be 400 if it can be demonstrated that site conditions, parking availability, impacts on Town infrastructure and neighborhood properties, and public health and safety considerations can be accommodated. There shall be no more than three events per week.
- 3) Adequate off-street parking must be provided for each event. The parking area does not have to be paved or improved, but must be accessible to and useable in all weather conditions for visiting vehicles.
- 4) Adequate sanitary facilities for the size of the event must be provided and removed from the site in a timely manner.
- 5) Food services must comply with State and municipal health codes.
- 6) Outside lighting shall comply with Section 21 of the Zoning Regulations
- 7) Music/entertainment is permitted subject to State sound regulations. No outdoor music shall be played before 10:00 A.M. or after 10:00 P.M. Monday through Saturday or before 11:00 A.M. and after 9:30 P.M. on Sunday.
- 8) A site plan of the areas of the farm to be used to host events will be provided the Town and will identify site access and egress, parking, general event location, sanitary facilities, lighting, and pedestrian paths between these areas.