

**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:
Vacant

Wallingford:
Vacant

West Haven:
David Killeen

Woodbridge:
Andrew Skolnick

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Thursday, June 8, 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 May 11, 2017 RPC Meeting **1**

2. Action Items

2.1. Town of North Branford: Proposed Zoning Regulation Amendments to Section 42.5.12 Farm/Winery Use to allow farm/winery use in Business and Industrial Zones with a Special Use Permit. Submitted by: Private Applicant. Received: May 5, 2017. Public Hearing: June 1, 2017. **3**

2.2. Town of North Haven: Proposed Zoning Regulation Amendments to Sections 2.1.1.5 and 2.1.1.9 regarding uses permitted in residential zoning districts. Submitted by: Private Applicant. Received: May 15, 2017. Public Hearing: July 10, 2017. **12**

2.3. Town of North Haven: Proposed Zoning Regulation Amendment to create Section 2.6 establishing an Independent Living Facilities with Supportive Services Overlay District (ILFSS). Submitted by: Private Applicant. Received: May 15, 2017. Public Hearing: July 10, 2017. **19**

2.4. Town of Orange: Proposed Zoning Regulation Amendments to Sections 383-103, 383-109, and 383-113 to reduce the restricted age from 62 to 55 in the Planned Residential Development districts. Submitted by: Private Applicant. Received: May 19, 2017. Public Hearing: June 20, 2017. **29**

3. Other Business

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, May 11, 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, Joe Miller, Kevin DiAdamo, Sal Brancati, Andrew Skolnick, Eugene Livshits

1 Administration

1.1 Minutes of the April 13, 2017 RPC meeting.

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

2 Statutory Referrals

2.1 Town of North Haven: Town of North Haven Plan of Conservation and Development Update

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

Motion: David White. Second: Michael Calhoun. Vote: Unanimous.

2.2 City of West Haven: City of West Haven Plan of Conservation and Development Update

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

Motion: Charles Andres. Second: Joel Miller. Vote: Unanimous.

2.3 Town of Orange: Proposed Zoning Regulation Amendments to the TODD District Zoning Regulations, the Orange Zoning Map, and the Town of Orange 2015 POCD.

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: Michael Calhoun. Second: David White. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

2.4 Town of Madison: Proposed Zoning Regulation Amendments to Section 6.1.2.2, 6.15.2, and 6.15.7 regarding Multi-Family Dwelling Units in the C District.

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

Motion: David White. Second: Kevin DiAdamo. Vote: Unanimous.

3 Other Business

3.1 Rebecca Augur and Patrick Gallagher from the consulting firm Milone & MacBroom gave a brief presentation pertaining to the Regional Plan of Conservation and Development Update. The presentation introduced the update process and an opportunity for the Regional Planning Commission members to provide input.

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

Referral 2.1: Town of North Branford

Subject:

Proposed Zoning Regulation Amendments to Section 42.5.12 Farm/Winery Use to allow farm/winery use in Business and Industrial Zones with a Special Use Permit

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. The Commission may want to consider recommending incidental service and sale of beer and spirits be only allowed in Business and Industrial zones.

Background:

A private applicant has submitted proposed zoning regulation amendments to Section 42.5.12 Farm/Winery Use to allow farm/winery uses in Business and Industrial Zones with a Special Use Permit. The amendment adds allowance of incidental service and sale of beer and spirits, limited to that permitted by the appropriate liquor license. Principal Winery Use, Winery Accessory Uses and Residential Uses shall have minimum building setbacks of 50 feet for Business and Industrial Zones, and 100 feet in Residential Zones. Special Use Permit Application requirements include location of sewage disposal and water supply facilities, a landscaping plan, a location plan at a scale of 1" = 800', and provisions for soil erosion and sedimentation control. Further requirements can be found in the agenda packet.

North Branford's Business and Industrial Zones are within 500 feet of Wallingford (Rural Residential District), North Haven (Residential District), East Haven (Residential and Commercial Districts), Guilford (Mixed Use/ Conservation District), and Branford (General Industry and Restricted Business Districts).

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
CHRIS MANNA
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

Date: May 5, 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 #2017-6, Applicant: Criscuolo Engineering, LLC, c/o Robert Criscuolo**

Proposed Zoning Regulation Amendment: PZ Application #2017-6, Petition to amend the North Branford Zoning Regulations, Section 42.5.12 Farm/Winery Use: to allow for farm/winery use in Business and Industrial Zones with a Special Use Permit; to allow incidental service and sale of beer and spirits; to establish a minimum building setback of 50 feet in Industrial and Business Zones and; to allow for the submittal of a Site Plan meeting the requirements of Section 42.2


Public hearing has been scheduled for June 1, 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 #2017-6
May 5, 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. # 2017-6
Submission Date: 5-4-17
Date of Receipt: _____
Fee: \$360

Circle One:

AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

Applicant Name: Criscuolo Engineering, LLC, c/o Robert A. Criscuolo, P.E., L.S.
Mailing Address: 420 East Main Street, Building 1, Suite 9, Branford, CT 06405
Telephone: (203) 481-0807 Ext. 17 Cell#: (203) 314-0764
E-mail address: Robert.Criscuolo@CengineeringLLC.com

For TEXT CHANGES, please supply information below:

Section of Zoning Regulations to Amend: 42.5.12 – Farm Winery Use

Full Text of the Proposed Amendment: Please 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: Alfred D. & Robert G. Rose, TIC
Mailing Address: 40 Valley Road, North Branford, CT 06471
Telephone: (203) 481-2885 Cell #: (203) 215-5539
E-mail address: AlRoseConstruction@aol.com

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.

☒ 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.

☐ 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):



signature

Robert A. Criscuolo, P.E., L.S.

print name

5/4/17

date

signature

print name

date

OWNER(S):

signature

Alfred D. Rose

print name

5/4/17

date

signature

Robert G. Rose

print name

5/4/17

date

NORTH BRANFORD TOWN ZONING REGULATIONS

42.5.12* Farm/Winery Use with Related Accessory and Incidental Uses to Farm Winery Included Under Use Line A-6.2 shall conform to the following Special Standards:

1. Definition: Any place or premises, comprising a minimum of ten (10) acres on which fruit is grown and wine/wine products (limited to wine and brandies distilled from grape products and other fruit products, including grappa and eau-de-vie) are manufactured, stored and sold, meeting the permit requirements of Connecticut General Statutes §30-16(as amended) and applicable definitions and guidance of Title 22 (as amended) of the Connecticut General Statutes.
2. General: A farm winery is a specific type of "Farm" use and the following activities are recognized as a normal part of a farm winery use and are therefore allowed as part of the permitted use:
 - a. retail sale of wine produced at the farm winery and related items;
 - b. a wine tasting room for tasting; and
 - c. group visitation for the above purposes.

The following said accessory uses shall be incidental, complementary and secondary to the farm winery approved hereunder:

- d) a farm winery café may also be permitted on the premises which shall permit the preparation and sale of food to members of the public seated indoors and/or on a patio area adjoining the building. A farm winery café may also conduct special events, such as dinners, luncheons, corporate parties, etc., provided that the service of food and/or wine at such special events shall occur solely on the indoor and/or outdoor seating areas as shown on the site plan.
 - e) A residential structure for the personal use by the permittee and his/her family shall also be permitted on the property.
 - f) **Incidental service and sale of beer and spirits, limited to that permitted by the appropriate liquor license.**
3. Special Use Requirements:
 - a. The use, location, and design of the proposed farm winery shall be in conformity with the nature and character of the surrounding neighborhood including the appropriateness of roadway arteries serving the property and with parking located in areas on the site where it will be the least visible from access roads and adjoining properties. Site access, parking and circulation criteria shall conform with the provisions of Section 53 of the zoning regulations.
 - b. All refuse areas shall be screened from view offsite and subject to all setbacks required for the Zoning District and a minimum of one hundred feet (100') from any dwelling on an adjacent lot.

- c. ~~A Preliminary Site Plan of the proposed development superimposed on the Existing Conditions Map, and containing at least the following information, both existing and proposed:~~
 - ~~1. all buildings and structures;~~
 - ~~2. streets, driveways, and off-street parking facilities;~~
 - ~~3. the location of sewage disposal and water supply facilities;~~
 - ~~4. a schematic landscaping plan, including trees, shrubs, lawns, and any other natural features not to be disturbed;~~
 - ~~5. a location map at a scale of 1" = 800' showing the location of the proposed development in relation to existing streets.~~
- d. ~~Site Development Plan Approval. After the effective date of a Special Use for a Farm/Winery is approved by the Commission, the Commission is authorized to consider an application for approval of a Site Development Plan for the proposed site in accordance with the standards and procedures of Section 41 and 62.5, and 53 of the Zoning Regulations, the provisions of this Section, and any conditions imposed as part of the SPECIAL USE approval.~~
- e. c. Hours of operation shall not exceed the hours from 9:00AM to 10:00PM on Sunday through Thursday, and from 9:00AM to 12 Midnight on Friday and Saturday.
- f. d. The special zoning bulk standards for the Farm/Winery Use regulations shall be as follows:
 - 1) Building coverage of Principal Winery Use shall be no more than five (5) percent of the lot area. ~~with a minimum building setback of 100 feet for all property lines.~~ **Principal Winery Use shall have a minimum building setback of 50 feet for Business and Industrial Zones, and a minimum building setback of 100 feet for Residential Zones.**
 - 2) Building coverage of Winery Accessory Uses and Residential Uses shall each be no more than two (2) percent of lot area. Winery Accessory Uses shall have a minimum building setback of ~~100 ft. from all property lines.~~ **of 50 feet for Business and Industrial Zones, and a minimum building setback of 100 feet for Residential Zones.** Residential Uses shall follow the respective residential zone building setback requirements.
 - 3) Site paving shall cover no more than ten (10) percent of lot area.
 - 4) Any pre-existing building within the minimum building setback distance may be approved by the Commission for use in the winery operation and/or the winery accessory uses if the Commission determines that its intended use, size, location and distance from the surrounding residential properties are appropriate to the area and will not be detrimental due to its operation and traffic.

- g. e. Signage must conform to Section 52 of the North Branford Zoning Regulations, but shall not exceed 16 square feet.

4. Application Requirements: A Special Use Permit Application shall be submitted in accordance with the requirements of Section 42.2. An Existing Conditions Map, generated to A-2/T-2 Survey Standards, and a Site Development Plan shall be submitted at the time a Special Use Permit Application is made, and shall contain at least the following information, both existing and proposed:

- a. All buildings and structures, streets, driveways, and off-street parking facilities.
- b. The location of sewage disposal and water supply facilities.
- c. A schematic landscaping plan, including trees, shrubs, lawns, and any other natural features not to be disturbed.
- d. A location plan at a scale of 1" = 800' showing location of the proposed development in relation to existing streets.
- e. All standards and requirements specified in Sections 41.1, and 41.2 and 62.5 of the Zoning Regulations.
- f. Provisions for soil erosion and sedimentation control, in accordance with Section 62.5.4 of the Zoning regulations.
- g. All provisions of this section and any additional conditions deemed necessary by the Commission in their consideration for the Special Use Application.

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

DISTRICT - MAP CODE

| PERMITTED USES | R-80 | R-40 | RGA | B-1 | B-2 | B-3 | I-1 | I-2 | I-3 | MBP | ****SED |
|---|------|------|-----|-----|-----|-----|-----|-----|-----|-----|---------|
| PART A - RESIDENTIAL AND RELATED USES | | | | | | | | | | | |
| A-1. A single detached dwelling for one (1) family and not more than one (1) such dwelling. | P | P | P | X | U | P | X | X | X | X | X |
| A-2. Multiple dwellings consisting of two (2) or more dwelling units. (apartments) (See also R-40P District, Sec. 31). +++++ | X | X | S | U | U | U | X | X | X | U | X |
| A-3. A professional or business office in a dwelling unit. | PA | PA | PA | P | P | P | P | P | P | X | X |
| A-4. Customary home occupation in a dwelling unit, including home industries and services occupations. | PA | PA | PA | P | P | P | P | P | P | X | X |
| A-5. The letting of rooms and/or the furnishing of board in a dwelling unit to a total of not more than three (3) persons. | PA | PA | PA | PA | PA | PA | PA | PA | PA | X | X |
| A-6. Farms, truck gardens, forestry, the keeping of livestock and poultry and nurseries (including greenhouses incidental thereto). | PA | PA | PA | PA | PA | PA | PA | PA | PA | PA | PA |
| A-6.1. Stands for the display and sale of farm, truck garden, forestry and nursery produce grown on the premises. | S | S | S | S | S | S | X | S | S | S | X |
| +++ A-6.2 Farm/Winery with related accessory and incidental uses to farm winery. | U | U | X | X | X | X | X | X | X | X | X |
| A-7. Commercial kennels, livery and boarding stables and riding schools. | U | U | X | X | X | X | X | X | X | X | X |
| *A-8. Open space Subdivisions. | X | U | X | X | X | X | X | X | X | X | X |
| *A-9. Multiple Dwelling Cluster Developments. | X | U | X | X | X | X | X | X | X | X | X |
| ****/+ A-9.1. Planned Adult Residential Cluster Developments. | U | U | X | X | X | X | X | X | X | X | X |
| #A-9.2. Age Restricted Housing District | U | U | X | X | X | X | U | U | U | X | X |
| ++ A-10. Elderly Developments (**Continuing Care Facilities for the Elderly.) | U | U | X | U | U | U | U | U | U | X | X |
| ***##A-11. Accessory Dwelling Unit. | PA | PA | X | X | X | X | X | X | X | X | X |

Schedule A - Page 1 of 8

| | | | | | | | | | | | |
|-----|------------|---------|-------|------------|------------------|------|------------|----------|----|------------|---------|
| * | Amended: | 6/15/81 | **** | Effective: | 1/20/95 | ++ | Effective: | 11/14/05 | # | Effective: | 1/25/16 |
| ** | Effective: | 5/5/89 | ***** | Effective: | 1/22/99 | +++ | Effective: | 11/05/12 | ## | Amended: | 6/6/16 |
| *** | Effective: | 10/1/90 | + | Effective: | 3/28/02 Repealed | ++++ | Effective: | 7/17/14 | | | |

H:\NP&Z\Zoning Regulations\Current Zoning Regulations\MASTER ZONING REG Schedule A as of 6-6-16.doc

Referral 2.2: Town of North Haven

Subject:

Proposed Zoning Regulation Amendments to Sections 2.1.1.5 and 2.1.1.9 regarding uses permitted in residential zoning districts

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 proposed zoning regulation amendments to Sections 2.1.1.5 and 2.1.1.9 regarding permitted uses in residential zoning districts. The amendment to Section 2.1.1.5 restricts schools and colleges in residential zones to those operated by the Town of North Haven or State of Connecticut. Those operated by a nonprofit corporation would no longer be permitted. Private nursery schools and daycares are still permitted. The amendment to Section 2.1.1.9 would subtract the area of wetlands, watercourses and steep sloped exceeding 15% grade from calculations determining the Minimum Lot Area required and the Maximum Building Coverage percentage allowed.

North Haven's Residential districts are adjacent to Hamden, Wallingford, North Branford, East Haven, and New Haven.

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

12 May 2017

RECEIVED

MAY 15 2017

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

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 2.1.1.5 (a) & (b) regarding uses permitted in residential zoning districts.
Add Section 2.1.1.9 (b) regarding required lot area and building coverage in residential zoning districts.

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 10 July 2017.

Very truly yours,


Alan A. Fredricksen
Land Use Administrator
AAF/lh
Enclosures

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

5/8/17 Date of Receipt
\$150/60 Fee and Date Paid

#P17-15 File number
Approval Date

TOWN OF NORTH HAVEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM
(Only one item per form)

Not Applicable
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

All Residential Districts
(R-40, R-20 & R-12)
ZONE

Not Applicable
TOTAL SQUARE FOOTAGE

THIS APPLICATION IS FOR AND **MUST** INCLUDE THE FOLLOWING:

- _____ Site plan approval (submit 14* copies of the site plan) ▶ 1 original and 14 copies of the application
_____ comply with Section 3.27 of the zoning regulations
_____ Certified A-2 survey
_____ 2 copies of Bond Estimate Form
_____ Cite regulation that permits proposed use

* **6 PLANS @ 24" x 36"**
8 PLANS @ 11" x 17"

TITLE OF PLAN: Not Applicable

Date and most current revision date of plan: Not Applicable

- ✓✓✓ CAM site plan review (Submit 14* copies)
_____ Amend zoning regulations \$ 2.1.1.5 (a) & (b) Section to be amended (Submit 8 copies of proposed amendment)
_____ and add \$ 2.1.1.9 (b)
_____ Proposed zone change (Submit 14* copies of location map)
_____ Special Permit _____ Cite regulation that authorizes the 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:
- | | | |
|------------|---|--|
| <u>yes</u> | Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality | |
| <u>yes</u> | Lie within the Coastal Area Management boundary | ← ⚡ NOTE: This application affects <u>each</u> |
| <u>yes</u> | Contain any wetlands and/or watercourses | ← & <u>all</u> Residence Districts |
| <u>yes</u> | Lie within the Aquifer Protection Zone | ← (which comprise a large portion of |
| <u>yes</u> | Lie within the Channel Encroachment Zone | ← the town) and some <u>portions</u> of |
| <u>yes</u> | Lie within the floodplain or floodway | ← such districts lie within each of |
| <u>yes</u> | Lie within 50' of the Quinnipiac River or Muddy River | ← the areas inquired of. |

Not Applicable
ENGINEER'S NAME
Blue Hills Neighborhood Association
Print Applicant's name

Not Applicable
ENGINEER'S PHONE NUMBER
Not Applicable
Print Owner's name

27 Regency Drive, North Haven CT 06473
Applicant's address

Not Applicable
Owner's address

c/o John R. Lambert 25 Trumbull Pl. No. Haven CT 06473
203-234-8121
Applicant's phone number

RECEIVED
MAY - 8 2017

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT
Not Applicable
Owner's phone number

John R. Lambert
Applicant's signature

Owner's Signature

Current Language of Zoning Regulations § 2.1.1.5 (a) & (b):

2.1.1.5 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations. Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

- (a)** Schools and colleges operated by a governmental unit or nonprofit corporation, including camps for children under 16 years of age operated by a nonprofit corporation.
- (b)** Private schools, including nursery schools or day care centers, for pupils below high school grades, whether operated for profit or not, but excluding a camp operated for profit. Said private school, nursery school or day care center must be contained within a residential dwelling located on the lot and the number of children by the day care center shall not exceed sixteen (16) children

Proposed Language of Zoning Regulations § 2.1.1.5 (a) & (b):

2.1.1.5 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations. Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

- (a)** Schools and colleges operated by a governmental unit of the town of North Haven or state of Connecticut, including camps for children under 16 years of age operated by a nonprofit corporation at any such governmentally-operated school or college.
- (b)**
 - (i)** Schools operated by the town of North Haven or the state of Connecticut, including nursery schools or day care centers, for pupils below high school grades, but excluding a camp operated for profit.
 - (ii)** Private nursery schools or day care centers provided that any such nursery school or day care center must be contained within a residential dwelling located on the lot and the number of children at any such nursery school or day care center shall not exceed sixteen (16) children.

Proposed Changes to language of Zoning Regulations § 2.1.1.5 (a) & (b):

Added language in **bold type and highlighted gray.**

Deleted language in ~~double strike thru type~~

2.1.1.5 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations. Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

(a) Schools and colleges operated by a governmental unit of the town of North Haven or state of Connecticut or nonprofit corporation, including camps for children under 16 years of age operated by a nonprofit corporation at any such governmentally-operated school or college.

(b) Private (i) [S]chools operated by the town of North Haven or the state of Connecticut, including nursery schools or day care centers, for pupils below high school grades, whether operated for profit or not, but excluding a camp operated for profit. (ii) Said [P]rivate school, nursery schools or day care centers provided that any such nursery school or day care center must be contained within a residential dwelling located on the lot and the number of children by the at any such nursery school or day care center shall not exceed sixteen (16) children

Current Language of Zoning Regulations § 2.1.1.9:

2.1.1.9 Required Lot Area, Width, Yards, Coverage, Height

| <u>District</u> | <u>R-40</u> | <u>R-20</u> | <u>R-12</u> |
|---------------------------------------|-------------|-------------|-------------|
| Minimum Lot Area, sq. ft. | 40,000 | 20,000 | 12,000 |
| Minimum Lot Width, ft. | 150 | 100 | 80 |
| Minimum Area per Family Unit, sq. ft. | 40,000 | 20,000 | 12,000 |
| Minimum Front Yard, ft. | 50 | 50 | 25 |
| Minimum Side Yards, Each, ft. | 25 | 10* | 10* |
| Minimum Rear Yard, ft. | 25 | 25 | 25 |
| Maximum Building Coverage, % | 15 | 20 | 25 |
| Maximum Height, ft. | 35 | 35 | 25 |

*The aggregate width of two side yards shall not be less than 30 feet in R-20 Districts and 25 feet in R-12 Districts.

(a) In new residential construction where no garage is provided, it is required that the wider area of the side yard be established to that portion of the house where a two car, garage would be most logically located. The minimum required side yards shall be as follows:

| <u>District</u> | <u>Required Side Yard</u> |
|-----------------|--|
| R-40 | 25 feet on one side, 50 feet on other side. |
| R-20 | Aggregate width of both side yards 54 feet. Minimum on one side 10 feet 44 feet on other side. |
| R-12 | Aggregate width of both side yards 49 feet. Minimum% on one side 10 feet 39 feet on other side. |

Proposed Language of Zoning Regulations § 2.1.1.9 (adding subpart (b)):

Added language in **bold type and highlighted gray**.

There is no proposal to delete any language from § 2.1.1.9

2.1.1.9 Required Lot Area, Width, Yards, Coverage, Height

| <u>District</u> | <u>R-40</u> | <u>R-20</u> | <u>R-12</u> |
|---------------------------------------|-------------|-------------|-------------|
| Minimum Lot Area, sq. ft. | 40,000 | 20,000 | 12,000 |
| Minimum Lot Width, ft. | 150 | 100 | 80 |
| Minimum Area per Family Unit, sq. ft. | 40,000 | 20,000 | 12,000 |
| Minimum Front Yard, ft. | 50 | 50 | 25 |
| Minimum Side Yards, Each, ft. | 25 | 10* | 10* |
| Minimum Rear Yard, ft. | 25 | 25 | 25 |
| Maximum Building Coverage, % | 15 | 20 | 25 |
| Maximum Height, ft. | 35 | 35 | 25 |

*The aggregate width of two side yards shall not be less than 30 feet in R-20 Districts and 25 feet in R-12 Districts.

(a) In new residential construction where no garage is provided, it is required that the wider area of the side yard be established to that portion of the house where a two car, garage would be most logically located. The minimum required side yards shall be as follows:

| <u>District</u> | <u>Required Side Yard</u> |
|-----------------|---|
| R-40 | 25 feet on one side, 50 feet on other side. |
| R-20 | Aggregate width of both side yards 54 feet. Minimum on one side 10 feet 44 feet on other side. |
| R-12 | Aggregate width of both side yards 49 feet. Minimum% on one |

(b) In determining compliance with,

(i) the Minimum Lot Area required and

(ii) Maximum Building Coverage percentage allowed,

in any Residence District and for any use therein, the area of wetlands, watercourses and steep slopes exceeding 15% grade shall be subtracted:

EXAMPLE: Minimum Lot Area Calculation

| | |
|---|-------------|
| Total Area of Lot | 42,000 sf |
| minus area(s) of wetlands | - 10,000 sf |
| minus area(s) of steep slopes Exceeding 15% grade | - 10,000 sf |
| Lot Area, for purpose of determining Minimum Lot Area and Maximum Building Coverage | 22,000 sf |

This lot would be a conforming lot in an R-12 or R-20 zone, but not an R-40.

In an R-12 zone, Maximum Building Coverage, in this example, would be 25% of 22,000 sf, or 5,500 sf; in an R-20 zone, Maximum Building Coverage would be 20% of 22,000 sf or 4,400 sf.

Referral 2.3: Town of North Haven

Subject:

Proposed Zoning Regulation Amendment to create Section 2.6 establishing an Independent Living Facilities with Supportive Services Overlay District (ILFSS).

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 submitted a proposed zoning regulation amendment to create Section 2.6 – Independent Living Facilities With Supportive Services Overlay District (ILFSS). Independent Living Facilities (ILF) within this zone would “offer congregate living arrangements with supportive services to persons for whom at least one is over the age of 55.” Certain accessory uses would also be permitted, including beauty and barber salons, recreational, physical fitness, food services, and others. When located in a non-residential zone, ILF may include medical services and adult day care services when each occupy no more than 20% of the building area and are also open to the general public. Minimum lot size is 10 acres, with no more than 20 units per acre. Studios are limited to 20% of total number of units in a development. The minimum number of parking spaces is 1 per dwelling unit, with 1 additional space provided for every 300 square feet of building area for supportive or accessory use. Land and building reuse is encouraged. Each ILF must provide at least 1 acre of outdoor recreation area. Further details can be found in the agenda packet.

Any zoning district is eligible to have an ILFSS Overlay District. The Town of North Haven is adjacent to Hamden, Wallingford, North Branford, East Haven, and New Haven.

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

17 May 2017

RECEIVED

MAY 19 2017

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

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 2.6 to establish an Independent Living Facilities with Supportive Services Overlay
District (ILFSS).

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 10 July 2017.

Very truly yours,

Alan A. Fredricksen
Land Use Administrator
AAF/lh
Enclosures

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

5/12/17 Date of Receipt
\$150/10 Fee and date paid

#P17-17 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:

- Site plan approval (Submit 14* copies of the site plan) ► 1 original and 14 copies of the application
Certified A-2 Survey
2 copies of Bond Estimate Form
Cite the regulation that permits proposed use

* 6 PLANS @ 24" x 36"
8 PLANS @ 11" x 17"

TITLE OF PLAN: _____

Date and most current revision date of plan: _____

CAM site plan review (Submit 14* copies)

☒ Amend zoning regulations 2.6 (NEW) Section to be amended (Submit 8 copies of proposed amendment)

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

Special Permit

Cite regulation that authorized the 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

RECEIVED

MAY 12 2017

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

ENGINEER'S NAME

The Bradley Home

Print Applicant's Name

320 Colony St. Meriden, CT

Applicant's Address

(203) 237-8806 (203) 237-4240

Applicant's Phone Number

Fax Number

ENGINEER'S PHONE NUMBER

FAX NUMBER

Print Owner's Name

Owner's Address

Owner's Phone Number

Applicant's Signature

Owner's Signature

NORTH HAVEN PLANNING & ZONING COMMISSION
NORTH HAVEN, CT

PETITION FOR A TEXT AMENDMENT TO THE ZONING
REGULATIONS

The Undersigned, BRADLEY HOME, acting through its attorney, Dennis A. Ceneviva, Esq., hereby PETITIONS the North Haven Planning & Zoning Commission to AMEND the text of its Zoning regulations in accordance with the proposal set forth on the attachment hereto entitled "Proposed Zoning Text Amendment".

THE BRADLEY HOME-
PETITIONER



By Dennis A. Ceneviva, Esq.
Ceneviva Law Firm, LLC
721 Broad Street
Meriden, CT 06450
203-237-8808 (phone)
203-2374240 (fax)
dennis@cenevivalaw.com

NORTH HAVEN PLANNING & ZONING COMMISSION
PROPOSED ZONING TEXT AMENDMENT

(PROPOSED PURSUANT TO SECTION 14.3 OF THE NORTH HAVEN
ZONING REGULATIONS)

ARTICLE 2.6 Independent Living Facilities With Supportive Services Overlay District (ILFSS)

A. PURPOSE. The purpose of this section is to provide a mechanism for the approval in the ILFSS Zoning Districts for

1. Independent living facilities (ILF) that offer congregate living arrangements with supportive services to persons for whom at least one (1) is over the age of fifty-five (55);
2. The development of ILF in a manner that considers environmental features, woodlands, wet areas, open space, areas of scenic beauty, views and vistas as well as encouraging the renovation and rehabilitation of older, existing buildings;

B. PERMITTED USES.

1. Permitted uses shall be Independent Living facilities with supportive services, as well as accessory uses that are intended and designed as supportive services for the maintenance and/or operation of the Independent Living Facility and/or the use of its residents.
2. Accessory and incidental retail use including, but not limited to, the following: beauty and barber salons; recreational, physical fitness and therapy services; food services; library; bank automated teller machine; management offices; adult day care or adult day health facility within the facility is allowed, provided the retail uses are primarily to serve the needs of the residents of the facility, as determined and approved by the Commission. There shall be no external advertising or signs related to any internal retail use, unless approved by the Commission.
3. When the Independent Living Facility is located in a non-residential zone, medical services and adult day care services located within the Facility and each occupying no more than twenty (20%) percent of the building area may also be offered to the general public, provided that these services are an important part of the Independent Living community and serve the residents thereof.

C. DEFINITIONS. Within this Section, the following terms shall have the following meanings:

1. **Applicant:** The person or persons, including a corporation or other legal entity, which applies for issuance of a Special Permit hereunder. The Applicant shall own, or be the beneficial owner of, all the land included in the proposed site, or have authority from the owner(s) to act for him/her/it/them or hold an option or contract duly executed by the owner(s) and the Applicant giving the latter the right to acquire the land to be included in the site; the Owner (or Owner's representative) of such land must also sign the Application.

2. **Bedroom:** A separate room or distinct sleeping area intended for, or which customarily could be used for sleeping.
3. **Dwelling Unit:** A residence, including studio units. Each residence shall contain a living area, bathroom and, except in studio units, one (1) or more bedrooms, and may contain a kitchen area or combination kitchen/living area.
4. **Independent Living Facility (ILF):** A facility reserved by deed for occupancy by at least one (1) person over the age of fifty-five (55) who is able to care for themselves, but with some common facilities incorporating supportive services as described herein.
5. **Commission:** The North Haven Planning & Zoning Commission.

D. Special Permit. The development of an ILF may be permitted upon the issuance of a special permit by the Planning & Zoning Commission and upon site plan approval pursuant to all applicable regulations.

E. Statement of objectives. An ILFSS District shall be designated to meet the following objectives:

1. Application of creative design technique to foster attractive, functionally efficient and well-planned new developments, which will be aesthetically integrated with adjacent areas.
2. Sufficient capacity in sanitary sewer and public water supply and other utility systems will be available over the life of the development.
3. Appropriate landscaping and buffering is provided.
4. The Independent Living Facility with Supportive Services proposal will help meet senior housing needs of North Haven.
5. The Independent Living Facility with Supportive Services has been designated to meet the needs of handicapped residents or visitors.

F. Standards for ILFSS District, Special Permit.

1. Requirements for lot and Bulk design criteria applicable to such Facilities:

| | |
|-------------------------|----------------|
| Minimum Lot Size | ten (10) acres |
|-------------------------|----------------|

| | |
|--|----|
| Maximum Density Dwelling Units per acre | 20 |
|--|----|

| | |
|--|---|
| Minimum lot width | 150 ft. |
| Minimum Front and Rear Yards | 30 ft. |
| Minimum Side Yards | 20 ft |
| Maximum Lot coverage for all Buildings (excludes paved areas) | 50% |
| Maximum Height | 50 feet |
| Minimum Floor Area per ILF Unit, Sq. Feet | 500 (studios)* 750 (1 or two bedrooms) |

*Studios shall be limited to a maximum of 20% of total number of units in a development.

2. **Buffer.** A buffer area of twenty-five (25) feet shall be provided at the perimeter of the property on all sides except street frontage and except for driveways necessary for access and egress to and from the site. No non-invasive vegetation in this buffer area will be disturbed, destroyed or removed, except for normal maintenance. The Planning & Zoning Commission may waive the buffer requirement (i) where the land abutting the site is the subject of a permanent restriction for conservation or recreation so long as a buffer is established of at least twenty (20) feet in depth which may include such restricted land area within such buffer area calculation; or (ii) where the land abutting the site is held by the Town for conservation or recreation purposes; or (iii) the Planning & Zoning Commission determines that a smaller buffer will suffice to accomplish the objectives set forth herein.

3. **Parking.** The applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces. The minimum number of parking spaces provided on the site shall be one (1) parking space per dwelling unit in an ILF to accommodate the occupants. Additionally, one (1) parking space shall be provided for every 300 square feet of building area being used by supportive or accessory users. The Planning & Zoning Commission may increase or decrease the required parking by up to ten (10%) percent to serve the needs of employees, visitors and service vehicles. Parking lots in front setbacks in residential zones, and in buffer areas in all zones, with the exception of necessary access driveways, are prohibited. The use of traditional picket fencing, hedges, walls, or landscape berms to define parking areas is encouraged. Pedestrian access is to be taken into consideration in parking lot design. The use of separate walkways is encouraged.

4. **Utilities.** All electric, gas, telephone, and water distribution lines shall be placed underground, except upon a demonstration of exceptional circumstances.

5. Paths. Paths for the use of residents shall be attractively designed with proper regard for convenience, separation of vehicular and pedestrian traffic, adequate connectivity, completeness of access to the various amenities and facilities on the site and to pathways on adjacent sites.
6. Design and Architectural Character (For New Construction).
 - a. Massing and Style. Building massing and style shall be distinctively residential in character and compatible with surroundings.
 - b. Roofs. New England traditional or vernacular styles are preferred but not mandated. Material shall be consistent with the architecture of the building. Composition shingle material is acceptable, providing that it is of high quality and provides architectural definition to the tab shingle to emulate traditional wood shingle styles. Tile, slate, or metal roofing is permitted, provided it is consistent with the architectural style of the building. Gutters and down spouts are encouraged to provide drainage away from foundations, but shall be consistent with the other architectural elements of the building.
 - c. Façade Element. Design of any newly developed façade shall be highly detailed and articulated to be compatible with the scale and sensitivity to the residential uses of the project. Facades should have a well-defined foundation, a modulated wall element, and pitched roof or articulated cornice that defines the character of the building.
 - d. Entrances. Building entrances shall comply with all current accessibility regulations however the use of ramps and lifts is discouraged. Buildings should be designed with entrances that are barrier free for the intended residential or commercial uses. The use of sloping entry walks, covered entryways, porticos, arcades, and covered porches is encouraged.
7. The ILF shall have sufficient site access for public safety vehicles.
8. An ILF may consist of a single building or multiple buildings.
9. Structures and uses accessory to the ILF may also be provided within the same building, including, but not limited to, the following: beauty and barber salons; recreational, physical fitness and therapy services; library; bank automated teller machine; management offices; adult day care or adult day health facility; certain medical facilities; hospice residence; food service; laundry and covered parking areas; provided, however, that such accessory uses and structures shall be designed for the primary, but not exclusive, use of the residents and staff of the ILF. Such accessory uses shall have no exterior advertising display.

G. Conversion of Existing Structures. Notwithstanding the standards set forth in Section F (2-9) hereinbefore, Applicants may apply for an overlay designation to convert land

and buildings that are no longer needed or suitable for their original use, and to permit reuses which are compatible with the character of the neighborhood and which take into consideration the interests of abutters, neighbors and the public, especially where the site abuts a residential area or the building(s) merit preservation.

- H. Outdoor Recreation.** Each Independent Living Facility must provide at least 1-acre total of outdoor recreation area(s), creatively designed to provide stimulation (i.e., landscaping, walkways, site lighting, bird feeders, benches, and gardens) and shielded from heavy traffic.
- I. Zoning Map Designation of Overlay District Area.** Creation of district. Within any zoning district, the Commission may create an Independent Living Facilities Overlay District in accordance with the standards, criteria and procedures contained in this chapter.
- J. Application.** An application for a Special Permit, in accordance with the process and procedure as stated in the Town's Zoning Regulations, for a site entirely within the ILFSS overlay district shall be submitted to the Planning & Zoning Commission on forms furnished by the Commission.

Referral 2.4: Town of Orange

Subject:

Proposed Zoning Regulation Amendments to Sections 383-103, 383-109, and 383-113 to reduce the restricted age from 62 to 55 in the Planned Residential Development districts.

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 has submitted proposed zoning regulation amendments to Sections 383-103, 383-109, and 383-113 regarding the minimum age for restricted age dwelling units. The amendments change the minimum age from 62 to 55.

Residential districts in the Town of Orange are adjacent to Milford, West Haven, New Haven, and Woodbridge.

Communication:

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



Town of Orange, Connecticut

Zoning Department

TOWN HALL
617 ORANGE CENTER ROAD
ORANGE, CONNECTICUT 06477-2499

PHONE: (203) 891-4743
FAX: (203) 891-2185
www.orange-ct.gov

May 16, 2017
CERTIFIED MAIL

RECEIVED

MAY 19 2017

SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

Mr. Carl Amento, Executive Director
Council of Governments
127 Washington Avenue
4th Floor - West
North Haven, CT 06473-1715

PETITION TO AMEND THE ORANGE ZONING REGULATIONS -

-Submitted by 32 Seniors, LLC.

To amend the Planned Residential Development zoning regulations to reduce the restricted age from 62 to 55. Changes to Section 383-103 A, 383-109 C(4), and 383-113 (C) are proposed.

Dear Mr. Amento:

In accordance with the Connecticut General Statutes, enclosed for your review is a Petition to Amend the Orange Zoning Regulations.

A public hearing on this matter is tentatively scheduled for June 20, 2017. Enclosed for your information are the existing TODD Regulations.

If you have any questions, please contact me at 203-891-4743.

Very truly yours,

Paul Dinice,
Zoning Administrator
& Enforcement Officer

enclosures

cc: TPZC Members

V. Marino, Esq.

J. Zeoli, First Selectman

ORANGE TOWN PLAN & ZONING COMMISSION

PETITION TO AMEND ZONING REGULATIONS AND/OR ZONING MAP
(public hearing required)

Applicant 32 SENIORS, LLC

Mailing Address 327 EAST 48th STREET

NEW YORK, NY **Zip** 10017

Telephone (212) 203-2778 **Fax** _____

Property Owner 32 SENIORS, LLC

Mailing Address SAME

Zip _____

Telephone (212) 203-2778 **Fax** _____

PETITION TO AMEND REGULATIONS? XX **ZONING MAP?** _____

32 SENIORS, LLC

By Sadri G. Sohayegh

Signature of Property Owner

SADRI G. SOHAYEGH, MANAGING PARTNER

May 11, 2017
Date

32 SENIORS, LLC

By Sadri G. Sohayegh

Signature of Applicant

SADRI G. SOHAYEGH

5/11/2017
Date

FOR OFFICE USE ONLY:

Date Received _____

Application Fee Paid _____

Meeting Scheduled _____

Action Taken _____

Applicant Notified _____

Date of Publication _____

For Petitions to Amend the Zoning Map, please provide names and mailing addresses of adjoining property owners, including those across the street. The applicant must obtain this current information from the Orange Assessor's Office. Please use an additional sheet if necessary.

NAME PAUL YOU YOU, JR. & RUTH DERISSEE-YOU YOU

ADDRESS 261 PECK LANE, ORANGE, CT ZIP 06477

NAME GINA L. ASERMELY

ADDRESS 256 PECK LANE, ORANGE, CT ZIP 06477

NAME ESTATE OF HELEN CUNNINGHAM, C/O KENNETH CUNNINGHAM, ADMINISTRATOR

ADDRESS 104 SOUTH SEASHORE AVE., LONG BEACH, MS ZIP 39560

NAME URSTADT BIDDLE PROPERTIES, INC.

ADDRESS 327 RAILROAD AVE., GREENWICH, CT ZIP 06830

NAME WILLIAM J. DUFFY & CAROL A. DUFFY

ADDRESS TWO CLAUDIA PLACE, MILFORD, CT ZIP 06460

NAME PIA BATTAGLINO

ADDRESS ONE CLAUDIA PLACE, MILFORD, CT ZIP 06460

NAME DAVID M. SARACIN

ADDRESS 554 BOSTON POST RD., MILFORD, CT ZIP 06460

PECK LANE, LLC

183 QUARRY ROAD, MILFORD, CT

06460

Existing Zoning Text

§ 383-103 Parking requirements.

A. Number of spaces:

| | |
|---|----------------------------|
| Multi-unit dwellings | 2.0 spaces per unit |
| Restricted age 62 or older units | 1.5 spaces per unit |
| Congregate or assisted elderly units as defined in CT General Statutes | |

§ 383-109 Final residential plan (FRP) submission.

C. The final residential plan shall include the following:

- (4) The deed restriction provisions for the age 62 or older units and/or the affordable housing units as specified in these regulations.**

§ 383-113

Affordable housing and age 62 or older housing resale restrictions.

- (C) In the case of restricted age 62 or older housing, the title to said properties shall be restricted so that in the event of any resale by the owner or any successor, the purchaser must be age 62 or older. In the event of a new lease to another party or a sublease, the unit must be so restricted that the new lessee must be age 62 or older**

Proposed Zoning Text

§ 383-103 Parking requirements.

A. Number of spaces:

| | |
|--|---------------------|
| Multi-unit dwellings | 2.0 spaces per unit |
| Restricted age 55 or older units | 1.5 spaces per unit |
| Congregate or assisted elderly units as defined in CT General Statutes | |

§ 383-109 Final residential plan (FRP) submission.

C. The final residential plan shall include the following:

- (4) The deed restriction provisions for the age 55 or older units and/or the affordable housing units as specified in these regulations.

§ 383-113

Affordable housing and age 55 or older housing resale restrictions.

- (C) In the case of restricted age 55 or older housing, the title to said properties shall be restricted so that in the event of any resale by the owner or any successor, the purchaser must be age 55 or older. In the event of a new lease to another party or a sublease, the unit must be so restricted that the new lessee must be age 55 or older

Narrative Description

256 Peck Lane is a two story, 32 unit apartment building situated on a 1.64 acres. A Declaration of Covenants and Restrictions dated and recorded March 5, 1993 pursuant to the Orange Planned Residential Development Regulations (Section 30) at the time creates an age restriction of 62. The property is more particularly bounded as follows:

NORTHERLY: by Peck Lane, 225 feet;

NORTHWESTERLY: by land now for formerly August Klages and Augusta Klages 350 feet;

SOUTHWESTERLY: by land now for formerly Sarah Kouns McHugh, 225 feet by a straight line;

SOUTHERLY: by land now for formerly Sarah Kouns McHugh, 350 feet by a straight line.

The application seeks to amend the regulation to reduce the restricted minimum age from 62 to 55.