To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, October 12, 2017 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473

AGENDA

1. Administration

1.1. Minutes of the September 14, 2017 RPC Meeting

2. Action Items

2.1. Town of North Haven: Proposed zoning regulation amendment to Section 5.1.3.16.16 to modify the adaptive reuse requirements. Received: October 2, 2017. Public Hearing: November 13, 2017.

3. Other Business

3.1. Presentation: SCRCOG Plan of Conservation and Development Update Process

3.2. Nominating Committee: 2018 Officers & Executive Committee

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

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, September 14, 2017 Meeting at 5:15 pm at SCRCOG, 127 Washington Avenue, 4th FL West, North Haven, CT.

Present: James Giulietti, David White, Michael Calhoun, Charles Andres, David Killeen, Robert Roscow, Jeffrey Kohan, Sal Brancati, Eugene Livshits

1 Administration

1.1 Minutes of the June 8, 2017 RPC meeting.

Motion to accept the minutes as presented: David White. Second: Michael Calhoun. Vote: Unanimous.

1.2 Minutes of the July 13, 2017 RPC meeting.

Motion to accept the minutes as presented: James Giulietti. Second: David White. Vote: Unanimous.

1.3 Minutes of the August 10, 2017 RPC meeting.

Motion to accept the minutes as presented: Michael Calhoun. Second: Charles Andres. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Orange: Proposed Zoning Regulation Amendment to Section 383-66B regarding Hotel Development in the Light Industrial LI-2 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.


2.2 Town of Hamden: Proposed Zoning Regulation Amendments to Section 652.3.1 regarding the location of affordable units in Multi-Family Housing developments

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.

2.3 City of Derby: Proposed Zoning Regulation Amendments to Sections 194-7, 195-11(D) and 195-54(A) regarding educational dormitory residences in R-3 zones

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.


3 Other Business

Referral 2.1: Town of North Haven

Subject:

Proposed Zoning Regulation Amendment to Section 5.1.3.16.16 regarding adaptive reuse requirements

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 submitted a proposed zoning regulation amendment to Section 5.1.3.16.16 regarding adaptive reuse requirements. The amendment states that if a licensed architect finds a building does not possess environmental or historical benefits and is not able to be adaptively reused for mixed-use development due to the physical condition of the structure, the property may be developed in compliance to Section 5.1.3.16.15. This section allows reductions to the bulk standards of IL Upper Washington Avenue Multi-Use (ILUWMU) Developments. Section 5.1.3.16 can be found in the agenda packet.

North Haven’s IL-30 Zone is adjacent to Wallingford’s I-40 Zone.

Communication:
In researching this proposal, I notified the adjacent municipalities in the South Central Region.
28 September 2017

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
    Amend Section 5.1.3.16.16 to modify the adaptive reuse requirements.

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 13 November 2017.

Very truly yours,

Alan A. Fredricksen
Land Use Administrator
AAF/Ih
Enclosures

cc: Michael J. Freda, First Selectman
    V. Carlson, Chairman, Planning & Zoning Commission
TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM
(Only one item per form)

ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER

ZONE
TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND MUST INCLUDE THE FOLLOWING:

1. Site plan approval (Submit 14* copies of the site plan)
2. Certified A-2 Survey
3. 2 copies of Bond Estimate Form
4. Cite the regulation that permits proposed use

TITLE OF PLAN:

Date and most current revision date of plan:

CAM site plan review (Submit 14* copies)

Amend zoning regulations 5.1.3.1(e) Section to be amended (Submit 8 copies of proposed amendment)

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

Special Permit

Fill permit (Submit 14* copies)

Excavation permit (Submit 14* copies)

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

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

Does the property for which this application is submitted:

- lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
- lie within the Coastal Area Management boundary
- contain any wetlands and/or watercourses
- lie within the Aquifer Protection Zone
- lie within the Channel Encroachment Zone
- lie within the floodplain or floodway
- lie within 50' of the Quinnipiac River or Muddy River

ENGINEER'S NAME

Timothy J. Lee, Esq.

Print Applicant's Name

388 Orange St. New Haven Ct 06511

Applicant's Address

203-787-6555 203-776-2119

Applicant's Phone Number

FAX NUMBER

Print Owner's Name

Owner's Address

Owner's Phone Number

Applicant's Signature

Owner's Signature
Amendment to Sec. 5.1.3.16.16

In the event that a licensed architect certifies that the existing buildings do not possess any environmental or historical benefits and are not capable of being adaptively reused for mixed use development due to the physical condition of the structure, the property may be developed as new construction in compliance with the standards set forth in Sec. 5.1.3.16.15