

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Michael Calhoun
(Secretary)

Branford:
Charles Andres

East Haven:
Sal Brancati

Guilford:
Walter Corbiere

Hamden:
Robert Roscow

Madison:
Joel Miller

Meriden:
David White
(Vice-Chair)

Milford:
Scott Marlow

New Haven:
Kevin DiAdamo

North Branford:
Frances Lescovich

North Haven:
James Giuliatti
(Chair)

Orange:
Ralph Aschettino

Wallingford:
Jeffrey Kohan

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, December 14, 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 November 9, 2017 RPC Meeting **1**

2. Action Items

2.1. Town of North Branford: Proposed Zoning Regulation Amendments to allow residential units above businesses in all Business Zones (B-1, B-2, and B-3). Submitted by: Town of North Branford. Received: November 9, 2017. Public Hearing: December 7, 2017. **3**

2.2. City of New Haven: Proposed Zoning Ordinance Text Amendment regarding a Moratorium on the conversion, demolition, or rehabilitation of boarding-room units into non-residential uses. Submitted by: City of New Haven. Received: November 17, 2017. Public Hearing: December 20, 2017. **11**

2.3. City of Milford: Proposed Zoning Regulation Amendments to Section 5.2.1 regarding outdoor lighting on residential dwellings. Submitted by: City of Milford. Received: December 5, 2017. Public Hearing: TBA. **16**

2.4. Town of Woodbridge: Proposed Zoning Regulation Amendments to Section 3.1.2.1(2) regarding multiple-family dwellings in the GB District. Submitted by: Town of Woodbridge. Received: December 6, 2017. Public Hearing: January 2, 2018. **19**

3. Other Business

3.1. Update of Regional POCD

3.2. RPC Annual Dinner

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, November 9, 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, Andrew Skolnick, Robert Roscow (present after the “administration item”), David Killeen, Ralph Aschettino, Sal Brancati, Eugene Livshits

1 Administration

1.1 Minutes of the October 12, 2017 RPC meeting.

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

2 Statutory Referrals

2.1 City of West Haven: Proposed Zoning Regulation Amendments regarding Medical Regional Operations Centers in IPD Districts

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: Andrew Skolnick. Second: David White. Vote: Unanimous. Abstain: David Killeen

Motion to add the Town of North Branford Referral to the Agenda: Michael Calhoun. Second: Ralph Aschettino. Vote: Unanimous.

2.2 Town of North Branford: Proposed Zoning Regulation Amendments to add a New Subsection pertaining to Farm Brewery

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: Ralph Aschettino. Second: David White. Vote: Unanimous.

3 Other Business

3.1 An informational referral from the Town of Bethany was included with the RPC Agenda and there was a discussion pertaining to Public Act 17-155 – An act concerning temporary health care structures.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

3.2 2018 Meeting Schedule was presented.

Motion to adopt 2018 South Central Regional Planning Commission Schedule: Michael Calhoun.
Second: David White. Vote: Unanimous.

3.3 There was discussion pertaining to the Regional Planning Commission Annual Dinner. The guest speaker will be Rebecca Augur, Milone and MacBroom and the presentation will be pertaining to the Regional Plan of Conservation and Development Update. The Graduate Club in New Haven was recommended as a venue for the RPC Annual Dinner.

3.4 There was discussion pertaining to the 2018 Officers and Executive Committee

Motion to Adjourn: Sal Brancati. Second: Robert Roscow. Vote: Unanimous.

Referral 2.1: Town of North Branford

Subject:

Proposed Zoning Regulation Amendments to allow residential units above businesses in all Business Zones (B-1, B-2, and B-3)

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 North Branford submitted proposed zoning regulation amendments to Section 23 and Section 42.5.1 – Multiple Dwellings in B-1, B-2, B-3 and MBP Districts. The proposed amendment would allow residential dwellings to be located above businesses in B-1, B-2, and B-3 zones, where the minimum lot area for multiple dwellings is 10,000 square feet. A similar amendment was submitted in 2014 by the Town, however, the change to the Schedule B table was not completed at that time.

North Branford's B-1 Zones are within 500 feet of East Haven's CD and R-3 Zones, and North Haven's R-40 Zone.

Communication:

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

MAYOR
MICHAEL J. DOODY

DEPUTY MAYOR
JOSEPH E. FAUGHNAN

TOWN MANAGER
MICHAEL T. PAULHUS



COUNCIL MEMBERS
ROSE MARIE ANGELONI
DANIEL M. ARMIN
ANTHONY S. CANDELORA
MARIE E. DIAMOND
VINCENT J. MASE, SR.
GEORGE I. MILLER
ALFRED D. ROSE

TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

SENT VIA EMAIL TO: Eugene Livshits ELIVSHITS@SCRCOG.ORG
FAX: (203) 234-9850

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NOV 9 2017

SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

Date: November 9, 2017

TO: South Central Regional Council of Governments (Regional Planning Agency)

FROM: North Branford Planning and Zoning Commission

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed application is referred to the Regional Agency to review and report on:

- () Proposed subdivision located within 500 feet of another South Central municipality
- (X) Adoption or Amendment of ZONING REGULATIONS affecting the use of a zone within 500 feet of another South Central municipality

The change was originally requested:

- () by municipal agency
- (X) by petition **PZ Application #2017-14 Applicant: North Branford Planning and Zoning Commission**

Proposed Zoning Regulation Amendment: PZ Application #2017-14, Petition of North Branford Planning and Zoning Commission to amend the zoning regulations to allow for residential units above businesses in all Business Zones (B-1, B-2, and B-3) with a minimum lot area per multiple dwelling unit of 10,000 sq ft and a requirement of a minimum of 800 sq ft of floor area on the ground floor for each dwelling unit and a minimum size requirement of 600 sq ft for each dwelling unit. *Applicant: The North Branford Planning and Zoning Commission*

Public hearing has been scheduled for December 7, 2017 at 7 pm.

Material submitted herein:

- () Legal Notice () Supporting statements, site map
- () Map of proposed subdivision (X) Text of proposed amendment

Town of North Branford
SCRCOG Referral
PZC Application #2017-14
November 9, 2017

Other: See Current Zoning Regulations and Zoning Map on Town Web Site under Planning Department. www.townofnorthbranfordct.com

_____(Authorizing Signature)

Carey Duques, Town Planner/Planning & Zoning Administrator
North Branford Town Hall
909 Foxon Road
North Branford, CT 06471-0287
Phone: (203) 484-6010 Fax: (203) 484-6018

TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. # 2017-14
Submission Date: 11/2/17
Date of Receipt: 11/2/17
Fee: \$0

Circle One:

AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

Applicant Name: North Branford Planning and Zoning Commission

Mailing Address: 909 Foxon Road North Branford

Telephone: 203-484-6010

Cell #: _____

E-mail address: townplanner@townofnorthbranfordct.com

For TEXT CHANGES, please supply information below:

Section of Zoning Regulations to Amend: Section 23 Schedule B Standards 1.1, 11.1 and 11.2 under B-1; Section 42.5.1 Multiple Dwellings in B-1, B-2, B-3 and MBP Districts Section D

Full Text of the Proposed Amendment: see attached

(May attach a separate sheet if necessary)

For MAP CHANGES, please supply additional information below:

Address of Property: _____

Assessor's Map No: _____ Lot #: _____

Existing Zoning: _____ Proposed Zoning: _____

Has a previous zone change been requested for this property? _____

If so, when? _____

Owner's Name: _____

Mailing Address: _____

Telephone: _____ Cell #: _____

E-mail address: _____

ALL APPLICATIONS SHALL ADHERE TO THE FOLLOWING:

1. **SUBMISSION REQUIREMENTS** include a complete and comprehensive statement of the reasons for any proposed change, including any special interest the Applicant(s) may have in such change.

2. **ADJOINING MUNICIPALITIES:** Applications affecting sites within 500 feet of, or affecting, an adjacent municipality require notification to that municipality and to the regional planning agency.

X Site is within 500 feet of an adjoining municipality.

 Site is not within 500 feet and will not impact any adjacent municipality.

3. **REGIONAL WATER AUTHORITY (RWA) NOTIFICATION:** The applicant must provide written notice to the RWA and to the East Shore District Health Department (ESDHD) when any application is within the watershed of the RWA.

 Project is not within watershed of the RWA.

X Project is within the RWA's watershed and the RWA and ESDHD have been notified.

SIGNATURES REQUIRED ON THIS APPLICATION:

The following is the legal agreement regarding this application which must be signed by the applicant and by all property owners of property for which a zoning map change is requested.

The undersigned hereby applies for approval of the foregoing Regulation Amendment and/or Zoning Map Change and declares that the statements contained in this application and in all documents and/or drawings submitted as part of the same are, to the best of his/her knowledge and belief, true and accurate as presented.

APPLICANT(S):

<u>Carey Dugues, Town Planner</u> signature	<u>Carey Dugues</u> print name	<u>11/2/17</u> date
<u>on behalf of PZC</u>		
signature	print name	date

OWNER(S):

signature	print name	date
signature	print name	date

Reason for Text Amendment
November 2, 2017

The North Branford Planning and Zoning Commission is proposing the submitted text amendment for consistency in the regulations regarding residential units above businesses in B-1, B-2, and B-3 zones. On July 17, 2014 the PZC approved a text amendment to allow residential units over businesses in a B-1 zone. However, it appears that the information on the table under Section 24 Schedule B was not changed.

The proposed amendment would allow dwelling units to be located above businesses in the B-1, B-2, and B-3 zones so long as the minimum lot area per multiple dwelling units is 10,000 sq ft. The regulation currently states N/A under B-1 and 10,000 under B-2 and B-3. This proposed change proposes the minimum floor area on the ground floor for each dwelling be 800 sq ft and 600 sq ft for each dwelling unit in a multiple dwelling, which is consistent with the requirements for B-2 and B-3 Zones. It also includes clarifying the language under Section 42.5.1 *Multiple Dwellings in B-1, B-2, and B-3 and MBP Districts* so section D includes Lots in the B-1 zone and requires that the lot have 10,000 sq ft for each dwelling unit as opposed to 20,000 sq ft.

Proposed Text Amendment
For Residential Over Businesses in B-1, B-2, and B-3 Zones
Submitted by North Branford Planning and Zoning Commission
November 2, 2017

42.4.5 Special Standards: The following SPECIAL STANDARDS are also applicable to particular SPECIAL USES:

42.5.1*+Multiple Dwellings in B-1, B-2, B-3 and MBP Districts:

- A. All dwelling units shall be restricted to upper floor areas only.*
This restriction does not apply to the MBP District.**
- B. All dwelling units shall be served by municipal sewers and public water.
The Commission may, at its discretion, permit onsite well and water supply only when approved by the East Shore District Health Department, Department of Public Utility Control and Department of Health Services.
- C. There shall be no more than five (5) such dwelling units in any building and each dwelling unit shall be restricted to one bedroom.
- D. In the MBP District only, the lot shall contain not less than 20,000 square feet for each dwelling unit. Lots in the **B-1**, B-2, and B-3 districts shall contain not less than ~~20,000~~ **10,000** square feet for each dwelling unit.
- E. All dwelling units shall have access and egress separate from the access and egress for any other use in the building.
- F. Each such dwelling unit shall be provided with either a usable balcony or porch or a designated landscaped ground level yard for outdoor recreation having an area of not less than 500 square feet. Upon written request, the Commission may waive this requirement.
- G. No outside clothes line or the hanging of clothes shall be permitted.
- H. Parking spaces shall comply with the parking standards of Sections 53.3 and 53.4. Visitor and/or additional parking shall be provided as deemed appropriate by the Planning and Zoning Commission.**

* Amended: 9/01/93
** Effective: 3/01/02
+ Effective: 7-17-14

**ZONING REGULATIONS
TOWN OF NORTH BRANFORD, CONNECTICUT**

DISTRICT – MAP CODE

STANDARDS	R-80	R-40	RGA	B-1	B-2	B-3	I-1	I-2	I-3	MBP	SED*
1. Minimum lot area (in square feet).	80,000	40,000	200,000	40,000	10,000	10,000	25 Ac.	80,000	120,000	40,000	**80000
1.1 Minimum lot area per multiple dwelling unit (in square feet).	N.A	N.A	10,000	10,000	10,000	10,000	N.A.	N.A.	N.A.	20,000	N.A.
2. Minimum dimension of square on the lot.	200'	150'	150'	150'	100'	100'	None	200'	300'	150'	200'
3. Minimum width of lot along building line.	200'	150'	150'	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4. Minimum street frontage for each lot.	25'	125'	125'	125'	80'	80'	50'	50'	50'	125'	200'
5. Maximum number of stories of a building.	3	3	3	3	3	3	N.A.	3	3	2.5	3
6. Maximum height of a building or structure.	35'	35'	35'	35'	35'	35'	100'	35'	35'	35'	45'
7. Minimum setbacks: 7.1 from street line. 7.2 from rear property line. 7.2.1 accessory building from rear property line. 7.3 from side or other property line. 7.4 from Residence District boundary line. 7.5 permitted projections	50' 30' 20' 20' N.A. 3'	50' 30',40'+ 20' 15',40'+ N.A. 3'	50' 50' N.A. 50' N.A. 3'	50' 20' N.A. 20' 50' 5'	50' 20' N.A. 20' 50' 5'	30' 20' N.A. 20' 50' 5'	100' 100' N.A. 100' 125' 5'	100' 20' N.A. 20' 50' 5'	100' 50' N.A. 50' 100' 5'	50' 20' N.A. 20' 50' 5'	50' 20' N.A. 20' 50' 5'
8. Maximum lot coverage by buildings as % of lot area. 8.1 maximum lot coverage by accessory buildings as % of lot area. *** and/or per Section 44.6.f.	10% 2%***	10% 2%***	20% 2%	25% N.A.	25% N.A.	25% N.A.	10% N.A.	30% N.A.	25% N.A.	25% N.A.	30% N.A.
9. Maximum floor area of buildings as % of lot area.	20%	20%	40%	50%	50%	50%	20%	60%	50%	40%	50%
10. Maximum lot coverage by buildings, storage and paving as % of lot area.	30%	30%	40%	80%	70%	60%	30%	80%	60%	60%	60%
11. Minimum floor area (in square feet): 11.1 on ground floor for each dwelling. 11.2 each dwelling unit in a multiple dwelling.	900 N.A.	900 N.A.	800 400	800 600	800 600	800 600	N.A. N.A.	N.A. N.A.	N.A. N.A.	N.A. 575	N.A. N.A.

Schedule B – Page 1 of 1

- * Effective: 1/20/95
 ** (Minimum site area) – 800,000 sq.ft.
 *** Effective: 12/08/04
 + Effective: 7/11/86 (Interior Lot Sect. 24.2.2.f)
 ++ Effective: 6/05/92 (Sect.24.2.2.L.)

Referral 2.2: City of New Haven

Subject:

Proposed Zoning Ordinance Text Amendment regarding a Moratorium on the conversion, demolition, or rehabilitation of boarding-room units into non-residential uses

Staff Recommendation:

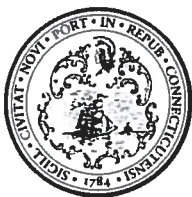
The proposed zoning ordinance text amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The City of New Haven submitted a proposed zoning ordinance text amendment to adopt a 6-month moratorium on the conversion, demolition, or rehabilitation of a boarding house or boarding house units into non-residential uses, including hotel use. The City states that the loss of these single-room occupancy units places a burden on existing tenants and negatively impacts the affordability of residential units. The duration of the moratorium may be extended by resolution of the Board of Alders.

Communication:

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



NEW HAVEN CITY PLAN DEPARTMENT
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

November 17, 2017

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NOV 17 2017

Eugene Livshits
Senior Regional Planner
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

Eugene,
The New Haven City Plan Commission will be holding a public hearing on December 20 regarding a proposed zoning ordinance text amendment. Please see the information regarding the hearing below.

NEW HAVEN CITY PLAN COMMISSION

Public Hearings

Wed. Dec 20, 2017 @ 7:00 pm

Mtg Rms 1 & 2, 2nd Flr

165 Church St, New Haven, CT

ZONING ORDINANCE TEXT AMENDMENT. Amendments to Title VI, Volume III, New Haven Zoning Ordinance, of the Code of Ordinances re: temporary moratorium on the conversion, demolition, and rehabilitation of boarding rooms and boarding room units. (Applicant: Alders Colón, Douglass, Eidelson, and Greenberg)

At this time testimony will be accepted relative to these petitions that are on file at City Plan Dept, 165 Church St (203-946-6377). For disability accommodation, call 5 business days in advance of the hearing date: 203-946-7833 (voice) or 203-946-8582 (TTY).

Thanks,

Ted Stevens, AICP
Planner II
New Haven City Plan
165 Church Street, 5th Floor
New Haven, CT 06510

From Alders Colón, Douglass, Eidelson, and Greenberg

ZONING ORDINANCE TEXT AMENDMENT

ORDER OF THE BOARD OF ALDERS APPROVING AMENDMENTS TO TITLE VI, VOLUME III, NEW HAVEN ZONING ORDINANCE, OF THE CODE OF ORDINANCES.

WHEREAS, the City of New Haven’s Comprehensive Plan for Development and Land Use Vision 2025 says that the city “currently lacks opportunities for transitional, single-room occupancy housing suitable for young adults, seniors, persons with disabilities, etc” and sets a goal to “pursue Zoning Ordinance amendments to allow the construction of single-room occupancy housing within and closer to Downtown”; and

WHEREAS, boarding houses—including “single-room occupancy” hotels (SROs)—provide flexible and easily accessible housing that allows residents to remain in New Haven and to avoid homelessness, often as an option of last resort for the poor; and

WHEREAS, a number of economic forces, including the high cost of new construction, create incentives for developers to purchase boarding houses, including SROs, and repurpose them for uses that result in the displacement of existing tenants or the removal of rental units from the market; and

WHEREAS, the loss of SROs would exacerbate the already overwhelming burden on public and non-profit agencies that provide important and necessary services to the tenant population of such hotels; and

WHEREAS, there is an urgent need for the City to study the effects of the conversion of boarding houses to non-residential uses and its impact on the affordability of housing in New Haven, and to consider amendments to the City’s Housing and Zoning Ordinances to address the problem, including by considering the requirement of housing relocation assistance for those displaced by boarding-house conversions and by encouraging the construction of more SRO units within and close to Downtown; now, therefore,

NOW THEREFORE BE IT ORDAINED that

SECTION ONE: The New Haven Zoning Ordinance shall be amended by the addition of the following Supplement:

1. Duration of Interim Ordinance. This Ordinance shall remain in full force and effect for a period of six (6) months from the date of its adoption, except as in Section 3 below. This period may be extended by resolution of the Board of Alders.

2. Definitions. The following terms, whenever used in this Ordinance, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in the New Haven Code of Ordinances.

- (a) **Affordable Housing Organization** means a religious, hospital, scientific, or charitable fund, foundation, limited liability company, or corporation, including a

- limited partnership in which the managing general partner is an eligible nonprofit corporation or eligible limited liability company, or a veterans' organization.
- (b) **Affordable Housing Development** means a property used exclusively for rental housing and related facilities, owned or operated by an affordable housing organization where, pursuant to legally binding restrictions, all of the units are restricted as affordable housing at an affordable rent or affordable housing cost, as defined in C.G.S., Title 8, § 8-39a.
 - (c) **Boarding House** means a rooming house, as defined in Code of Ordinances, Title IV, Par. 100(v), which contains four or more Boarding-House Units.
 - (d) **Boarding-House Unit** means a rooming unit, as defined in Code of Ordinances, Title IV, Par. 100(w) which has been let to the same person or persons for a period of more than 30 days at any time during the previous six months.
 - (e) **Conversion** means any action that converts one or more existing boarding-house units in a boarding house to be used for other residential or commercial activities, regardless of whether substantial improvements have been made to such units.
 - (f) **Demolition** means an action that reduces the number of existing boarding-house units in a boarding house, either through complete or partial demolition of the building, or by combining two or more existing boarding-house units.
 - (g) **Owner** means the owner of record of a boarding house or an entity or individual with a long-term lease in a boarding house.
 - (h) **Rehabilitation** means reconfiguration, reconstruction, renovation, repair, or other improvement to all or part of a boarding house or boarding-house unit which results in displacement of existing residents for more than two (2) weeks.

3. Temporary Moratorium. For a period of six (6) months from the effective date of this Ordinance, or until such time as the Board of Alders adopts a new, permanent ordinance or ordinances addressing the conversion, demolition, or rehabilitation of boarding-room units into non-residential uses, including hotel use, whichever comes first, the City of New Haven hereby declares a moratorium on the conversion, demolition, and rehabilitation of boarding-rooms and boarding-room units (the "Moratorium"). During the term of this Moratorium:

- (a) No site plan approval or permit, including building permits, shall be granted to convert, demolish, or rehabilitate a boarding house or boarding-house unit;
- (b) No site plan approval or permit, including building permits, shall be granted for any new construction, demolition, or rehabilitation on a lot where a resident of such boarding room or boarding room unit has been or will be displaced for more than two (2) weeks;
- (c) No new rooming house license shall be granted for a rooming house that has converted, demolished, or rehabilitated a boarding house or boarding-house unit during the pendency of this moratorium, and any rooming house license issued subsequent to the passage of this ordinance shall be deemed null and void if the holder of the license subsequently converts, demolishes, or rehabilitates the boarding house or boarding-house unit during the pendency of this ordinance.

4. Exceptions. This Ordinance shall not apply to:

- (a) Any boarding house that has been or shall be converted into an Affordable Housing Development, as determined by the Fair Rent Commission; or
- (b) Any boarding house that must comply with a City order (1) to repair or demolish all or part of the boarding house that is unsafe, uninhabitable, or in substandard condition; (2) to rebuild due to destruction by fire or natural disaster; or (3) to comply with administrative nuisance abatement proceedings.

5. Petition for Relief from Moratorium. The Board of Alders, acting in its legislative capacity and by resolution, may grant an exception from this Ordinance in cases (1) where the Moratorium's application would be unlawful under and/or conflict with Federal or State law; or (2) where it has been shown to the satisfaction of the Board of Alders that application of the moratorium to the boarding-room house would deny the owner of the boarding-room house all economically beneficial use of the property. An application for exemption shall be filed with the City Clerk on forms provided by the City.

6. Implementing Interpretations and Regulations. The City Plan Commission has authority to issue interpretations of and regulations to implement this Ordinance, including without limitation to develop a list of boarding houses that are subject to the Moratorium. Such interpretations and regulations shall be subject to revision by resolution of the Board of Alders.

SECTION TWO: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Board of Alders hereby declares that it would have adopted the Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION THREE. Effective Date. This ordinance shall be effective immediately upon passage.

Referral 2.3: City of Milford

Subject:

Proposed Zoning Regulation Amendments to Section 5.2.1 regarding outdoor lighting on residential dwellings

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 City of Milford submitted proposed zoning regulation amendments to Section 5.2.1 regarding outdoor lighting in residential zones. The existing text regulates outdoor lighting emitted from both permanently installed and temporary light fixtures. The regulation is intended to “limit misdirected or excessive artificial light caused by inappropriate or misarranged light fixtures.” The amendment clarifies that the regulation does not apply to light produced by one family and two family residential dwellings in the R-5, R-7.5, R-12.5, R-18, R-30, R-A, and SFA-10 zoning districts.

Applicable zones are within 500 feet of Orange and West Haven.

Communication:

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



City of Milford, Connecticut

Founded 1639
70 West River Street ♦ Milford, Connecticut ♦ 06460-3317
www.ci.milford.ct.us

Department of Permitting
and Land Use

David B. Sulkis,
City Planner

TO: ☒ South Central Regional Council of Governments
☒ Greater Bridgeport Regional Planning Council
☒ City Attorney, City of Milford
☒ State of CT DEEP
☒ City of West Haven, City Clerk
☒ Town of Stratford, City Clerk
☒ Town of Orange, City Clerk

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DEC 5 2017

FROM: David B. Sulkis, City Planner/DBS

DATE: 3 November 2017

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

RE: Text Revision to Sections 5.2.1

In accordance with Milford Zoning Regulations 10.3 and CT General Statute's 8-3b and 22a-104, the distribution of the following proposed regulation changes is submitted for your agency's review and comment. Please provide this office with acknowledgment of your receipt of this memorandum and provide your comments or approval within 35 days of the above date.

EXISTING TEXT:

5.2.1 General Purpose: This regulation of outdoor lighting applies to both permanently installed outdoor light fixtures and temporary installation of lighting for special events (i.e. carnivals, grand openings), and is necessary to prevent misdirected or excessive artificial light, caused by inappropriate or misarranged light fixtures that produce direct glare, light trespass, and also that such regulation is necessary to improve or maintain nighttime public safety, utility and security.

PROPOSED TEXT:

(NEW)

5.2.1 General Purpose: This regulation of outdoor lighting applies to both permanently installed outdoor light fixtures and temporary installation of lighting for special events (i.e. carnivals, grand openings), and is necessary to prevent misdirected or excessive artificial light, caused by inappropriate or misarranged light fixtures that produce direct glare, light trespass, and also that such regulation is necessary to improve or maintain nighttime public safety, utility and security. **This regulation shall not apply to light emanating from one family and two family residential dwellings in the R-5, R-7.5, R-12.5, R-18, R-30, R-A, and SFA-10 zoning districts.**

REASON FOR CHANGE: To exempt light emanating from one and two family dwellings in residential zones from light regulations.

A petition for substantially the same change in regulations has previously been filed:

Yes ____ No X ____ if yes, date of hearing: [date]

This regulation change is proposed by:

Petitioner: Milford Planning and Zoning Board

Cc: Scott Marlow, Chairman, P & Z
John L. Grant, P & Z,
Joseph D. Griffith, Director, DPLU

Referral 2.4: Town of Woodbridge

Subject:

Proposed Zoning Regulation Amendments to Section 3.1.2.1(2) regarding multiple-family dwellings in the GB District

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 Woodbridge submitted proposed zoning regulation amendments to Section 3.1.2.1(2) of Item # 12 in the Use Table. The current regulation allows multiple family dwellings no larger than 1,250 sq.ft. in the GB district. The amendment changes the regulation to allow multiple family dwellings by Special Exception only in areas within the submitted “Red Line Map GB-A.” New conditions include dwelling units being no greater than 650 sq.ft. each with 1 parking space per bedroom, and a maximum of 8 dwelling units per acre. The units must be accessory to a legal non-residential use. Parking and dumpsters must be located behind the primary structure, and there must be separate entrances and exits for residential and non-residential portions of the building.

The GB Zone in Woodbridge is adjacent to the BA Zone (General Business) in New Haven.

Communication:

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

RECEIVED

DEC 6 2017

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

December 5, 2017

South Central Regional Council of Governments
Attn: Carl Amento
127 Washington Avenue
North Haven, CT 06473-1715

Re: Zoning Regulation Revisions

Dear Mr. Amento,

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, January 2, 2018 at 7:30 p.m. with respect to modifications and clarifications of Section 3.1.2.1(2) of item #12 of the Zoning Regulations for the Town of Woodbridge per the text and GB-A map accompanying this letter.

The proposed changes are being made by the Town Plan and Zoning Commission.

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

Very truly yours,

Kristine Sullivan, Staff

Certified Mail Return Receipt Requested # 7015 3430 0000 4589 5851

Proposed modification by the Woodbridge Town Plan and Zoning Commission of the Zoning Regulations for the Town of Woodbridge to:

- a. Modify “Residential Uses to GB District (See Section 3.2.2.1(2) of Item # 12) that “allows multiple family dwellings no larger than 1,250 sq.ft. each in the GB District” to read as follows:

Multiple-family dwellings, when accessory to a legal non-residential use, shall be permitted by Special Exception in the GB District only in the locations depicted within the Red Line Map GB-A and the following conditions:

- a. Dwelling Units (du) shall be no greater than 650 sq. ft. each, with a minimum of 1 parking space per bedroom;
- b. Maximum of 8 du’s per acre;
- c. All parking and dumpsters shall be located behind primary structure;
- d. Separate entrances and exits shall be provided for the residential and non-residential portions of the building.

AMITY ROAD

BANK STREET

SELDEN STREET

HAZEL TERRACE

JUNE STREET