

**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:
Joel Miller

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, January 12, 2017 RPC Meeting at 5:15pm at Bellini's Restaurant:
2 Broadway, North Haven, CT 06473

AGENDA

1. Administration

- | | |
|---|----------|
| 1.1. Minutes of the November 10, 2016 RPC Meeting | 1 |
| 1.2. Minutes of the December 8, 2016 RPC Meeting | 3 |

2. Action Items

- | | |
|---|-----------|
| 2.1. Town of North Haven: Proposed Zoning Regulation Amendment pertaining to Section 5.1.1 – Uses Permitted in Light Industrial Districts (IL). Submitted by: Private Applicant. Received: December 5, 2016. Public Hearing: January 9, 2017. | 4 |
| 2.2. City of Derby: Proposed Zoning Regulation Amendments pertaining to Notice Requirements in Section 195-46 – Procedure, Section 195-82 – Hearings, Section 195-140 – Amendments, and 195-141 Notification; amendments pertaining to Liquor Permitting in Section 195-122 – Location of liquor outlets and Section 195-123 – Minimum distances and measurement; amendments pertaining to Section 195-7 – Definitions and word usage. Submitted by: City of Derby. Received: December 21, 2016. Public Hearing: TBA. | 8 |
| 2.3. Town of Hamden: Proposed Zoning Regulation Amendment pertaining to Section 650.1 – Motor Vehicles. Submitted by: Town of Hamden. Received: December 27, 2016. Public Hearing: TBA. | 13 |
| 2.4. Town of Hamden: Proposed Zoning Regulation Amendment to create Section 581 – Lighting for Outdoor Athletic Facilities. Submitted by: Private Applicant. Received: December 27, 2016. Public Hearing: TBA. | 25 |

3. Other Business

- 3.1. Election of Officers and Executive Committee

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.

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, November 10, 2016 Meeting

Present: James Giulietti, Kevin DiAdamo, Charles Andres, Robert Roscow, Fran Lescovich, Eugene Livshits

1 Administration

1.1 Minutes of the July 14, 2016 RPC meeting.

Motion to accept the minutes as presented: Charles Andres. Second: Kevin DiAdamo.
Vote: Unanimous.

1.2 Minutes of the October 13, 2016

The October 13th meeting did not have a quorum and the minutes were presented for informational purposes.

2 Statutory Referrals

2.1 Town of Stratford: Proposed Zoning Regulation Amendments to Section 5.3.16 regarding the adaptive reuse of hotels

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: Kevin DiAdamo. Second: Charles Andres. Vote: Unanimous.

2.2 Town of Stratford: Proposed Zoning Regulation Amendments to add Section 8.5 – Waterfront Redevelopment District, WR

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: Kevin DiAdamo. Second: Robert Roscow. Vote: Unanimous.

2.3 Town of North Haven: Proposed Zoning Regulation Amendments pertaining to Section 5.1.3.16 – IL Upper Washington Avenue Multi-Use (ILUWMU) 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.

Motion: Charles Andres. Second: Michael Calhoun. Recuse: James Giulietti. Vote: Unanimous.

2.4 Town of Bethany: Proposed Zoning Regulation Amendment to create Section 7.3.1 – Special Exception for lighted signs in the Business and Industrial Zone.

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

Motion: Kevin DiAdamo. Second: Robert Roscow. Vote: Unanimous.

2.5 Town of Branford: Proposed Zoning Regulation Amendments to Sections 7.13.A and 7.13.B regarding Commercial Kennels and Animal Shelters

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: Fran Lescovich. Second: Kevin DiAdamo. Abstain: Charles Andres. Vote: Unanimous.

2.6 Town of East Haven: Proposed Zoning Regulation Amendments to Schedule A: Line #46 to allow veterinary hospital use in Commercial A 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: Kevin DiAdamo. Second: Robert Roscow. Vote: Unanimous.

2.7 City of Derby: Proposed Zoning Regulation Amendment to Section 195-17D –Industrial Zone 1, to allow Personal Services as an allowed use

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

Motion: Charles Andres. Second: Robert Roscow. Vote: Unanimous.

2.8 City of New Haven: Proposed Zoning Regulation Amendments to Zoning Ordinance Text of Article I Definitions; Article III Residence Districts Section 16 RH-2 Districts: General High Density; Article V, Section 42.0 (Table 3: Use Table), Section 43.0 (Bulk and Yard regulations for business and industrial districts), and Section 45.0 (Regulations for parking, loading, and automotive and drive-in establishments)

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: Robert Roscow. Second: Fran Lescovich. Abstain: Kevin DiAdamo. Vote: Unanimous.

Motion to add the Town of Wallingford Referral to RPC Agenda: Charles Andres. Second: Kevin DiAdamo. Vote: Unanimous.

2.9 Town of Wallingford: Proposed Zoning Regulation Amendment pertaining to Section 4.9.E.9

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

Motion: Charles Andres. Second: Michael Calhoun. Vote: Unanimous.

3 Other Business

3.1 2017 Regional Planning Commission Meeting Schedule.

Motion to Adopt 2017 Meeting Schedule: Kevin DiAdamo. Second: Robert Roscow. Vote: Unanimous.

Motion to Adjourn: Fran Lescovich. Second: Robert Roscow. Vote: Unanimous.

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, December 8, 2016 Meeting

Present: James Giuliatti, David White, Charles Andres, Michael Calhoun, Eugene Livshits

1 Administration

1.1 Minutes of the November 10, 2016 RPC meeting.

The minutes from the November 10, 2016 RPC Meeting have been tabled until the January 12, 2017 Meeting.

2 Statutory Referrals

The agenda included two referrals from the Town of Wallingford pertaining to Section 4.25 and 4.5.D.3. The zoning districts applicable to the two referrals were not within 500 feet of a municipality in the South Central Region. Official review by the Regional Planning Commission was not required for the two referrals.

3 Other Business

3.1 Nominations for Officers and Executive Committee:

Chairman: James Giuliatti
Vice-Chairman: David White
Secretary: Michael Calhoun
Charles Andres, Fran Lescovich, Robert Roscow, Kevin DiAdamo

3.2 RPC Annual Dinner: Potential locations for the RPC Annual Dinner were discussed and it was agreed upon that the RPC Annual Dinner will take place at Bellini's Restaurant in North Haven.

There was discussion pertaining to the guest speaker and potential topics. It was determined that the topic would focus on Legal Issues in Planning. Charles Andres, Attorney at Law, LeClairRyan, Branford Planning and Zoning Commission and the Branford Representative to the Regional Planning Commission was recommended as the guest speaker

Motion to Adjourn: Charles Andres. Second: David White. Vote: Unanimous.

Referral 2.1: Town of North Haven

Subject:

Proposed Zoning Regulation Amendment pertaining to Section 5.1.1 – Uses Permitted in Light Industrial Districts (IL)

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 5.1.1 – Uses Permitted in Light Industrial Districts (IL). This amendment would add health clubs, gymnasiums, and physical culture establishments to the list of allowed uses in IL zones.

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

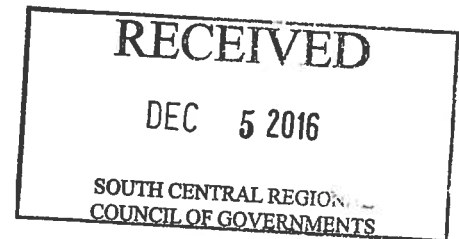


REPLY TO: PLANNING & ZONING COMMISSION

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

2 December 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
Text Change to Section 5.1.1 Uses Permitted in Light Industrial Districts IL

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 9 January 2017.

Very truly yours,

Alan A. Fredricksen
Land Use Administrator
AAF/lh
Enclosures

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

12/2/16 Date of Receipt
\$150/100 Fee and date paid

#PIV-35 File Number
Approval date

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:

- N/A Site plan approval (Submit 14* copies of the site plan) ▶ 1 original and 14 copies of the application
N/A Certified A-2 Survey
N/A 2 copies of Bond Estimate Form * 14 PLANS @ 24" x 36"

Cite the regulation that permits proposed use

TITLE OF PLAN: _____

- Date and most current revision date of plan: _____
N/A CAM site plan review (Submit 14* copies)
X Amend zoning regulations SECTION 5.1.1 Section to be amended (Submit 8 copies of proposed amendment)
N/A Proposed zone change (Submit 14* copies of location map)
N/A Special Permit _____ Cite regulation that authorized the special permit
N/A Fill permit (Submit 14* copies)
N/A Excavation permit (Submit 14* copies)
N/A 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:
N/A Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
N/A Lie within the Coastal Area Management boundary
N/A Contain any wetlands and/or watercourses
N/A Lie within the Aquifer Protection Zone
N/A Lie within the Channel Encroachment Zone
N/A Lie within the floodplain or floodway
N/A Lie within 50' of the Quinnipiac River or Muddy River

RECEIVED

DEC -2 2016

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Patrick N O'Leary, P.E.

ENGINEER'S NAME

VHB

Print Applicant's Name
100 Great Meadow Road, Suite 200, Wethersfield, CT 06109

Applicant's Address
860-807-4300 860-372-4570

Applicant's Phone Number Fax Number

P.N. O'Leary
Applicant's Signature

860-807-4300

ENGINEER'S PHONE NUMBER

860-372-4570

FAX NUMBER

Print Owner's Name

Owner's Address

Owner's Phone Number

Owner's Signature

The Applicant proposes to amend the North Haven Zoning Regulations by adding the following:

Section 5.1.1 Uses Permitted in Light Industrial Districts IL

5.1.1.67	Health clubs, gymnasiums and physical culture establishments
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Referral 2.2: City of Derby

Subject:

Proposed Zoning Regulation Amendments pertaining to Notice Requirements in Section 195-46 – Procedure, Section 195-82 – Hearings, Section 195-140 – Amendments, and 195-141 Notification; amendments pertaining to Liquor Permitting in Section 195-122 – Location of liquor outlets and Section 195-123 – Minimum distances and measurement; amendments pertaining to Section 195-7 – Definitions and word usage.

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 Derby has submitted proposed zoning regulation amendments to language regarding notice requirements in Sections 195-46, 195-82, 195-140, and 195-141. These changes clarify the procedure for notification, altering the language requiring “certified return receipts” to “Certificate of Mailing” issued by the United States Post Office. The changes to Section 195-122 and 195-123 involve reductions in distance requirements between proposed liquor outlets to existing liquor outlets and schools within the Center Design District. The City proposes a reduction from 1,500 feet to 500 feet in that zone. The existing distance requirement of 1,500 feet remains in all other zones. Lastly, definitions were added to Section 195-7.

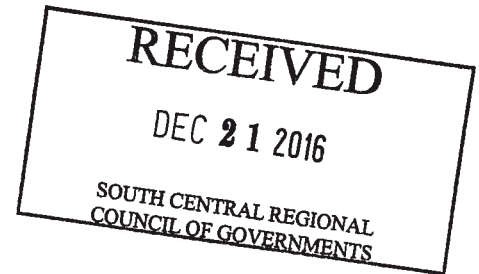
Communication:

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



December 21, 2016

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED



ATTN: Carl J. Amento, Executive Director
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, CT 06473-1715

**RE: Proposed Zoning Regulation Text Change
Derby, Connecticut
MMI #1563-88**

Dear Mr. Amento:

The City of Derby Planning & Zoning Commission is proposing changes to its zoning regulations. In accordance with Connecticut State Statutes, the commission is required to give written notice of these changes to the regional planning agencies since the proposed changes affect regulations in zones that are within 500 feet of the boundary of an adjoining municipality. Therefore, on behalf of the City of Derby, enclosed herewith are the proposed text changes for your review and comment. Please review and do not hesitate to contact our office with any questions or concerns.

Very truly yours,

MILONE & MACBROOM, INC.

Ryan McEvoy, P.E.
Lead Project Engineer, Civil

Enclosures

cc: Mayor Anita Dugatto – City of Derby
Theodore J. Estwan Jr. – Chairman, Derby Planning & Zoning Commission
Carlo Sarmiento – Derby Building Official
Marjorie Shansky, Esq. – Derby Planning and Zoning Counsel

1563-88-d2116-1-ltr

Notice Requirement

§195-46 – Procedure

Section 195-46 F. is deleted and the following paragraph shall be added in its place:

F. Each application for a special exception shall include a list, prepared by the applicant, of the names and mailing addresses of the owners of all land included within the application and all land within 500 feet, 200 feet for home occupations, or less distant therefrom. All names, addresses and properties shall be shown on the most recent records and maps on file in the City Assessor's office. The applicant shall send notification of said pending application to at least one owner of each property not more than 15 days nor less than 10 days before the date of the public hearing, by transmitting the public hearing notice as provided by the Commission. Evidence of such mail, in the form of a Certificate of Mailing issued by the United States Post Office shall be submitted to the Commission or its designated agent(s) not less than five calendar days prior to the hearing date. Failure to comply with any of the procedures herein shall be deemed valid basis for denial of the special exception permit application.

§195-82. Hearings

Section 195-82 is deleted and the following paragraph shall be added in its place:

The Board of Appeals shall fix a reasonable time for the hearing of the appeal. At such hearing, any party may appear in person and may be represented by agent or attorney. Upon filing an application to overrule the action of the Zoning Officer or Building Official, or the filing of an application for a variance upon forms to be provided by the Board of Appeals, a date shall be set for a public hearing, and due notice thereof shall be given to the parties. Notice of the time and place of such hearing shall be published in a newspaper having substantial circulation in the City of Derby at least twice, at intervals of not less than 10 days; the first not more than 15 days, nor less than 10 days, and the last not less than two days before such hearing. . Notice shall be sent by the applicant to the owners of record of all property within 150 feet of the subject property. Evidence of such mailing, in the form of Certificates of Mailing from the United States Post Office, shall be provided to the Board prior to or at the public hearing. Whenever the Zoning Board of Appeals has before it for consideration an application for a variance in the use of property, any portion of which lies within 500 feet of a contiguous municipality, such Board shall, at least one week prior to the hearing thereon, notify the Clerk of such municipality, in writing, of the fact of such application and of the date fixed by it for such hearing.

§195-140. Amendments

Section 195-140 B.(4) is deleted and the following paragraph shall be added in its place:

(4) In addition to Subsection B(3), the petitioner requesting amendment of the Zoning Map shall provide proof to the Commission, of letter notification by first class mail, in the form of Certificates of Mailing from the United States Post Office, to all property owners within 100 feet in all directions of the property included in the proposed change 10 days prior to any public hearing. The letter shall state the time, place, date and purpose of the hearing. Prior to the date of the Commission's public hearing regarding the application, the applicant shall submit:

(a) The certificates of mailing.☐

(b) A list of the people notified.

(c) A copy of the letter and any enclosures sent to people.

§195-141. Notification

Section 195-141 C.(3) is deleted and the following paragraph shall be added in its place:

(3) If the application shall be scheduled for a public hearing, the applicant shall notify each property owner within 100 feet of the subject property of the time, place, date and purpose of the hearing by sending a copy of the legal notice to each abutting property owner not less than 10 days prior to the scheduled hearing. Notice shall be sent by first class mail, postage prepaid with a Certificate of Mailing from the United States Postal Service. Proof of the notice shall be provided to the Commission as per Subsection C(5) below.

Liquor Permitting

Under state statute, one liquor license is available for every 2,500 residents of a town, according to the most recently completed decennial census. Derby is allowed up to five stores; as of the most recent DCP information (updated March 2016), one permit is currently available.

§195-122. Location of liquor outlets.

No land, building, or premises which prior to the effective date of these regulations is not the site or location of a liquor outlet shall thereafter be used either in whole or in part for a liquor outlet if the liquor outlet would be located within the minimum distances specified below and corresponding to the zoning district in which the liquor outlet would be located.

§195-123. Minimum distances and measurement.

A. No land, building, or premises located within the Center Design District shall be used as a liquor outlet if said land, building, or premises is located within 500 feet of any of the following:

1. Any other liquor outlet governed under a like permit, as issued by the State of Connecticut.
2. Any school.

B. No land, building, or premises located in a zone other than the Center Design District shall be used as a liquor outlet if said land, building, or premises is located within 1,500 feet of any of the following:

1. Any other liquor outlet governed under a like permit, as issued by the State of Connecticut.
2. Any school, public park, or church.

C. Said 500 and 1,500 foot distances shall be the shortest total horizontal distance that can be measured beginning at the midpoint of the principal outside public entrance door of the building, wherein is proposed to be located a liquor outlet, thence in one or more straight lines, measured along the right-of-way, via the shortest distance to a property line of the lot on which another liquor outlet is located.

§195-124. Discontinuance.

If any existing liquor outlet, which shall be located within the minimum distances specified in §195-122 and §195-123 above, shall be discontinued with intent to abandon for a period of 30 days, such liquor outlet shall not be resumed except in conformity to § 195-122 above.

Definitions

§195-7. Definitions and word usage.

Brewpub: An establishment that produces up to 15,000 barrels of beers, ciders, and/or similar alcoholic beverages annually, and offers such beverages for sale on-site as permitted by the Connecticut Department of Consumer Protection Liquor Control Division as a Manufacturer Brew Pub or Manufacturer Beer and Brew Pub. Food and beverage sales may be offered for both on-site and off-site consumption. Beverages produced at a brewpub may be sold at wholesale to retailers, distributors, and other commercial businesses.

Build-To Line: The line establishing the greatest distance from the front property line a building façade may be built. A build-to line runs parallel to and is measured from the front property line. In a zone subject to a build-to line standard, any building façade must be located within the area defined by the front line setback (if any) and build-to line.

Food Truck: A licensed, motorized vehicle or mobile kitchen unit which is temporarily stored on a privately-owned lot, as permitted, where food items are prepared and sold to the general public.

Transparent: in relation to windows and doorways, any glass or similar material which allows views into and out of a building. Windows and doorways with glass that is translucent, opaque, tinted, or reflectively coated shall not be considered transparent.

Referral 2.3: Town of Hamden

Subject:

Proposed Zoning Regulation Amendment pertaining to Section 650.1 – Motor Vehicles

Staff Recommendation:

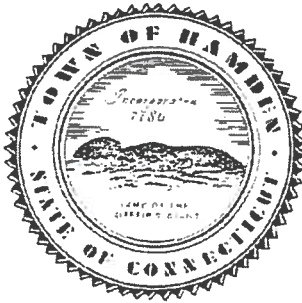
The Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The Town of Hamden has submitted a proposed zoning regulation amendment to Section 650.1 – Motor Vehicles. The application revises the setback requirements for fuel pumps and service equipment. Existing language permitted fuel pumps and service equipment only in the rear of the lot. The proposed amendment removes this language, but maintains the existing lot line setback of 15 feet. The existing regulation had unintended consequences of siting fuel pumps and service equipment closer to abutting properties, many of which are residential.

Communication:

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



RECEIVED
TOWN OF HAMDEN
DEC 27 2016
PLANNING AND
ZONING DEPT.

Date of Filing 12-21-16
Fee Exempt
Date Paid _____
Receipt # _____
Application # 16-960

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

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

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

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

EMAIL ADDRESS OF CONTACT PERSON: DKOPS@HAMDEN.COM

REGULATION TO BE: ☒ AMENDED ☐ ADDED or ☐ DELETED:

Article Number VI Section 650.1.b Group Use Motor Vehicles

CURRENT LANGUAGE SEE ATTACHMENT I

PROPOSED LANGUAGE SEE ATTACHMENT II

REASON FOR PETITION FOR CHANGE SEE ATTACHMENT III

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

If YES, list name of applicant: HAMDEN PLANNING AND ZONING COMMISSION

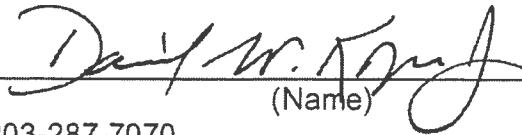
Application to Amend the Zoning Regulations, Revised 07/17/12

RECEIVED

DEC 27 2016

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

SIGNATURE OF
APPLICANT


(Name)

TELEPHONE NO. 203-287-7070

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

(Street No. and Name)

(Town and State)

(Zip Code)

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

ATTACHMENT I
CURRENT REGULATION

Section 650 Motor Vehicles

650.1 Sales, Rental, Service & Repair of Vehicles and Gas Station

- b. All fuel pumps and service equipment shall be setback from any lot line by at least 15 feet and located in the rear of the lot.

ATTACHMENT II
PROPOSED LANGUAGE
(RESTORING PRIOR REGULATION)

Section 650 Motor Vehicles

650.1 Sales, Rental, Service & Repair of Vehicles and Gas Station

- b. All fuel pumps and service equipment shall be setback from any lot line by at least 15 feet.

ATTACHMENT III

REASON FOR CHANGE

On December 7, 2009 the Commission approved a comprehensive overhaul of its Zoning Regulations, reflecting in large measure the principle and practices of Smart Code. The new regulations became effective on January 1, 2010. Among those changes was one requiring gas stations to place any new fuel pumps and service equipment in rear yards. The former regulations required only that the fuel pumps and service equipment be placed at least 15 feet from all property boundaries.

The new regulation has had the unintended consequence of placing the pumps and service equipment closer to the abutting properties, many of which are residential. This is obviously undesirable. The regulation also greatly complicates or prevents the development of some lots – especially those with existing buildings or infrastructure.

The proposed change simply restores the prior regulation. It maintains the 15 foot setback requirement.

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2741, or (203) 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

RWA Watershed/Aquifer Project Notification Form
Page 2

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

2. Project address Townwide Town Hamden

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

4 Project Description: **No project proposed. Amendment to the Zoning Regulations #16-960 to eliminate the requirement that gasoline pumps be located in the rear yard.**

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

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

7. Heating Fuel: ☐ Oil ☐ Gas Other N/A

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

8. Total acreage of project site _____

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

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

11. Proposed increase in impervious surfaces _____

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

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

RWA Watershed/Aquifer Project Notification Form

Regional Water Authority Notification Form Revised 05/17/11

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

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

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

17. Describe any wastes generated and their means of disposal

18. Contact Information:

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

Company: Hamden Planning & Zoning Department

Address: Planning and Zoning Dept., Hamden Gov't. Center,

2750 Dixwell Ave, Hamden CT 06518

Phone: 203-287-7070

Email: dkops@hamden.com

Daniel W. Kops, Jr.

Name of Person Completing Form

Signature

Date

Daniel W. Kops, Jr. 12/21/16

Daniel Kops

From: Daniel Kops
Sent: Wednesday, December 21, 2016 10:31 AM
To: dph.swpmail@ct.gov
Subject: Notification of Zoning Regulations Amendment in Town of Hamden
Attachments: DPH Watershed or Aquifer Notification Form.pdf

On December 7, 2009 the Planning and Zoning Commission approved a comprehensive overhaul of its Zoning Regulations, reflecting in large measure the principle and practices of Smart Code. The new regulations became effective on January 1, 2010. Among those changes was one requiring gas stations to place any new fuel pumps and service equipment in rear yards. The former regulations required only that the fuel pumps and service equipment be placed at least 15 feet from all property boundaries.

The new regulation has had the unintended consequence of placing the pumps and service equipment closer to the abutting properties, many of which are residential. This is obviously undesirable. The regulation also greatly complicates or prevents the development of some lots – especially those with existing buildings or infrastructure. The proposed change simply restores the prior regulation. It maintains the 15 foot setback requirement.

Daniel W. Kops Jr.
Town Planner
Town of Hamden, CT
203-287-7070

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

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

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

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

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



No, Go to Step 2



Yes, I have notified DPH under a different project name - Complete steps 4-6



Yes, same name different year - Notification Year _____ Complete steps 4-6

Step 2:

1. Name of public water supply aquifer your project lies within: Wellfields

2. Name of the public water supply watershed your project lies within: Mill River

3. Public Water Supply Identification number (PWSID) for the water utility: CT0930011

Step 3: For 1-5 Check all that apply

1. My project is proposing:



Industrial use;



Commercial use;



Agricultural use;



Residential use;



Recreational use;



Transportation improvements;



Institutional (school, hospital, nursing home, etc.);



Quarry/Mining;



Zone Change, Please Describe: _____



Other, Please describe: Amendment of Zoning Regulations re gas station pur

2. The total acreage of my project is:



Less than or equal to 5 acres



Greater than 5 acres

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



Wetland;



Stream;



River;



Pond or Lake

4. Existing use of my project site is:

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

☒ Other Please Describe: No project and no site

5. My project will utilize:

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

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

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

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

Step: 4 Applicants Contact Information:

Name: Daniel W. Kops, Jr.

E-mail address: dkops@hamden.com

Telephone: 203-287-7070

Fax number: 203-287-7075

Step 5: Please provide the following if available:

Project name: No project

Project site address: No site

Town: _____

Project site nearest intersection: _____

Project site latitude and longitude: _____

E-mail completed form to dph.swpmail@ct.gov

Referral 2.4: Town of Hamden

Subject:

Proposed Zoning Regulation Amendment to create Section 581 – Lighting for Outdoor Athletic Facilities

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 create Section 581 – Lighting for Outdoor Athletic Facilities. The amendment would allow lighting for outdoor athletic fields in all zones on publicly and privately owned property used institutionally. All lighting would be subject to Special Permit and Site Plan approval. The proposal indicates that all lighting must be installed in such a way to protect surrounding uses from glare and spill, with light intensity not exceeding 0.0 foot candles at any property line. Maximum height of light fixtures is 80 feet. There are currently no regulations on outdoor athletic field lighting in the Town of Hamden. Additional information on the proposed amendment can be found in the packet.

Communication:

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



RECEIVED
TOWN OF HAMDEN
DEC 27 2016
PLANNING AND
ZONING DEPT.

Date of Filing 11-9-16
Fee _____
Date Paid _____
Receipt # _____
Application # _____

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

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT Hamden Hall Country Day School TELEPHONE 203-281-2700
(Name)
ADDRESS c/o Carl M. Porto, Esq., 2319 Whitney Avenue, 1D, Hamden, CT 06518
(Street No and Name) (Town and State) (Zip Code)

EMAIL ADDRESS OF CONTACT PERSON: cporto@pppclaw.com

REGULATION TO BE: ☐ AMENDED ☒ ADDED or ☐ DELETED:
Article Number V Section 581 Group Use All zones

CURRENT
LANGUAGE There is no provision in the current Zoning Regulations
permitting Outdoor Athletic Lighting.

PROPOSED
LANGUAGE See attached.

REASON FOR PETITION FOR
CHANGE See attached.

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

If YES, list name of
applicant _____

Application to Amend the Zoning Regulations, Revised 07/17/12

RECEIVED

DEC 27 2016

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

Hamden Hall Country Day School

SIGNATURE OF
APPLICANT

by: Carl M. Porto, its Attorney (Name)

TELEPHONE NO. 203-281.2700

MAILING ADDRESS

2319 Whitney Avenue, Suite 1D, Hamden, CT 06518

(Street No. and Name)

(Town and State)

(Zip Code)

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

Proposed Text Amendment

1. Proposed Amendment: Add Section 581 Lighting for Outdoor Athletic Facilities:

Lighting for outdoor athletic fields shall be permitted in all zones on publicly and privately owned property used institutionally for athletic fields, subject to Special Permit and Site Plan approval in accordance with Section 718 and 720. Lighting for outdoor athletic fields shall be permitted in all zoning district, subject to the following requirements:

- a. All lighting fixtures shall be selected and installed in such a manner as to protect surrounding uses from glare and spill. This shall include appropriate visor/spill and glare protection. Lighting stanchions shall comply all with state and local building code requirements.
- b. The applicant shall provide a photometric survey indicating that the light intensity from the proposed fixtures shall not exceed 0.0 foot candles at any property line. An as-built photometric study evidencing compliance with the pre-construction photometric study shall be submitted to the Planning and Zoning Department as a condition of obtaining a Certificate of Zoning Compliance.
- c. The maximum height of a lighting stanchion shall be 80 feet.
- d. The Applicant shall provide information about times of use of the outdoor athletic lighting as part of any Special Permit Application.

Reason for Petition for Change

There is currently no provision in the Hamden Zoning Regulations permitting outdoor athletic lighting. The purpose of the proposed Text Amendment is to permit lighting for outdoor athletic facilities on publically and privately owned property which is used for an athletic field, subject to the requirement of Special Permit and Site Plan approval. The Text Amendment limits stanchion height to 80 feet and provides that the photometric survey submitted with the application shall indicate that the lighting intensity of the property shall not exceed 0.0 foot candles at any property line. This Text Amendment will permit athletic lighting at appropriate athletic fields subject to Planning & Zoning approval.

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

2. Project address 205 Skiff Street Town Hamden

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

4 Project Description: Text amendment permitting lighting for outdoor athletic facilities.

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

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

7. Heating Fuel: ☐ Oil ☐ Gas Other ☐ - N/A.

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

8. Total acreage of project site _____

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

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

11. Proposed increase in impervious surfaces _____

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

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

RWA Watershed/Aquifer Project Notification Form
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14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available_____

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

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

17. Describe any wastes generated and their means of disposal

18. Contact Information:

Name: Carl M. Porto, Esq.

Parrett, Porto, Parese
Company: & Colwell, P.C.

Address: 2319 Whitney Avenue, Suite 1D
Hamden, CT 06518

Phone: 203-281-2700

Email: cporto@pppclaw.com

Carl M. Porto, Esq., Attorney for Hamden Hall Country Day School

Name of Person Completing Form

 12/20/16
Signature Date

Watershed or Aquifer Area Project Notification Form

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

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

Step 2:

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

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- ☐ Industrial use; ☐ Commercial use; ☐ Agricultural use; ☐ Residential use;
- ☐ Recreational use; ☐ Transportation improvements; ☒ Institutional (school, hospital, nursing home, etc.);
- ☐ Quarry/Mining; ☐ Zone Change, Please Describe:
- ☐ Other, Please describe:

2. The total acreage of my project is:

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

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

- ☐ Wetland; ☐ Stream; ☒ River; ☐ Pond or Lake

4. Existing use of my project site is:

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

☐ Other Please Describe: _____

5. My project will utilize:

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

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

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

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

Step: 4 Applicants Contact Information:

Name: Carl M. Porto, Esq.

E-mail address: cporto@pppclaw.com

Telephone: 203-281-2700

Fax number: 203-281-0700

Step 5: Please provide the following if available:

Project name: Hamden Hall Country Day School

Project site address: 205 Skiff Street

Town: Hamden

Project site nearest intersection: Dixwell Avenue

Project site latitude and longitude: _____

E-mail completed form to dph.swpmail@ct.gov

Memorandum

TO: Regional Planning Commission

FROM: Nominating Committee:

DATE: January 12, 2017

SUBJECT: Nominations for Officers and Executive Committee Members

The Regional Planning Commission Nominating Committee has nominated the following members as Officers and Executive Committee Members for your consideration. Please note that the proposed Officers also serve on the Executive Committee.

Chairman: James Giulietti
Vice Chairman: David White
Secretary: Michael Calhoun

Executive Committee:

James Giulietti
David White
Michael Calhoun
Charles Andres
Fran Lescovich
Robert Roscow
Kevin DiAdamo