

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Michael Calhoun
(Secretary)

Branford:
Charles Andres

East Haven:
Vacant

Guilford:
Walter Corbiere

Hamden:
Robert Roscow

Madison:
Christopher Traugh

Meriden:
David White
(Vice-Chair)

Milford:
Anthony D. Sutton

New Haven:
Kevin DiAdamo

North Branford:
Frances Lescovich

North Haven:
James Giulietti
(Chair)

Orange:
Vacant

Wallingford:
Vacant

West Haven:
Al Posey

Woodbridge:
Vacant

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Thursday, July 14 2016 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 9, 2016 RPC Meeting **1**

2. Action Items

2.1. Town of North Haven: Proposed Zoning Regulation Amendment to add Section – 5.1.3.5.4(e). Submitted by: Private Applicant. Received: June 24, 2016. Public Hearing: August 1, 2016. **2**

3. Other Business

3.1. City of Shelton: Proposed Zoning Regulation Amendments pertaining to Mixed-Use Developments in CA-2 Districts and Ground Mounted Solar Energy Systems in LIP Districts. Submitted by: City of Shelton. Received: June 23, 2016. Public Hearing: July 12, 2016 **7**

3.2. Regional Recreational Trails

The agenda and attachments for this meeting are available on our website at 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. 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**

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, June 9, 2016 Meeting

Present: James Giulietti, David White, Michael Calhoun, Charles Andres, Fran Lescovich, Christopher Traugh, Eugene Livshits

1 Administration

1.1 Minutes of the May 12, 2016 RPC meeting.

Motion to accept the minutes as presented: David White. Second: Charles Andres.
Vote: Unanimous.

2 Statutory Referrals

2.1 City of Milford: Proposed Zoning Regulation Amendments to Article XI – Definitions

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: Fran Lescovich. Vote: Unanimous.

2.2 City of Milford: Proposed Zoning Regulation Amendments to Section 3.1.4.1, Figure 2

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: Fran Lescovich. Vote: Unanimous.

2.3 Town of North Branford: Proposed Zoning Regulation Amendments to Section 5 – Nonconformity

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: David White. Vote: Unanimous.

Motion to add Town of Southington Referral to RPC Agenda: Christopher Traugh. Second: David White. Vote: Unanimous.

2.4 Town of Southington: Proposed Zoning Regulation Amendment pertaining to Section 12-02.04

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: David White. Second: Fran Lescovich. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Michael Calhoun. Second: Fran Lescovich. Vote: Unanimous.

Referral 2.1: Town of North Haven

Subject:

Proposed Zoning Regulation Amendment to add Section – 5.1.3.5.4(e)

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 has submitted a proposed zoning regulation amendment to Section 5.1.3.5.4 – Reduced Lot Size. The amendment would add new Subsection (e), which will allow the businesses located on the reduced size lots within the overall shopping center shall be permitted to have signage on the pylon sign, if any, for the overall shopping center.

Communication:

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



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473

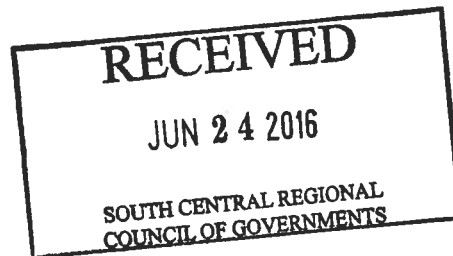


REPLY TO: PLANNING & ZONING COMMISSION

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

22 June 2016

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



Re: Proposed Amendment to the North Haven Zoning Regulations
Add Section 5.1.3.5.4 (e) to permit businesses on reduced size lots under Section 5.1.3.5.4 to have signage on the overall shopping center pylon sign.

Dear Mr. Livshits,

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

A Public Hearing for this application is scheduled for 1 August 2016.

Very truly yours,


Alan A. Fredricksen
Land Use Administrator
AAF/lh
Enclosures

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

Proposed Text Amendment to Section 5.1.3.5.4
of the North Haven Zoning Regulations

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

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

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

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

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

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

ADD NEW SUBSECTION:

5.1.3.5.4 (e) the businesses located on the reduced size lots within the overall shopping center shall be permitted to have signage on the pylon sign, if any, for the overall shopping center.

SHELTON PLANNING AND ZONING COMMISSION, CITY OF SHELTON
54 Hill Street, Shelton, CT 06484 (203)924-1555 EXT. 1361
Ruth Parkins – Chairman
Richard D. Schultz, AICP – Planning and Zoning Administrator

ZONING/PLANNING REFERRAL TRANSMITTAL

Date: 6/21/16

TO: Carl Amento, Exec. Director

FROM: SHELTON PLANNING AND ZONING COMMISSION

BY: Richard D. Schultz, AICP
Text Amendment

PROPOSAL/PROJECT: Proposals of the Shelton PZC: Mix Use Developments in CA-2
Districts by Special Exception (Section 33) and Ground Mounted Solar Energy Systems
in LIP Districts (Section 5 and 33)

The subject proposal/project is referred to you by the Shelton Planning and Zoning Commission in accordance with the indicated provisions of the Connecticut General Statutes. A general description of the proposal/project is enclosed, but should you require additional information, please contact this office at 924-1555, extension 1361.

- (X) Section 8/3b Notice to Regional Planning Agency of Proposed Zone or Zone Use Change.
- () Section 8-3h Applications for projects within 500 feet of the City Line or with significant impacts on adjacent Town (traffic, drainage, etc.).
- () Section 8-26b Subdivisions abutting the City Line.
- () Section 8-26f Projects within 500 feet of the City Line or with significant impacts on adjacent Town.
- (X) Section 22a-104e Zoning Regulations, Plan of Development and other changes within the designated Coastal Area.
- () Section 22a-105 Coastal Site Plan Reviews

A public hearing/meeting on the subject proposal/project has been scheduled for 7/12/16 at 7:00 P.M. at the Shelton City Hall.
Attachments: Text Amendments

ZONING SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

DRAFT AMENDMENTS

5/27/16

MIXED USE DEVELOPMENTS IN THE COMMERCIAL CA-2 DISTRICTS

By Special Exception Approval in accordance with the provisions of SECTION 33

A. Amend **SCHEDULE A: PERMITTED USES** by inserting a new Use Line 2D, allowing said use only in the CA-2 District, only by Special Exception approval and prohibited in all other districts. Such Use Line 2D shall read as follows:

2D. Mixed -use developments containing not more than two (2) dwelling units, subject to the additional requirements of Subparagraph 33.20 and provided that no such units shall be located on the ground floor or basement level.

B. Amend **SECTION 33 – SPECIAL EXCEPTIONS** by inserting a new Subsection **33.20 MIXED USE DEVELOPMENTS LOCATED IN COMMERCIAL CA-2 DISTRICTS** and renumbering existing numbers. Said new **Subsection 33.20** shall read as follows:

33.20 Mixed use developments in Commercial CA-2 Districts: Applications for mixed-use developments containing not more than two (2) studio/efficiency and/or one-bedroom dwelling units located above ground floor retail and office uses, which units shall conform to the following additional standards:

33.20.1 Lot Area, Location and Bulk Standards: The lot containing the proposed use shall conform to the required minimum standards of said CA-2 District.

33.20.2 Location: Said lot shall have the minimum required frontage on and be accessed from River Road (State Route 110) or from an adjacent street intersecting street at a point within 150 feet of River Road.**33.13.3**

33.20.3 Dwelling Unit Size: Each dwelling unit shall contain a minimum finished floor area of 400 square feet.

33.20.4 Parking: A minimum of two (2) on-site parking spaces shall be provided for each dwelling unit.

**ZONING SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION**

DRAFT AMENDMENTS
5/29/16; Rev. 5/31/16

**GROUND MOUNTED SOLAR ENERGY SYSTEMS IN THE LIGHT INDUSTRIAL
PARK LIP DISTRICTS**

By Special Exception Approval in accordance with the provisions of SECTION 33

- A. Amend SECTION 5 – DEFINITIONS** by inserting a new definition as follows and renumbering the remaining numbers:

5.17 Ground Mounted Solar Energy Systems (GMSES): For purposes of these Regulations, a GMSES shall mean a small to medium scale, free-standing, ground mounted, solar collection system consisting of a linked series of photovoltaic modules, which may or may not be connected to an electric circuit served by an electric utility and specifically excluding large scale commercial solar facilities.

- B. Amend SCHEDULE A: PERMITTED USES** by inserting a new Use Line 52B, allowing said use as an accessory use and only in the Light Industrial Park LIP District, only by Special Exception approval and prohibited in all other districts. Such Use Line 52B shall read as follows:

52B. Small to medium scale Ground Mounted Solar Energy Systems only when accessory and subordinate to a permitted industrial use and subject to the additional standards and provisions of Subsection 33.21

C. Amend SECTION 33 – SPECIAL EXCEPTIONS by inserting a new Subsection 33.21 **Ground Mounted Solar Energy Systems Located in Light Industrial Park LIP Districts** and re-numbering remaining numbers. Said new Subsection 33.21 shall read as follows:

33.21 Ground Mounted Solar Energy Systems (GMSES) in LIP Districts:

Applications for a small to medium scale GMSES as an accessory use in an LIP District shall also conform to the following special standards:

33.21.1 Lot Area and Shape Standards: The lot containing the proposed GMSES shall conform to the required minimum required standards of said LIP District.

33.21.2 Location: Said lot must have the minimum required frontage on Bridgeport Avenue.

33.21.3 Setbacks: Any portion of said GMSES be setback not less than 100 feet from and public street line and any other property lines.

33.21.4 Height: The tallest finished height of the solar collector of any GMSES shall not exceed a height of 15 feet.

33.21.5 Maximum Size: No GMSES installation shall exceed one (1) megawatt of rated nameplate capacity.

33.21.6 Fencing: The entire perimeter on a GMSES installation shall be enclosed by fencing and/or buildings. Fencing shall be positioned in close proximity to

the GMSES and shall not exceed a height of eight (8) feet. Fencing shall consist of attractive solid wood or vinyl material. The Commission may allow the use of dark colored, vinyl-coated chain link fencing in areas deemed appropriate.

33.21.7 Landscaping: The GMSES shall be appropriately landscaped to adequately screen it from view to the satisfaction of the Commission, with landscape materials deemed appropriate by the Commission.

33.21.8 Signage: No GMSES shall be used for displaying any advertising except for a reasonable identification of the owner and/or operator of the installation. A sign, consistent with the signage provisions of these Regulations, shall be posted in a location visible from a public street where the property has frontage, identifying the owner and/or operator of the GMSES and providing a 24-hour emergency contact number.

33.21.9 Utility Notification: Unless the GMSES is to be an off-grid system, evidence is required that the utility company has been informed of the applicant and/or owner's intention to install an inter-connected customer-owned generator, as well as confirmation from said utility that it will connect said system into its power grid.

33.21.10 GMSES Capacity: The GMSES rated and/or nameplate capacity shall not exceed 1.5 times the average daily on-site requirements of the principle use to which it is accessory. In no instance shall the capacity exceed 100kw (one (1) megawatt).

33.21.11 System Documentation: The owner and/or applicant shall provide system documentation regarding at minimum the photovoltaic panels, mounting system and inverter to be used. Also, the name, address and contact

information for the proposed installer and the name, address, telephone number and signature of the project applicant as well as property owners and/or any agents representing the applicant and/or owners. All systems must be installed to comply with all local and State of Connecticut codes and regulations. The GMSES owner and/or operator shall provide a copy of the project summary, including an electrical schematic and site plan, to the Fire Marshall and Fire Chief. All means of shutting down the GMSES installation shall be clearly marked.

33.21.12 Maintenance: The GMSES installation owner or operator shall maintain the facility in good condition, including but not limited to painting, structural repairs, and integrity of security measures. The owner or operator of any installation that has reached the end of its useful life or has been abandoned by virtue of failure to operate for a period of one (1) year shall physically remove the installation within no more than six (6) months after the date of discontinued operation or abandonment. Said removal shall include all solar voltaic structures, equipment, security barriers and related service lines and restoration of the site area to the satisfaction of the Commission.