To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, February 8, 2018 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave, 4th Floor West, North Haven, CT 06473

AGENDA

1. Administration

2. Action Items

3. Other Business

The agenda and attachments for this meeting are available on our website at www.scrcog.org. Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.

La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en www.scrcog.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, January 11, 2018 Meeting
(5:40 pm at The Graduate Club, New Haven, CT).

Present: James Giulietti (2.2), David White, Michael Calhoun, Charles Andres, Jeffrey Kohan, Andrew Skolnick, Ralph Aschettino, Kevin DiAdamo, Sal Brancati (2.2), David Killeen (alternate to Kathleen Hendricks), Eugene Livshits

1 Administration

1.1 *Minutes of the December14, 2017 RPC meeting.*

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

2 Statutory Referrals

2.1 *Town of Woodbridge: Proposed Zoning Regulation Amendments to Section 3.1.2.1(2) regarding multiple-family dwellings in the GB 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: Jeffrey Kohan. Second: Ralph Aschettino. Vote: Unanimous.

2.2 *Town of Orange: Proposed Zoning Regulation Amendments to Chapter 383 – Article XII Planned Residential Development (PRD) Regulations.*

There was discussion and concerns raised in the potential increase of development intensity within the PRDs, and removing a requirement for sanitary sewers for sites in excess of 20 acres. In reviewing the potential locations of PRD developments it was determined that there would be no inter-municipal impacts.

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: Kevin DiAdamo. Vote: Unanimous. Abstain: Ralph Aschettino

2.3 *City of West Haven: Proposed Zoning Regulation Amendment to Section 39.2 regarding multi-family dwellings in the Neighborhood Business (NB) and Residential Planned Development (RPD) Districts*

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: James Giulietti. Second: Ralph Aschettino. Vote: Unanimous. Abstain: David Killeen.

3 Other Business

3.1 Nomination of Officers and Executive Committee Members:

Chairman:	David White
Vice Chairman:	Michael Calhoun
Secretary:	Jeffrey Kohan

Executive Committee:

David White
Michael Calhoun
Jeffrey Kohan
Charles Andres
James Giulietti
Robert Roscow
Ralph Aschettino

Motion to accept slate of Officers and Executive Committee Members: Michael Calhoun. Second: Jeffrey Kohan. Vote: Unanimous

Motion to Adjourn: Ralph Aschettino. Second: Charles Andres. Vote: Unanimous.

Referral 2.1:

Representative Policy Board, South Central Connecticut Regional Water District

Subject:

Proposed Application in accordance with Special Act 77-98, as amended, for the disposition of 1.84 acres located east of Summer Hill Road in Madison.

Staff Recommendation:

The proposed application for disposition of 1.84 acres located east of Summer Hill Road does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region. There do not appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The Regional Water Authority has submitted an application for the disposition of 1.84 acres east of Summer Hill Road in Madison. The property, located at 752 Summer Hill Road, is Class II land and is part of Land Unit MA 9. The South Central Connecticut Regional Water Authority (RWA) Land Use Plan designates the area as Non-water System Land. The application states that the site is not needed for water supply purposes. The property is within the Lake Hammonasset watershed, and contains a vernal pool that does not drain to Lake Hammonasset. The lake itself is over 1400 feet from the property.

The parcel is zoned as Residential. The 1.84-acre parcel contains one single family residential building in an otherwise heavily forested area. The house is currently vacant, however renovation work was completed on it in 2002. Although not officially historic, the house on the property is valued by the Town as a local historic resource. The parcel would sell for no less than $135,000. Revenues would be used to purchase additional water supply watershed lands or conservation easements within the RWA's public water supply watersheds.

Communication:

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

South Central Connecticut Regional Water District
90 Sargent Drive, New Haven, Connecticut 06511-5966 / 203-401-2515
http://www.rwater.com

Via UPS

December 15, 2017

Mr. Carl Amento
Executive Director
South Central Regional Council of Governments
127 Washington Ave., 4th Floor West
North Haven, CT 06473

Dear Mr. Amento:

In accordance with the provisions of Special Act 77-98, as amended, the Representative Policy Board of the South Central Connecticut Regional Water District is considering an Application submitted to it by the South Central Connecticut Regional Water Authority ("Authority") for the disposition of 1.84 acres located east of Summer Hill Road in Madison that is part of Land Unit MA 9.

The purchase price shall not be less than $135,000, with the final price based on a public bidding process.

The subject land is located at 752 Summer Hill Road in Madison. The subject land is Class II land located within Madison, Connecticut. The subject land will be subject to restrictive covenants placed upon it as noted in the language of Special Act 03-12. The parcel has been subdivided from the larger tract at Summer Hill Road, land unit MA 9, which is approximately 600 acres. The parcel at 752 Summer Hill Road contains a one-story house of 1,163 square feet, built circa 1940. The house was renovated multiple times throughout the years, up to the 2000s. The property includes one outbuilding, which is a detached garage next to the house. The property is classified as Class II land and is within the Lake Hammonasset watershed. It includes a vernal pool that is bisected by the new property line. The vernal pool has no outlet and does not drain to Lake Hammonasset. The lake is over 1,400 feet from the property.

A public hearing has been scheduled for this application on Thursday, February 15, 2017 at 7:00 p.m. at the Madison Senior Center Café, 29 Bradley Road, Madison, Connecticut.

Comments in writing in advance of the public hearing should be sent to: Chairperson, Representative Policy Board, South Central Connecticut Regional Water District, 90 Sargent Drive, New Haven, CT 06511. Comments submitted via facsimile should be sent to (203) 562-0808; comments submitted electronically should be sent to jslubowski@rwater.com.

Very truly yours,

Thomas P. Clifford III

Thomas P. Clifford III
Chairperson
Enclosure

cc: Jasper J. Jaser, Vice Chair
Joseph Oslander, RPB
Edward O. Norris III, Vice President – Asset Management, Regional Water Authority

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020
http://www.rwater.com

DATE: November 9, 2017

TO: Anthony DiSalvo, Chair
David Borowy
Joseph A. Cermola
Kevin J. Curseaden
Suzanne Sack

FROM: Ted Norris

SUBJECT: Application to the Representative Policy Board for Disposition of 1.84 acres located east of Summer Hill Road in Madison that is part of Land Unit MA 9

Enclosed for your review is an application to the Representative Policy Board (RPB) for the disposition of 1.84 acres located east of Summer Hill Road in Madison for not less than $135,000. This parcel is located approximately a mile north of the intersection of Twilight Drive, Mending Wall Circle, and Summer Hill Road. It contains improvements including a house and a detached garage.

Section 18 of Special Act 77-98, as amended, requires RPB approval before the Authority sells or otherwise transfers any property or interest or right therein. This application proposes the sale of improved property owned by the Authority. Subsection (i) of Section 18 discusses the disposition of unimproved property while being silent on improved property. It is Murtha Cullina's long-standing legal interpretation that Section 18 applies to both unimproved and improved properties.

A draft resolution of the Authority accepting the application, and a draft letter from the Authority to the RPB requesting consideration of the application, are also attached.

John Triana and I would like to discuss the application at your November 16 meeting and, upon your approval, request that it be submitted to the RPB. If you have any questions prior to the meeting, please contact John or me.

cc: Larry Bingaman
Linda Discepolo
Beth Nesteriak
John Triana

RESOLUTION FOR ADOPTION
BY THE REGIONAL WATER AUTHORITY

Authority Meeting November 16, 2017

Resolved, That the Authority hereby accepts the Application for Disposition for 1.84 acres located east of Summer Hill Road in Madison that is part of Land Unit MA 9, as a completed Application, substantially in the form submitted to this meeting, and authorizes filing said Application with the Representative Policy Board.

and

Further resolved, if approved by the Representative Policy Board, the President and CEO, and the Vice President of Asset Management, are authorized to take any and all actions necessary to complete the transfer interest in real estate.

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020
http://www.rwater.com

Date: November 17, 2017

To: Members of the Representative Policy Board
South Central Connecticut Regional Water Authority

Subject: Application to the Representative Policy Board for Disposition of 1.84 acres located east of Summer Hill Road in Madison that is part of Land Unit MA 9

Ladies and Gentlemen:

The South Central Connecticut Regional Water Authority requests that the Representative Policy Board ("RPB") accept the following enclosed document as complete:

> Application to the Representative Policy Board for Disposition of 1.84 acres located east of Summer Hill Road in Madison that is part of Land Unit MA 9

Based on our conclusion that the proposed disposition is in support of the goals of the South Central Connecticut Regional Water Authority and is in the public interest, we are further requesting that the RPB approve this action following a public hearing.

Any questions regarding this Application may be directed to Ted Norris, Vice President Asset Management or John Triana, Real Estate Manager.

Sincerely,

South Central Connecticut Regional Water Authority

Anthony DiSalvo, Chair
David Borowy
Joseph A. Cermola
Kevin J. Curseaden
Suzanne Sack

Enclosures

Proposed Disposition of Class II Land

Portion of MA 9
752 Summer Hill Road, Madison

Application to the Representative Policy Board (RPB)
From the Regional Water Authority

November 2017

1. AUTHORIZATION SOUGHT

The Regional Water Authority (Authority) proposes the disposition of 1.84 acres of improved Class II land (hereinafter referred to as "the Property") located within Madison, Connecticut conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Madison. Additionally, the Property will be subject to restrictive covenants placed upon it as noted in the language of Special Act 03-12. The purchase price shall be not less than $135,000.

The Property, part of the Authority's land unit MA 9, comprises 1.84 acres and is located at 752 Summer Hill Road in Madison. The parcel has been subdivided from the larger tract at Summer Hill Road, land unit MA 9, which is approximately 600 acres. The Property at 752 Summer Hill Road contains a 1story house of 1,163 square feet that was built circa 1940. The house was renovated multiple times throughout the years, up to the 2000s. The Property includes one outbuilding, which is a detached garage next to the house. The subdivided Property is bounded by Summer Hill Road to the northwest and by Authority property on the remaining three sides.

The Property is classified as Class II land and is within the Lake Hammonasset watershed. It includes a vernal pool that is bisected by the new property line. The vernal pool has no outlet and does not drain to Lake Hammonasset. The lake is over 1,400 feet from the Property.

The Authority's Land Use Plan, approved by the RPB on January 21, 2016, designates the area as Non-water System Land. This location is planned for disposition. In 2003, the Authority's enabling legislation was amended to allow the sale of Class I and II property that is associated with existing single-family homes and barns on its property. That amendment expired and then was reauthorized by another amendment in 2013.

The Property is not needed for water supply purposes. Therefore, the Authority proposes to dispose of the Property in a manner that will meet the following objectives:

1. To generate income to be used to further protect the Authority's public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority's public water supply watersheds.
2. To benefit Authority ratepayers by minimizing future water rate increases that are, in part, attributed to future borrowing needed to complete the purchase of additional water supply watershed lands or conservation easements.

3. To protect and preserve any outstanding historical resources.
4. To reduce PILOT payments and maintenance costs.
5. To reduce the exposure to the liabilities of owning a vacant house.

Furthermore, as outlined in the Authority's 2007 brochure titled "The Land We Need for the Water We Use," the Authority has purchased land or secured conservation easements on land within its watersheds. These purchases protect watershed lands in the region to maintain the high level of water quality for its customers and minimize treatment costs. Purchases of land and/or conservation easements have been partially funded by the sale of lands that are not essential for the protection of the public water supply.

2. NEED FOR PROPOSED ACTION

The Property is situated on Class II land. The cost of maintaining the Property includes boundary inspections and security, as well as payment in lieu of taxes (PILOT). PILOT for this parcel is approximately $4,557 per year. The maintenance costs are currently minimal, totaling approximately $100 per year. While minimal, these costs represent a diversion of resources that could be utilized elsewhere for the maintenance and security of the water system.

The house has been vacant for over five years. A vacant building is an "attractive nuisance" and an obvious target for theft, trespassing, and vandalism. It is also susceptible to undetected damages, such as fire, water, and wind damage. In addition, a vacant building exposes the owner to liabilities. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises. Finally, should the proposed action be approved, the Authority will receive funds from the sale of the Property. Any excess funds must be utilized for source water protection acquisitions.

3. ANALYSIS OF ALTERNATIVES

This application considers three alternatives to the Proposed Action: 1) No action, 2) sale and relocation of the house, and 3) demolition of the house.

No Action

An alternative to the proposed disposition is the continued ownership of the Property by the Authority. Under this scenario, Authority ratepayers would lose the benefits of the land sale and the Authority would continue to be responsible for maintenance costs and general management issues related to the land and vacant buildings, including the exposure to liability. Such expenses and exposure to liability may be expected to increase with time. PILOT payments would also continue. Since the Authority has no use for the house, it will remain vacant and continue to deteriorate.

Sale and relocation of the house

This alternative was attempted in 2005 and was unsuccessful due to the high costs of moving the house. The house's size, age, and construction made the proposition exceptionally expensive and complicated. When this house was offered publically for $1 there were no interested parties. This alternative could not be completed, even during a time when real estate prices were high.

Demolition of the House

The Authority has looked into this possibility at other former rental houses. Costs to demolish houses vary between $50,000 and $100,000, depending on the size of the building and hazardous materials found within them. If the Authority can sell the Property, for even a nominal fee, it will be a significant benefit in terms of cost avoidance. Additionally, there have been multiple inquiries by individuals to buy and restore this house. For those reasons, demolition has not been considered for this Property.

4. COSTS INCURRED OR SAVED BY THE PROPOSED ACTION

Once the Property is no longer owned by the Authority, the average annual expenses for PILOT, security, and maintenance will no longer be incurred. This savings is approximately $4,657 per year. Additionally, the Authority will benefit from the revenue to be gained by the sale of the land. All net proceeds, after costs of disposition, will be used for the protection of watershed lands through purchase and/or conservation easements. These funds would otherwise need to be raised through bonding or internally-generated funds. Finally, although it is not a specific cost of owning the vacant house, the reduction of liability to the Authority is important.

The minimum sale value of $135,000 was derived from two independent appraisals of the property. The appraisals were performed by Amodio Associates ($150,000) and M. B. DiMarco and Associates ($120,000). They are included as part of this application.

5. UNUSUAL CIRCUMSTANCES FOR THE RPB TO CONSIDER

The house at 752 Summer Hill Road in Madison has been vacant for over five years. While there are some issues, the condition of the house is much better than the other former rental houses that the Authority has owned and has been disposing of over the last two years. The issues include removal of the oil tank and the lack of maintenance on all systems associated with the house including electrical, water, heating and cooling, and septic.

Management is proposing to dispose of the house by a public bidding process. The proposed sale of the land is in conformity with the Authority's 2007 initiative known as "The Land We Need for the Water We Use."

The house is over 70 years old and contains architectural elements from various eras. These are detailed in a 2003 report from the Connecticut Trust for Historic Preservation titled "An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings" (Exhibit C). The amendment to the Authority's enabling legislation in 2003, and reauthorized

in 2013, specifically carves out Class I and II land to be sold with the former rental houses and barns that have historical significance.

The house has been vacant for over five years. Vacant buildings are "attractive nuisances" and an obvious target for theft, trespassing, and vandalism. They are also susceptible to undetected damages such as fire, water, and wind damage. In addition, vacant buildings expose the owner to liability issues. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises.

There is interest from the public on disposition of the house.

6. ANNEXED MATERIALS

Exhibit A	Location Map – 752 Summer Hill Road, Madison – November 2017
Exhibit B	Preliminary Assessment prepared by Evans Associates Environmental Consulting, Inc., October 17, 2017
Exhibit C	Section of Connecticut Trust for Historic Preservation report on the House at 752 Summer Hill Road, Madison
Exhibit D	A-2 Survey of the Property prepared by Juliano Associates LLC, dated September 12, 2017
Exhibit E	DPH Water Company Land Permit (#WCL2014-21) allowing disposition of the former rental properties
Exhibit F	Special Act 03-12 – Amendment to the Authority's enabling legislation allowing disposition of the former rental properties
Exhibit G	Appraisal of 752 Summer Hill Road, Madison, Connecticut – Amodio Associates
Exhibit H	Appraisal of 752 Summer Hill Road, Madison, Connecticut – M. B. DiMarco & Associates

7. FACTS UPON WHICH THE RPB IS EXPECTED TO RELY IN MAKING ITS DECISION

A. The Proposed Action: Disposition of a portion of Authority's land unit MA 9, which consists of 1.84 acres of Class II land. The sale of the Property is in conformity with the Authority's Land Use Plan. The parcel's designation is Non-water System Land.

B. Sale of the Property will have no adverse impact upon the public water supply. The Property's current use as a single-family residence will continue.

C. Under the proposed action, the Property would be sold through a public bidding process for not less than $135,000.

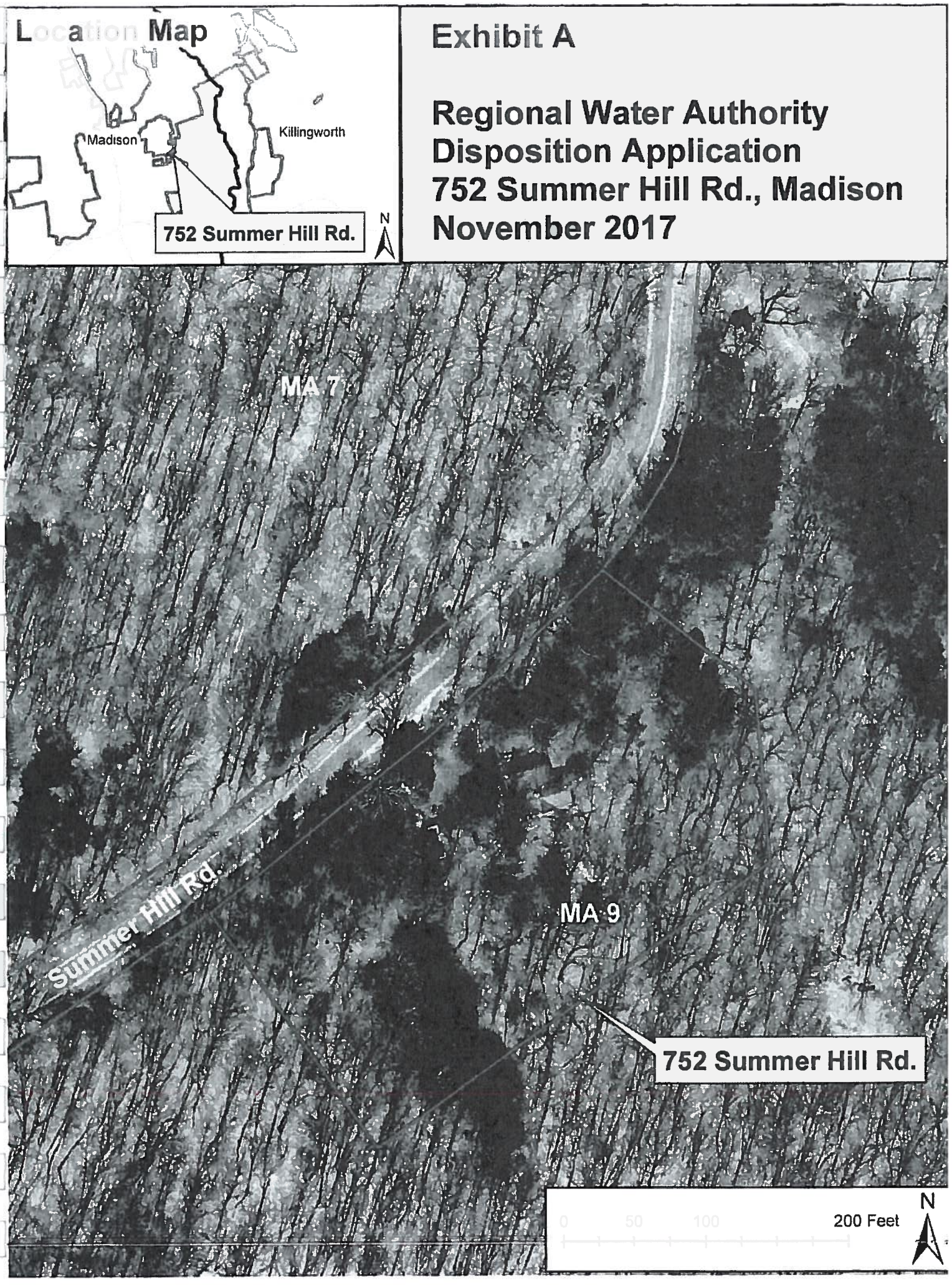
D. Net proceeds of the sale will be used to finance the Authority's long-range plan to acquire and protect watershed property, thereby augmenting the protection of the public water supply.

E. The proposed action is consistent with the Authority policies enumerated in the 2007 initiative "The Land We Need for the Water We Use."

8. FINAL EVALUATION AND RECOMMENDATION OF THE AUTHORITY

The Authority has concluded that the Proposed Action constitutes a disposition of interest in land. The Authority has further concluded that the proposed disposition is consistent with, and advances the policies and goals of, the South Central Connecticut Regional Water Authority and will not have an adverse impact on the environment, the purity and adequacy of the public water supply, and will be in the public interest.

The Authority recommends that this Application for Disposition of 1.84 Acres of Class II land be approved by the RPB.


Location Map
Madison
Killingworth
752 Summer Hill Rd.
N
Exhibit A
Regional Water Authority
Disposition Application
752 Summer Hill Rd., Madison
November 2017
MA 7
MA 9
Summer Hill Rd.
752 Summer Hill Rd.
0
50
100
200 Feet
N

PRELIMINARY ASSESSMENT

Disposition of 1.84 acres of Class II Land, Madison, Connecticut

Location: **752 Summer Hill Road**

Proposed Action: Sale of 1.84 acres of Class II, Non-Water System Land, owned by South Central Connecticut Regional Water Authority (RWA), containing a single-family dwelling and detached garage. The parcel proposed for sale has been portioned off from a large (601± acre) RWA-owned property that includes Lake Hammonasset.

Study Prepared By: Evans Associates Environmental Consulting, Inc.

Date: October 17, 2017

Introduction

This Preliminary Assessment form provides for consideration of potential impacts on specific aspects of the environment, subdivided into eight general areas:

A. Geology, Topography, Soils
B. Hydrology and Water Quality
C. Air Quality, Climate, Noise
D. Biotic Communities
E. Land Use
F. Natural Resources and Other Economic Considerations
G. Public Safety and Health
H. Community Factors

All phases of the proposed action are considered - planning, construction, and operation - as well as possible secondary or indirect effects. For this parcel, there is no "proposed action" on the property that would involve changes to the character of the property; only its sale is proposed. However, potential effects of the future use of the site are considered.

For each "yes" response, the indicated specific information is provided in the space for notes. Elaborations of negative responses may also be provided if appropriate (e.g., to indicate positive impacts on a given environmental factor); "no" answers for which explanatory notes are provided are indicated by an asterisk. Sources of information, including individuals consulted, are also listed in each section.

A. Geology, Topography, Soils	Yes	No
1. Is the site subject to geologic hazards (e.g., seismic, landslide)? If yes, specify type of hazard, extent, relative level of risk, whether or not the proposed action is vulnerable to damage from such hazard, and any measures included in the proposed action to avoid or minimize the risk of damage.		X
2. Will the proposed action create a geologic hazard or increase the intensity of such a hazard? If yes, specify the type of hazard, the extent to which it will be increased by the proposed action, and whether or not the proposed action can be modified to reduce the hazard.		X
3. Does the site include any geological features of outstanding scientific or scenic interest? If yes, describe the features and their relative importance, the extent to which they will be impacted by the proposed action, and any measures included in the proposed action to avoid or minimize damage to important geologic features.		X
4. Is the site subject to soil hazards (e.g., slump, erosion, subsidence, stream siltation)? If yes, specify hazards, their extent, the relative level of risk to the proposed action, and any measures included in the proposed action to avoid or minimize damage from soil hazards.	X	
5. Does the site have any topographic or soil conditions that limit the types of uses for which it is suitable (e.g., steep slopes, shallow-to-bedrock soils, poorly drained soils)? If yes, specify the conditions, the limitations on use, the extent to which the proposed action requires the use of such areas, and any measures included in the proposed action to minimize adverse impacts of these uses.	X	
6. Does the site include any soil types designated as prime farmland? If yes, indicate the area of prime farmland soils and whether the proposed action requires any irreversible commitment of these soils to non-farm uses.	X	

Notes (including sources of information):

A. Geology, Topography, Soils

A.4. Erosion susceptibility is predicted in Connecticut for terrace escarpment type erosion. This prediction applies to areas of steep slopes, often alongside watercourses or drainageways, that have specific, easily-disturbed soils. There are four levels of erosion classification, from most susceptible to least, as follows: Most Susceptible, Highly Susceptible, Surficial Materials Susceptible, and Soils Susceptible.

The southwestern portion of the property contains soils that would fall under the Soils Susceptible to Erosion category, the lowest potential of the rated soils. Currently, the site is well vegetated and the area does not contain steep slopes; therefore, erosion would not be expected. However, if soil disturbance is proposed (see A.6, below), erosion and sediment control measures would need to be implemented.

A.5. The central and northeastern segments of the parcel are underlain by bedrock, and the topography is mainly bedrock controlled in these areas. Outcrops are prevalent within these areas of the parcel, especially behind the house, and it is therefore expected that soils would be shallow or moderately deep to bedrock. The topography in the central section of the site is moderately to steeply sloped. The steep slopes (>25%) total approximately 0.11 acres. Wetlands (hydric soils) are located at the base of the slope in the rear of the lot, southwest of the house. The wetland continues off site to the southeast; approximately 0.05 acres of wetlands are located on site. Wetlands and shallow-to-bedrock soils are not suitable for most development activities, including septic systems.

The existing on-site septic system is located northwest of the house, within the areas on the parcel that contain deeper upland soils that are better suited for septic waste treatment. The proposed reserve area is also located within these soils (near the southwestern property boundary), and not within wetlands or within shallow or moderately deep to bedrock soils. The proposed reserve area is located within the 100-foot wetland buffer, however, as the buffer encompasses the majority of the septic-suitable soils on the parcel.

A.6. The soil types found in the southwestern portion of the property are Canton and Charlton loams, which are designated prime farmland soils. The septic reserve area is proposed to be located in these soils, as they are suitable for septic treatment. Therefore, if this area is utilized for septic waste treatment, that area would no longer be available for farming. However, the area is not currently used for farming, so no active farmland would be lost. In addition, if the property is sold, restrictions would permit a maximum of only 250 square feet of additional impervious surface, thereby minimizing any other potential disturbance to farmland soils.

References:

Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey Subdivision Map, Property of RWA, 752 Summer Hill Road, Madison, Connecticut. Dated 07/31/17.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. Accessed July 6, 2017.

http://cteco.uconn.edu/advanced_viewer.htm (Farmland Soils). Accessed July 6, 2017.

http://cteco.uconn.edu/advanced_viewer.htm (Geology - Erosion Susceptibility). Accessed July 6, 2017.

B. Hydrology and Water Quality	Yes	No
1. Is the site located on a present or projected public or private water-supply watershed or aquifer recharge area? If yes, specify the location, type, and volume of the water supply, the extent to which the proposed action involves construction or other use of the watershed or recharge area, and any measures included in the proposed action to minimize adverse effects on water supplies.	X	
2. Does the proposed action create a diversion of water from one drainage basin to another or significantly increase or decrease the flow of an existing diversion? If yes, specify the location, watershed area, and flow rates of the diversion, whether it involves a transfer of water between sub-regional drainage basins, the extent to which it will affect any required downstream flow releases and actual downstream flows, and the type and extent of expected impacts on the downstream corridor.		X
3. Does the site include any officially designated wetlands, areas of soils classified as poorly drained or somewhat poorly drained, or other known wetlands? If yes, specify the extent and type of wetlands on the site and indicate whether the proposed action involves any construction, filling, or other restricted use of wetlands.	X	
4. Will the proposed action seriously interfere with the present rate of soil and subsurface percolation? If yes, specify the nature of the interference (compaction, paving, removal of vegetation, etc.), the extent to which the percolation rate will be hampered, and whether the project can be redesigned to minimize the interference.		X
5. Is the site located in a floodprone area? If yes, specify the frequency and severity of flooding, the area of the site subject to inundation, and the relative level of risk; indicate whether the proposed action will be subject to damage from flooding, the anticipated amount and type of damage, and any preventive measures included in the proposed action to minimize flooding damage.		X

6. Will the proposed action increase the effects of flooding, either on-site or downstream? If yes, specify the anticipated amount and location of increased flooding, the estimated damage from this increase, and any measures included in the proposed action to minimize the risk of flooding.	X
7. Will the proposed action generate pollutants (pesticides, fertilizers, toxic wastes, surface water runoff, animal or human wastes, etc.)? If yes, specify the type and source of pollutant, amount of discharge by volume, and parts per million, and the relative level of risk to biotic and human communities.	X*

Notes (including sources of information):

B. Hydrology and Water Quality

B.1. The property proposed for disposition is Class II, Non-Water System Land that is located within a public water supply watershed. The site, if sold, would be restricted via covenant to its current use (residential) and no further development would be permitted, except for a minor (<250 sq. ft.) increase in impervious surfaces. Therefore, there would be no impacts to the water supply from new construction (too restricted) or from land use changes (prohibited).

B.3. As noted in A.5. (above), 0.05 acres of Town-regulated wetlands are located on the property. The wetland edge was delineated on July 12, 2017 by a Certified Professional Soil Scientist of Evans Associates Environmental Consulting, Inc., and wetland flags (#A-1 through A-11) were set on site. The flags were survey-located by Juliano Associates Engineers & Surveyors and are depicted on the property survey. No impacts to wetlands are proposed.

B.7. The site is currently zoned residential, so potential impacts from animal and human (septic system) waste and any pesticides or fertilizers could occur when the house is occupied. Any additions or changes to the on-site septic system would need approval from the Health Department and the Inland Wetlands Agency. The site, if sold, would be restricted to its current use and no further development would be permitted (in accordance with RWA covenant restrictions). Therefore, any potential pollutant impacts that may or may not occur would likely not change from past effects. Presumably, these potential residential pollutant impacts would not pose a risk to biotic and human communities.

C. Air Quality, Climate, Noise	Yes	No
1. Is the present on-site air quality above applicable local, state, or federal air quality control standards? If yes, specify the extent to which the air quality fails to attain such standards and the potential effects of sub-standard air quality on the proposed action.	X	
2. Will the proposed action generate pollutants (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) that will impair present air quality on-site or in surrounding area? If yes, specify the type and source of pollutants, the peak discharge in parts per million per 24-hour period, and the relative level of risk to biotic and human communities.		X*
3. Is the site located in a high wind hazard area? If yes, specify the range and peak velocity and direction of high winds; identify any features of the proposed action subject to damage from high winds, the relative level of risk, and any measures included in the proposed action to minimize wind damage.		X
4. Will the proposed action involve extensive removal of trees or other alteration of the ecosystem that may produce local changes in air quality or climate? If yes, describe the nature and extent of the changes, potential adverse effects, areas likely to be affected, possible cumulative effects of removal of natural vegetation and addition of new pollutant sources, and any measures that could be included to reduce the adverse effects.		X
5. Is the site subject to an unusually high noise level? If yes, specify the sources of noise, the noise levels, and any measures included in the proposed action to minimize the effects of noise.		X*
6. Will the proposed action generate unusually high noise levels? If yes, specify the source of noise, the range of noise levels, and any measures incorporated into the project to minimize generation of, or exposure to, excessive noise levels.		X

Notes (including sources of information):

C. Air Quality, Climate, Noise

C.1. Air quality in locations throughout the State of Connecticut is above the applicable state and federal guidelines (8-hour 75 ppb) for ozone (O_3). Connecticut air quality meets the guidelines for: particulate matter (<10 micrometers in diameter-PM_{10} or < 2.5 micrometers in diameter-$PM_{2.5}$); sulfur dioxide (SO_2); nitrogen dioxide (NO_2); carbon monoxide (CO); and lead (Pb).[1] The proposed action is not expected to have any measurable impact upon air quality, nor is the air quality expected to impact the proposed action.

C.2. The site is residentially zoned and contains one single-family residence (currently unoccupied and in a state of disrepair) with a detached garage. The use of the property as a residence would not change if the property was sold, and therefore no increase in air quality pollutants would occur, compared to prior residential use of the property. However, vehicles associated with a residential dwelling would have access to the property. Therefore, sources of pollution (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) could be present on the property in association with these vehicles. No risk to biotic or human communities would be expected from these typical sources.

C.5. The property is adjacent to Summer Hill Road, a smaller, local secondary road.[2] Portions of land adjacent to the road may experience occasional high noise levels from passing vehicles. However, because the property is within a residential zone and travel on Summer Hill Road is not excessive (especially by larger vehicles, which would likely use nearby State Highway 79), noise levels are presumed to be, and would remain, below levels that would be considered unusually high.

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[1] Attainment and Non-Attainment of the National Ambient Air Quality Standards in Connecticut, DEEP Content Last Updated May 26, 2016

[2] 2007 - 2014 Average Daily Traffic Maps, accessed July 11, 2017 online at: http://www.ct.gov/dot/cwp/view.asp?a=3532&q=567276

D. Biotic Communities	Yes	No
1. Are there any rare or endangered plant or animal species on the site? If yes, specify the species, the degree of rarity, and the estimated population on the site; indicate the extent to which the proposed action will disturb the species and its habitat, and specify any measures included in the proposed action to minimize such disturbance.		X*
2. Are there unusual or unique biotic communities on the site? If yes, specify type of community and its relative significance; indicate the extent to which the proposed action will destroy significant biotic communities and specify any measures included in the proposed action to minimize such damage.		X
3. Is the site used as a nesting site by migrating waterfowl, or is it critical to the movement of migratory fish or wildlife species? If yes, specify the species, the extent to which nesting or migration will be disturbed as a result of the proposed action, and any measures included in the proposed action to minimize disturbance.		X
4. Does the proposed action significantly reduce the amount, productivity, or diversity of the biotic habitat? If yes, specify the amount and types of habitat lost, types of wildlife or plants likely to be seriously affected by the proposed action, and any measures to mitigate impacts on biotic communities.		X

Notes (including sources of information):

D. Biotic Communities

D.1. The DEEP maintains a set of maps indicating the presence of endangered, threatened, and special concern species. These maps are available on line and have been reviewed. The presence of any state listed species is indicated by a circle, and the NDDB map for Madison indicates that listed species do not occur within or near the property.

Reference:

Department of Energy and Environmental Protection – Natural Diversity Data Base: http://www.depdata.ct.gov/naturalresources/endangeredspecies/nddbpdfs.asp (*Natural Diversity Data Base Areas, Madison, CT*, map updated June 2017)

E. Land Use	Yes	No
1. Does the site include any officially designated historic or archaeological sites, or other sites of known historic, archaeological, or cultural significance? If yes, specify their type and significance, the extent to which they will be disturbed by the proposed action, and any measures to reduce such disturbance.	X	
2. Does the site have any outstanding scenic or aesthetic characteristics, especially as viewed from public highways or recreation areas? If yes, specify the type and significance of scenic features, the extent to which they will be disturbed by the proposed action, and any measure to reduce the extent of such disturbance.		X
3. Is the site presently used for recreation? If yes, indicate the type of recreation, the amount of use, and the extent to which the proposed action will interfere with present recreational uses or limit recreation options on the site.		X*
4. Is the site presently used for residence or business? If yes, specify the type of use and the extent to which the proposed action will displace present occupants, especially disadvantaged persons or businesses, and any measures included in the proposed action for relocation of such occupants.		X*
5. Will the proposed action break up any large tracts or corridors of undeveloped land? If yes, specify the area of undeveloped land surrounding the site, the amount of development the proposed action will involve, and the distance to the nearest developed land.		X*
6. Does the proposed action include features not in accord with the Authority's Land Use Plan or land disposition policies? If yes, specify the nature and extent of conflict.		X*
7. Is the proposed action part of a series of similar or related actions that might generate cumulative impacts? If yes, specify the type and extent of related actions, implemented or planned, and the general nature of potential cumulative impacts; indicate whether a generic or programmatic impact assessment has been or will be prepared for this series of actions.		X

Notes (including sources of information):

E. Land Use

The RWA's Land Use Plan was updated and adopted in October 2015 (and approved by the Representative Policy Board on January 21, 2016, following a public hearing).

E.1. The property is not listed on the National Register of Historic Places[3] database or the State Register of Historic Places[4] database. The property is not located in a local historic district, according to the CT Trust for Historic Preservation,[5] nor is the house listed on The Historic Buildings of Connecticut website.[6] The site is not specifically mentioned in the RWA's Land Use Plan with regard to historic or archaeological significance.

The property encompassing and including the 1.84-acre subject parcel, however, does appear as a "Local Historic site" on the Town of Madison Historic Resources Map. According to an "Architectural and Historical Analysis" provided by the Charlotte L. Evarts Memorial Archives, the cottage on the property was built circa 1920, and was part of a larger, mainly farmed parcel. This document indicates the cottage may have been a hunting lodge. The document states that the house "is significant for its link to local farming history, and for its potential link to the Dudleys, a prominent local family. In addition, it represents the unusual survival of a small hunting lodge. If the house were lost, understanding of this period of local history would certainly be affected." Recent oral history (a July 2017 conversation with a local North Madison resident), however, indicates that the cottage was not present upon his arrival to town in 1938, was likely built in the early 1940's, and was used as a residence. Historical aerial photos from 1934[7] do not show the cottage, which supports this observation.

The cottage on the property, although not *officially* historic, is valued by the Town as a local historic resource. Therefore, if the property is sold, the buyers would have to abide by a historical easement and deed restrictions. These strict conditions would minimize or restrict changes (repair/rehabilitation) to the site to the maximum extent practicable.

E.3. Recreational hiking trails are present nearby, within the large RWA parcel adjacent to the subject parcel, in association with the Hammonasset Reservoir. The nearest trail is approximately 1000 feet from the 1.84-acre parcel.

E.4. The property currently contains an unoccupied (but formerly rented) single-family residence. Since no renters currently occupy the residence, none would be displaced if the property is sold.

E.5. The 1.84-acre parcel is connected to other land owned by the RWA. The RWA has already partitioned off the subject parcel from the larger parcel for the purpose of this sale.

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[3] https://npgallery.nps.gov/NRHP/SearchResults/, accessed October 10, 2017
[4] http://www.cultureandtourism.org/cct/cwp/view.asp?a=3933&q=293858, accessed October 10, 2017
[5] http://lhdct.org/district/view/madison-historic-district, accessed July 11, 2017
[6] http://historicbuildingsct.com, accessed October 10, 2017
[7] http://magic.lib.uconn.edu/magic_6/raster/37800/aerial/1934/03654_to_04816/CT1934_04577.pdf

The 1.84-acre portion, located immediately adjacent to Summer Hill Road, is already residentially developed, and would be restricted for further development if sold. The remaining acreage of the larger lot is located to the south and east, adjacent to other undeveloped watershed land owned by the RWA. Therefore, the disposition of the subject parcel would shrink RWA holdings by approximately 1.84 acres, but it would not disrupt the continuity of the larger tracts of land near the subject parcel.

E.6. The Land Use Plan identifies land holdings that are associated with former rental houses or barns as suitable for disposal (upon approval by the DPH, which has been received for this property). The RWA brochure entitled "*The Land We Need for the Water We Use*" states the RWA's intent to sell non-water system land parcels not required for the operation, protection, and maintenance of the water systems.

The subject parcel is now defined in the current Land Use Plan as Non-Water System Land, and is permitted to be sold. Because it is Class II land, this property will be sold with protective restrictions that include limiting the property to its current use, prohibiting underground storage tanks, and limiting the expansion of impervious surfaces to no more than 250 square feet. Other restrictions on the parcel allow RWA personnel access to the property should it be necessary for the operation and maintenance of the water systems, and also allow the RWA to make any other provisions necessary to protect the watershed.

F. Natural Resources and Other Economic Considerations	Yes	No
1. Does the proposed action involve any irreversible commitment of natural resources? If yes, specify the type of resource, the importance and scarcity of the resource, the quantity that will be irreversibly committed, and any measure that could be included in the proposed action to reduce irreversible commitments of resources.		X
2. Will the proposed action significantly reduce the value and availability of timber or other existing economic resources? If yes, specify the type and extent of resources affected, the estimated revenue loss, and any measures that could be included in the proposed action to improve the efficiency of resource utilization.		X
3. Will the proposed action require expenditures greater than the projected revenues to the Authority? If yes, specify the estimated difference.		X*
4. Will the proposed action require any public expenditure (e.g., provision of municipal services) that might exceed the public revenue it is expected to produce? If yes, specify the estimated difference.		X
5. Will the proposed action cause a decrease in the value of any surrounding real estate? If yes, estimate the amount and distribution of altered real estate values.		X

Notes (including sources of information):

F. Natural Resources and Other Economic Considerations

F.3. Unlike the other former rental houses sold by the RWA, this house is in significantly better condition since it was occupied by a tenant as late as 2012. The appraised value of the property is $135,000,[8] therefore the sale of the parcel would create immediate revenue.

Current expenditures on the property include: The RWA's Payment in Lieu of Taxes (PILOT) of approximately $4557 each year, liability costs (difficult to quantify, but include insurance costs), and approximately $92 per year for other costs (i.e. maintenance, boundaries, security, etc.).[9]

Therefore, sale of the parcel would result in immediate revenue, along with the elimination of future, ongoing expenditures for the RWA.

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[8] The RWA authorized two appraisals of the property with the assumptions that buyers would acquire the house "as is" and then be subject to the historical conservation easement and the deed restrictions that protect the public water supply.

[9] Amount based on an estimated rate of about $50/acre/yr. for the 1.84-acre lot

G. Public Safety and Health	Yes	No
1. Is the site subject to unusual fire hazard (from flammable vegetation, difficulty of access, lack of water for fire fighting, or other causes)? If yes, specify the type of hazard, the extent to which the proposed action might increase the fire hazard, the extent to which it is subject to damage from such fires, and any measures included in the proposed action to reduce the risk of fire damage.		X
2. Does the site include any features that present potential safety hazards under the proposed conditions of use, or will the proposed action create any hazards to public safety? If yes, specify the hazards, the extent to which the public, workers, or others will be exposed to the hazard, the degree of risk, and any measures that will be included in the proposed action to eliminate hazards or reduce the risk of injury.		X
3. Does the proposed action have the potential to create increased risks to public health? If yes, specify the nature of the health hazards, population at risk, the degree of risk, and any measures that will be incorporated in the proposed action to avoid adverse impacts on public health.		X

Notes (including sources of information):

G. Public Safety and Health

H. Community Factors	Yes	No
1. Does the proposed action include any features that are not in conformity with local, regional, or state plans of conservation and development? If yes, specify the plan(s), the nonconforming features, and the extent of the nonconformity, and any measures that could be incorporated into the proposed action to improve conformity.		X*
2. Does the proposed action differ from the established character of land use in the surrounding area? If yes, specify the nature and extent of the conflict and any actions that might be taken to resolve it.		X*
3. Will the proposed action require any service by public facilities (streets, highways, schools, police, fire) or public utilities that are expected to exceed capacity within 5 years? If yes, specify the type of facility or utility, its capacity, present and projected use, the additional capacity required to implement the proposed action, any public plans to increase the capacity, and any measures that can be incorporated into the proposed action to reduce excessive demands on public facilities.		X
4. Will the proposed action produce any substantial increase in nonresident traffic to the area (construction or other temporary workers, permanent workers, recreational users, etc.)? If yes, specify the amount and type of traffic, its potential impact on the surrounding neighborhood, and any measures included in the proposed action to reduce adverse effects from increased traffic.		X
5. Will the proposed action produce an increase in projected growth rates for the area? If yes, specify the extent to which growth will be increased, the project ability of the community to cope with higher growth rates, and any measures include in the proposed action to reduce anticipated adverse effects from increased growth.		X

6. Is there any indication that the proposed action can be expected to generate public opposition or conflict over environmental concerns? X
If yes, indicate the type and source of conflict, whether it is limited to immediate neighbors of the site or extends to the larger community, and any measures that have been taken or could be taken to resolve the conflict.

Notes (including sources of information):

H. Community Factors

H.1. The Conservation and Development Policies Plan for Connecticut, 2013-2018 (C&D Plan), adopted by the Connecticut General Assembly on June 5, 2013, provides guidelines for local Conservation and Development Plans. The State C&D Plan is advisory to municipalities; there is no statutory requirement for municipal plans, regulations, or land use decisions to be consistent with it. However, the Madison Plan of Conservation and Development[10] (Madison PoCD) was prepared to be generally consistent with both the CT C&D and regional plans (as prepared by the South Central Regional Council of Governments and the Towns of the Lower Connecticut River Valley Council of Governments) while addressing the specific needs of planning and conservation on a smaller and more specific scale.[11]

Specified in the Madison PoCD are recommendations to:

- Protect natural resources and water quality,
- Protect historic resources, and
- Encourage and support owners of historical resources in preserving those resources.

The Madison POCD discusses the RWA as one of the entities that helps maintain open land, and the POCD also discusses the RWA reservoirs as being "surface water resources which are truly exceptional." Because the smaller, 1.84-acre parcel had not been officially surveyed and defined until recently, it is not specifically mentioned in the POCD; it is part of the larger (601± acre) parcel. The POCD defines the larger parcel as managed open space within a water supply watershed, and the parcel is zoned "RU-1" (Rural Residence District 80,000 sq. ft.). The RWA and the Connecticut Trust for Historic Preservation worked together to establish the easement restrictions. These strict restrictions prohibit or severely limit changes to the property, while still allowing the residence to be made fit for human habitation.

Therefore, presumably, if the parcel is sold by the RWA with covenant restrictions (as required by Connecticut Special Act 77-98, as amended), and is maintained in its current

[10] http://www.madisonct.org/351/Plan-of-Conservation-Development
[11] Discussed on pages 70-72 of the Madison PoCD

state (as a residentially-zoned, development-restricted parcel with a historical easement), the sale would be consistent with the POCD.

H.2. There is no "proposed action" on the property that would involve changes to the character of the property; only its sale is proposed. The current use of the subject parcel is residential, and the site contains one unoccupied single-family home with a detached garage. This parcel differs from the majority of the remainder of the 601-acre property surrounding it. The remainder of the property, although zoned the same as the subject parcel (RU-1), is mainly forested and undeveloped. Therefore, the existing use of property as a single-family residence differs from the established character of land use in the surrounding area. However, it is a permitted use that will remain unchanged (through covenant restrictions) if the property is sold.

Madison
752 Summer Hill Road
Circa 1920

Figure 1: Front view of 752 Summer Hill Road, Madison.

Physical Description

752 Summer Hill Road, Madison is located adjacent to a winding, paved road in a heavily wooded area approximately one-half mile from Lake Hammonassett, and in the far south-western corner of the RWA land holding. Summer Hill Road itself is home to numerous eighteenth- and nineteenth-century farms and outbuildings; five are located within a mile of number 752. The site is hilly and rocky, with a substantial rocky outcrop immediately behind the house. There is a stone wall abutting the road along the site at various points, and a small, seasonal pond immediately to the south of the garage.

The house itself sits on a rock platform partly obscured from the road by a mixture of deciduous and evergreen trees. It is one story in height, with roof ridge perpendicular to the street, and built on a rough rock foundation. The central chimney is of the same rock construction. The main façade consists of a central doorway, flanked by single windows, and a porch bay to the south that runs the length of the house. At the north, stepped back from the main façade is a single-bay addition with ridge perpendicular to the rest of the house (Figure 2). The house has white vinyl siding and windows, and an asphalt shingle roof. The current tenant indicated that prior to renovation work in 2002, the house had painted cedar shingles, and 1/1, double-hung, wooden sash windows.

Figure 2. Addition.

Figure 3. Attic space showing wooden roof shingles.

Figure 4. Fireplace.

The original roof had split wooden shingles; these are visible in the attic space (Figure 3).

The cellar is dirt-floored, and the house appears to have been built on top of large, felled trees: stumps are still visible inside the cellar. Entrance to the cellar is through a wooden door on the south.

The central entrance leads immediately to the living room, with massive stone fireplace and knotty pine paneling (Figure 4). It is difficult to say if the porch was originally screened due to the alteration in the windows. The recent additions have partition walls faced with wallboard and painted. The basement is all one build, as is the floor framing. This suggests that the original portion of the house includes the current living room, kitchen, and porch areas. The kitchen shows signs of having had the hallway and bathroom split off by a later partition (now leading to the bedroom and laundry-room addition)—the partition wall abuts the chimney at one point.

Historical Background

Land records show that the 752 Summer Hill Road site was part of a February 17, 1894 four-parcel land purchase by Alivina L. and Oliver H. Dudley under mortgage from the Deep River National Bank. These holdings were deeded to Clifford H. Dudley November 3, 1919 (Vol. 38, 117). The 752 Summer Hill site is part of a twenty-four acre parcel described in 1919 as having 'barns and other buildings' (Vol. 38, 117 and Vol. 91, 31). Purchased in 1943 by Joseph H. and Theresa D. Muller in 1943, it was sold by Mr. Muller to the New Haven Water Company in 1957 (Vol. 91, 31).

Five of the Madison's fifteen pre-1800 houses are located along Summer Hill Road, in addition to examples of early- to mid-nineteenth century houses. The area was primarily farmland, and numerous outbuildings and barns still recall early land use. The 1919 deed's mention of barns and other buildings suggests that the Dudleys had also farmed the land.

Figure 5. Inscription.

Figure 6. Foundation, showing the rough stone construction.

Architectural Analysis and Impact of Loss

Oral history suggests the house was probably built as a hunting lodge during the early twentieth century. A number of rustic features certainly indicate a construction date during the first quarter of the twentieth century: the rocky stone chimney and fireplace, the rough ceiling beams, and earlier wood shingled exterior and roof were characteristic of this type of structure. The organization of interior space is also typical. In addition, seasonal houses often had a terrace and sleeping porch for outdoor living. Blue pebbles embedded in a concrete step outside the cellar door for a capital T or J and the date 1943—likely commemorate Theresa and Joseph Muller's purchase of the house in that year as opposed to its construction date (Figure 5).

The house may well have links to earlier local farming history, however. The rough stone foundation of the cellar is similar to that used in local barns (Figure 6). This, combined with the known use of the lands and reference to 'barns and other outbuildings' on land records referring to the parcel, suggest that the cellar could have been originally a barn or animal pen, later abandoned and then reused.

The house is significant for its link to local farming history, and for its potential link to the Dudleys, a prominent local family. In addition, it represents the unusual survival of a small hunting lodge. If the house were lost, understanding of this period of local history would certainly be affected.

Nina E. Harkrader

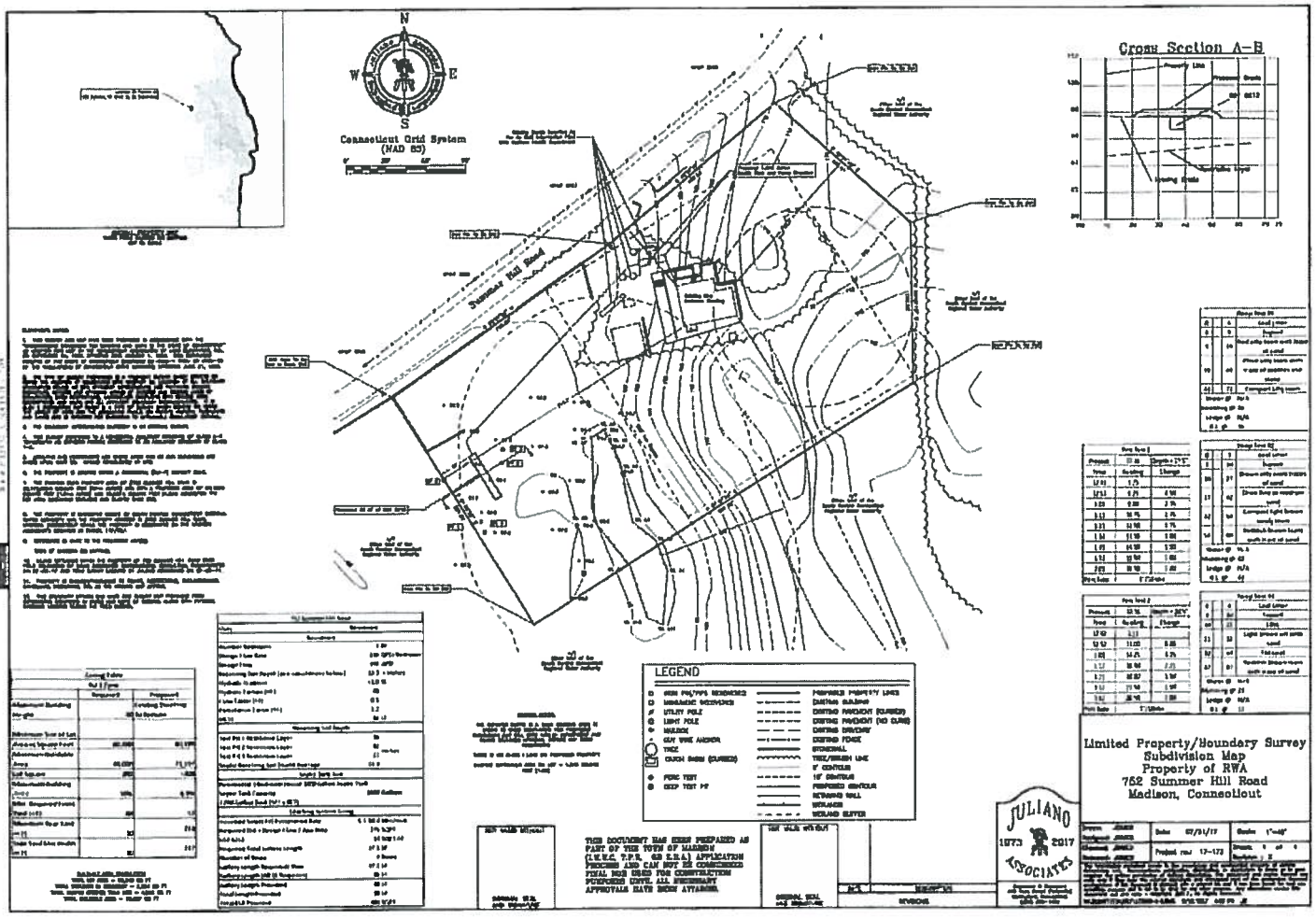
Sources

Clayton, Lauralee and Warner P. Lord. Madison. Three Hundred Years by the Sea. Madison, CT: Madison Bicentennial Committee, c.1976.

Kevin Pliska, Personal Interview, October 8, 2003

Otto Schaefer, former RWA employee, Personal Interview, November 3, 2003

Town of Madison, CT Land Records, Volumes 38, 91


Cross Section A-B
Summer Hill Road
Connecticut Grid System
(NAD 83)
LEGEND
Limited Property/Boundary Survey
Subdivision Map
Property of RWA
752 Summer Hill Road
Madison, Connecticut
JULIANO ASSOCIATES
1973 2017
JULIANO ASSOCIATES, LLC
409 MAIN STREET • ALESVILLE
WALLINGFORD, CONNECTICUT
Voice 203-265-1459 Fax 203-949-1233

M 949

Exhibit G

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner

Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Water Company Land Permit

DWS Project #2014-0224
Permit No. WCL2014-21

Pursuant to Special Act 03-12, and in accordance with the application received on October 15, 2014, South Central Connecticut Regional Water Authority (RWA) (PWSID #CT0930011) is hereby granted authorization to sell Class I and Class II water company owned land associated with 12 parcels formerly used to us rental properties. There shall be no change in use of this land. These transactions will include the Class I and Class II Water Company owned land parcels as indicated in the submitted application and shown on the map entitled "Regional Water Authority Rental Houses and Lots to be Sold Per 2013 Amendment to Enabling Legislation" dated October 2014. The following information pertains to the specific parcels.

Address	Town	Building	Acres
501 Derby Ave.	Orange	SF House	1.5
189 Maple St.	Seymour	SF House	1.5
59 Rimmon Rd.	Seymour	SF House	1.5
752 Summer Hill	Madison	SF House	1.0
2040 Litchfield Tpke.	Woodbridge	SF House	2.0
115 Sperry Rd.	Woodbridge	SF House	2.0
1029 Johnson Rd.	Woodbridge	SF House	2.0
440 Amity Rd.	Bethany	Barn	3.0
184 Downs Rd.	Bethany	SF House	3.0
1115 Great Hill Rd.	Guilford	SF House	3.5
233 Skiff St.	Hamden	SF House	0.5
95 Ives St.	Hamden	SF House	1.0

This sale is authorized based upon the application received October 15, 2014 and conditions outlined in Special Act 03-12. The following conditions are herein accepted by RWA:

1. RWA certifies that each of the structures on the 12 parcels were situated prior to January 1, 1976.

2. RWA has confirmed that all underground storage tanks have been, or will be, removed from each of the properties prior to sale.

3. RWA must take the appropriate actions to ensure a restrictive covenant that limits the expansion of the single-family dwelling or barn and restricts any activity or expansion of any activity that would have a significant adverse affect on the public water supply is

DPH
Connecticut Department of Public Health
Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611
410 Capitol Avenue, MS#51WAT, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph
Affirmative Action/Equal Opportunity Employer

placed on the properties. The requirements of a restrictive covenant are outlined in Special Act 03-12 Section 1(b).

4. RWA shall abide by the zoning restrictions outlined in Special Act 03-12 Section 1(a)(3).

In evaluating the application, the Connecticut Department of Public Health has relied upon information provided by RWA and criteria outlined in Special Act 03-12.

11/14/14
Date

Lori J. Mathieu
Public Health Section Chief
Drinking Water Section
Department of Public Health

11/19/14
Date

John Tiiana
Real Estate Manager
South Central Connecticut Regional Water Authority

Referral 2.2: Town of Orange

Subject:

Proposed Subdivision Application at 400 Narrow Lane

Background:

A private applicant has proposed a five lot subdivision in the Town of Orange. The property located at 400 Narrow Lane, is partially within the City of Milford (0.79-acre). Two of the lots in the proposed subdivision are partially within the City of Milford. The application includes the following information: recorded subdivision map, site plan, site development plan, plan and profile, detention basin detail, construction detail, soil test data, and road soil erosion and sediment control plan.

The subdivision is within a RES Zoning District in Orange and an R-12.5 Zoning District in Milford. The existing lot is partially within Flood Zones "A", "AE" and "X" as depicted in FEMA's Flood Insurance Rate Maps. The parcel is a total of 8.5 acres (7.71 Orange, 0.79 Milford). Lots 1, 2, and 3 will be accessed through Orange by the creation of a new ROW, LaViola Lane. Lots 4 and 5 will be accessed through Milford by extending an existing ROW, Candlewood Road. The applicant has proposed reserving 0.432 acres of open space (5.1% of the tract)—there is no open space requirement in the Orange Zoning Regulations.

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

Januaary 2, 2018
CERTIFIED MAIL
camento@scrcog.org

RECEIVED
JAN 2 2018
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

RESUBDIVISION APPLICATION -
-Submitted by Philomena & Estate of John LaViola, Sr.
For property known as 400 Narrow Lane, Orange, CT.
To Re-Subdivide 8.5 Acres (7.71 in Orange, CT; 0.79 in Milford,,CT).
Zoning District –Residential RES in Orange, CT; R-12.5 in Milford, CT.

Dear Mr. Amento:

In accordance with the Connecticut General Statutes, enclosed for your review is the above referenced Re-Subdivision Application. The tentative Public Hearing date on this matter is February 6, 2018. A copy of these application materials was also sent to you in a PDF file via email.

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

Revised 2/10

TOWN OF ORANGE
TOWN PLAN & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

NAME OF APPLICANT: Philomena and Estate of John LaViola, Sr
(Codespoti & Associates, PC – its agent)
Mailing Address: 400 Narrow Lane

Telephone: (203) 710-4275 **Fax:** C/o (203)799-0011

PROPERTY OWNER: Philomena and Estate of John LaViola, Sr

Mailing Address: C/o 400 Narrow Lane Orange, CT 06477

Telephone: (203) 710-4275 **Fax:** C/o (203)799-0011

TYPE OF APPLICATION: Subdivision _____ **Resubdivision** X
(public hearing required)

Name of (Re)Subdivision: 400 Narrow Lane

5/1/27 (Orange)
Location 400 Narrow Lane Orange, CT 06477 **Map/Block/Lot:** 109/804/18A (Milford)

Total Acres: 8.5 (7.71 Orange, 0.79 Milford) **Zoning District:** RES (Orange) R-12.5 (Milford)
Number of lots: 5 (1 plus 4 new)

Open Spaces/Parks/Playgrounds:

No. of Acres Proposed: None **Percent of Tract:** N/a

Payment in Lieu of Proposed: **Yes** _____ **No** X

Water Supply: **On-site** _____ **Public** X

Sewage Disposal: **On-site** X **Central** _____

Attach the following: _____ **Checklist (pages 3 & 4)**
_____ **Narrative Statements (page 5)**
_____ **Referral Checklist with Signatures (page 6)**
_____ **Individual Lot Specifications (page 7)**
_____ **List of Abutting Property Owners for Notice (page 8)**

NOTE: FAILURE TO COMPLETE ALL THE INFORMATION REQUESTED WILL BE AN INCOMPLETE APPLICATION AND GROUNDS FOR DISAPPROVAL OF THE APPLICATION.

APPLICATION FEE: Base fee of $580, plus $55 per lot **$ 800.00**

PLEASE MAKE CHECK PAYABLE TO: *TOWN OF ORANGE*

PLEASE SUBMIT SIX (6) COPIES OF ALL MAPS, PLANS, APPLICATIONS, ETC.

NAME/ADDRESS OF LAND SURVEYOR AND PROFESSIONAL ENGINEER:

Engineer:
Robert J. Wheway, P.E.
Codespoti & Associates, P.C.
263 Boston Post Road, Suite 5
Orange, CT 06477
Phone # (203) 799-1400 Ext. 2
Fax # (203) 799-0011

Surveyor:
Joseph M. Codespoti, L.S.
Codespoti & Associates, P.C.
263 Boston Post Road, Suite 5
Orange, CT 06477
Phone # (203) 799-1400 Ext. 4
Fax # (203) 799-0011

Name/Address of Individual designated to receive all official correspondence concerning the Application:

Jeffrey N. Gordon, P.L.A.
263 Boston Post Road, Suite 5
Orange, CT 06477
Phone # (203) 799-1400 Ext. 3
Fax # (203) 799-0011

All maps and plans submitted for formal consideration must conform to the standards specified on Schedules A and B of the Subdivision Regulations and be signed, stamped, and sealed by the land surveyor and/or engineer, as applicable.

(Signed) See attached Letter
Owner (Agent-Estate Trustee & Power of Attorney)

(Signed) _____
Applicant

(Acknowledged and Signed) _____
Land Surveyor for Subdivision

John LaViola, Jr.
71 Hampton Close
Orange, CT 06477

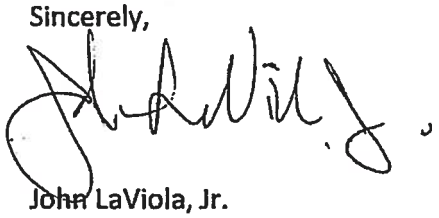
October 16, 2017

Re: Subdivision of property at 400 Narrow Lane, Orange, Connecticut

To Whom It May Concern:

On behalf of the Estate of John LaViola, as Executor, and Philomena LaViola pursuant to holding Power of Attorney in her behalf, I hereby authorize Codespoti & Associates, PC and/or Attorney Steven Studer, and/or their agents to act on behalf of the Estate in making any required Regulatory Agency applications in pursuit of approvals to subdivide the property known as 400 Narrow Lane, Orange & 0 Ardmore Road Milford, Connecticut.

Sincerely,



John LaViola, Jr.

CHECKLIST (to be completed by the Applicant):

A copy of Schedules A and B from the Subdivision Regulations may be substituted and attached hereto, with each line item on the Schedules as checked off as provided or not provided. (Yes; No; NA – not applicable)

Name of Development 400 Narrow Lane **(Site Plan #** _____**)**

Proposed Use Residential Subdivision **(Zoning:** RES_____**)**

PLEASE CHECK IF THE PLAN COMPLIES, OR INDICATE N/A IF NOT APPLICABLE.

__X__ **1. Title of the (re)subdivision.**
__X__ **2. Name and address of owner, name and address of applicant (developer).**
__X__ **3. Date, graphic scale, north point, Town and State.**
__X__ **4. Existing and proposed property and street lines, the names of all adjacent subdivisions or property owners from the current assessor's records.**
__X__ **5. Existing and proposed water courses, ponds, easements and rights-of-way.**
X/Na **6. Proposed lots and lot numbers; existing and proposed open spaces for parks and playgrounds; square footage of all lots and open spaces, and the total acreage of land included in the subdivision.**
__X__ **7. Existing permanent building and structures.**
__X__ **8. Dimensions on all lines to the hundredth of a foot and all bearings or deflection angles on all street lines; the central angle, tangent distance and radius of all arcs.**
__X__ **9. The width of all streets, rights-of-way and easements; street names.**
__X__ **10. Existing and proposed monuments; any Town property line or zoning boundary line.**
__X__ **11. A location map (scale 1" – 500').**
__Na__ **12. An index map.**
__X__ **13. The accurate horizontal relationship of proposed streets to nearby monumented Town streets or State Highways.**
__X__ **14. The words "Approved by the Orange Town Plan and Zoning Commission" with a designated place for the signature of the Chairman and date of signing.**
__X__ **15. The words "Approved by the Director of Health" with a designated place for a signature of the Director or Agent.**
__X__ **16. Delineate Flood Hazard Areas, Floodways and Base Flood Elevations.**
__X__ **17. Existing zoning in the area together with any zoning boundary lines.**
__X__ **18. Building setback lines or other building restriction lines.**
__X__ **19. Seal and certificate of Registered Land Surveyor.**
__Na__ **20. Connecticut Department of Transportation Traffic Approval.**
__Na__ **21. Connecticut Department of Environmental Protection Approval.**
__Na__ **22. Rights to Drain.**
__Na__ **23. Environmental Impact Statement.**
__X__ **24. Approval from the Inland Wetlands & Watercourses Commission.**

__Na__ **25. If applicable, an application for Sedimentation and Erosion Control must be filed.**

__Na__ **26. Underground Utilities must be illustrated on the construction plan and profile or a work print of the construction plans. This includes street lights and principal appurtenances.**

This checklist sheet is intended as an aid to expedite the work of the Town staff, the Town Plan and Zoning Commission, and the applicant. It is not intended as a substitute for, nor does it contain all of the information and requirements in the Subdivision Regulations, Zoning Regulations, and other applicable Town codes, ordinances and procedures.

NARRATIVE IN SUPPORT OF APPLICATION

A. Describe what considerations have been made to obtain solar access on the proposed lots (See Par. 3.12, Subdivision Regulations):
The property is generally an open hay field with full southern exposure allowing for passive solar benefit. The lot configuration and orientation will facilitate a homeowner option for active solar technology.

B. Describe the proposals for reservation of land for open spaces, parks and playgrounds or for payment in lieu of, or combined reservation and payment (See Par. 3.13, Subdivision Regulations):

Acres to be reserved: 0.432 **Ac.:** **% of tract:** 5.1

Relationship to Comprehensive Plan, other guidelines: Minimize site disturbance

Proposal for combined reservation and payment: N/a

Name and address of appraiser proposed: N/a

C. Describe what measures have been taken to minimize disturbance to the environment and what landscaping will be provided in the development area (See also Par. 3.3.2; 3.5.4; 3.5.15; 3.9; 3.11.7; 3.13, etc.)
Reduce road cross section per §382-23 C Streets: Cross Section of the Town of Orange subdivision regulations to reduce disturbance and drainage runoff. Utilize infiltration galleries to minimize discharge into regulated inland wetlands.

D. If applicable, the development proposal must be submitted to the Orange Inland Wetlands and Watercourses Commission prior to or simultaneously with submission to the Town Plan and Zoning Commission. Briefly describe the status of the Inland Wetlands and Watercourses proceedings:
Applications to the City of Milford and Town of Orange Inland Wetlands Commissions have been submitted and approved.

EVIDENCE OF APPLICATION REFERRAL
The following signatures must be obtained prior to submission of the Application to the Town Plan & Zoning Commission. The signatures, however, may be obtained at the time of the review conference, if any, scheduled as provided under §382-14C(7), Subdivision Regulations.

SIGNATURE	DATE
_____	_____
Public Works Director	
_____	_____
Building Official	
_____	_____
Fire Marshal	
_____	_____
Inland Wetlands Officer	
_____	_____
Sanitarian	
_____	_____
Zoning Enforcement Officer	
_____	_____
Traffic Authority	
_____	_____
Conservation Commission	

NOTE: **Referral and signing does not imply approval by the Town Officials.**

INDIVIDUAL LOT SPECIFICATIONS:

See Attached

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot # _____ **Frontage** _____

Area _____ **Dimension of Square** _____

Zoning Variance required, if any: _____

_____

Briefly explain any easements or encumbrances on the property: _____

APPLICANT NOTICE TO PROPERTY OWNERS

NOTICE has been given, in the manner specified in §382-13A of the Subdivision Regulations, to the following property owners, at the addresses listed, who are all of the owners of land adjoining and directly across the street from the subdivision. Current Town Assessor's records may be used for identification of owners and addresses.

		USPS Receipt	or Notice Received by
NAME	**Lan Wei & Zhaowu Luo**		
ADDRESS	397 Narrow Lane Orange, CT		
NAME	**Darlene Krinsky**		
ADDRESS	356 Narrow Lane Orange, CT		
NAME	**Patrick J. & Whitney J. Shanley**		
ADDRESS	404 Narrow Lane Orange, CT		
NAME	**Salvatore & Tracey J. Persico III**		
ADDRESS	390 Narrow Lane Orange, CT		
NAME	**Hassenmayer Enterprises, LLC**		
ADDRESS	384 Narrow Lane Orange, CT		
NAME	**Deane A. & Virginia Allen**		
ADDRESS	370 Narrow Lane Orange, CT		
NAME	**Danielle & Frank Ruiz III**		
ADDRESS	370 Narrow Lane Orange, CT		
NAME	**Brian & Danielle Ewing**		
ADDRESS	251 Sarah Circle Orange, CT		
NAME	**Nathan C. & Lori A. Blair**		
ADDRESS	257 Sarah Circle Orange, CT		
NAME	**Jason M. & Melissa Shea**		
ADDRESS	263 Sarah Circle Orange, CT		
NAME	**Costco Wholesale Corporation**		
ADDRESS	1718 Boston Post Road Milford, CT		
NAME	**Stephen H. & Dawn E. Rockwell**		
ADDRESS	10 Rita Lane Milford, CT		
NAME	**Paul E. & Donna L. Noble**		
ADDRESS	20 Rita Lane Milford, CT		

		USPS Receipt	or Notice Received by
NAME	**Richard Coakley & Laurie McNulty**		
ADDRESS	6 Ardmore Road Milford, CT		
NAME	**Ernest & Elaine M. Pepe**		
ADDRESS	18 Ardmore Road Milford, CT		
NAME	**Michael V. & Karen R. Mercaldo**		
ADDRESS	28 Ardmore Road Milford, CT		
NAME	**Doris Ann Argust**		
ADDRESS	36 Ardmore Road Milford, CT		
NAME	**Michele Diane & Henri Jaworski**		
ADDRESS	44 Ardmore Road Milford, CT		
NAME	**David N. & Diana G. Shapiro**		
ADDRESS	50 Ardmore Road Milford, CT		
NAME	**Michael & Sharon Rutledge**		
ADDRESS	63 Candlewood Road Milford, CT		

Attach U.S. Postal Service receipts or copies. Use additional pages as needed.

Certified by Signature of Applicant: _____

Signature of Applicant

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for <u>each</u> proposed lot within the plan of subdivision. <u>Please make copies of this page for each individual lot.</u>

Lot #: *1*
Area: *63,780 Sq. ft. (1.46 Acres)*

Frontage: *380 ft. plus*
Dimension of Square: *160 ft. plus*

Zoning Variance required, if any: *None*
Briefly explain any easements or encumbrances on the lot: *40 ft. wetlands buffer*

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot #: *2*

Area: *61,501 Sq. ft. (1.41 Acres)**
34,492 Sq. ft. in Orange
27,009 Sq. ft. in Milford

Frontage: *180 ft. plus*
Dimension of Square: *160 ft. plus***

Zoning Variances required: §383-28A Minimum Lot Area*
§383-21A Minimum Square Requirement**
Variances granted by Orange Zoning Board of Appeals on 4-17-17, recorded in book 666, pg 342 of O.L.R.

Briefly explain any easements or encumbrances on the lot:
40 ft. wetlands buffer
Drainage Easement in Favor of the Town of Orange

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot #: *3*
Area: *67,658 Sq. ft. (1.55 Acres)*
60,446 Sq. ft. in Orange
7,212 Sq. ft. in Milford

Frontage: *172 ft. plus*
Dimension of Square: *160 ft. plus*

Zoning Variances required, if any: *N/a*

Briefly explain any easements or encumbrances on the lot: *N/a*

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot #: *4*
Area: *77,966 Sq. ft. (1.79 Acres)*

Frontage: *115 ft. plus*
Dimension of Square: *160 ft. plus*

Zoning Variances required, if any: *N/a*

Briefly explain any easements or encumbrances on the lot:
Right to Drain granted to Lot 5,
Drainage Easement in favor of the Town of Orange

INDIVIDUAL LOT SPECIFICATIONS:

The following information shall be provided for each proposed lot within the plan of subdivision. Please make copies of this page for each individual lot.

Lot #: *5*
Area: *68,178 Sq. ft. (1.57 Acres)*

Frontage: *180 ft. plus*
Dimension of Square: *160 ft. plus*

Zoning Variances required, if any: *N/a*

Briefly explain any easements or encumbrances on the lot:
Right to Drain granted over Lot 4

Referral 2.3: Town of Shelton

Subject:

Proposed Zoning Regulation Amendments to Section 45.6 Accessory Dwelling Units and Section 34.31 PDD Standards

Staff Recommendation:

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

Background:

The Town of Shelton submitted zoning regulation amendment to Section 45.6 regarding accessory dwelling units and Section 34.31 regarding PDD standards. The amendment to Section 45.6 would remove language restricting the construction of accessory DUs on single family detached dwellings that have existing for five or more years. This language is replaced to allow the new construction of single-family detached dwellings including an accessory dwelling unit. The amendment also removes language requiring the single family detached dwelling to have only one door on the front façade.

The amendment to Section 34.31 revises the standards for parcels in the Planned Development District (PDD). Current regulations require a minimum parcel area of 10,000 square feet. The Town proposes adding language saying that the minimum parcel area in the Downtown Business District (CBD) "may be reduced by no more than 10%, provided the parcel has adequate frontage, shape and buildable area to satisfy the intended use." The Town states that many of their downtown parcels do not meet the current standards by an insignificant amount.

Residential zones and PDD zones within 500 feet of the City of Milford.

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

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

ZONING/PLANNING REFERRAL TRANSMITTAL

Date: 1/23/18

TO: Carl Armento, Exec. Director, South Central Regional Council of Governments

RECEIVED
JAN 25 2018
SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS

FROM: SHELTON PLANNING AND ZONING COMMISSION

BY: Richard D. Schultz, AICP

PROPOSAL/PROJECT: P&Z Applications #17-20: Text Amendments to Section 45.6 (Accessory Dwelling Units) and #17-21 Text Amendments to Section 34.31 (PDD Standards)

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

(X) Section 8-3b	Notice to Regional Planning Agency of Proposed Zone or Zone Use Change.
( ) Section 8-3h	Applications for projects within 500 feet of the City Line or with significant impacts on adjacent Town (traffic, drainage, etc.).
( ) Section 8.23(G)(4)	Notification of proposed update or amendment to POCD
( ) Section 8-26b	Subdivisions abutting the City Line.
( ) Section 8-26f	Projects within 500 feet of the City Line or with significant impacts on adjacent Town.
( ) Section 22a-104e	Zoning Regulations, Plan of Development and other changes within the designated Coastal Area.
( ) Section 22a-105	Coastal Site Plan Reviews

A public hearing/meeting on the subject proposal/project has been scheduled for Feb. 28, 2017 at 7:00 P.M. at the Shelton City Hall .
Attachments: Text Amendments

45.6 **Accessory Dwelling Unit:** An accessory dwelling unit is a dwelling unit that is accessory and subordinate to a single detached dwelling for one (1) family. Such accessory dwelling unit constitutes an additional use for which an Application for a Certificate of Zoning Compliance and a Certificate of Zoning Compliance is required.

An Existing single family detached dwelling in any Residence District may be used or modified to allow the incorporation of one (1) accessory dwelling unit [NEW] or new construction of a single detached dwelling may include one (1) accessory dwelling unit subject to the following standards, conditions and procedures applicable to the establishment of any such accessory unit.

45.6.1 [DELETE] ~~The existing single family detached dwelling shall have been in existence for a period of not less than five (5) years as evidenced by a previously issued Certificate of Zoning Compliance for said dwelling.~~ The accessory dwelling unit shall be incorporated either completely within an existing, principal single family dwelling or added to [NEW] or constructed with said principal dwelling provided that both dwelling units shall be attached by a common wall, floor or ceiling and not simply connected by an attached porch or breezeway. An attached garage structure meeting the above criteria and when converted to an accessory dwelling unit is considered to be incorporated within the dwelling.

45.6.2 The accessory dwelling unit shall be provided with a kitchen and a complete bathroom, separate from the principal dwelling and with two (2) means of egress, including a separate outside door. The accessory unit shall be provided with two off-street parking spaces in addition to those required for the dwelling and said spaces shall be accessible independently of the spaces required for the dwelling. Where additional garage spaces are to be provided, all said garage spaces serving both principal and accessory dwelling unit shall be located in the same general portion of the dwelling or in a detached garage served by the same driveway.

45.6.3 No existing single family dwelling shall qualify under these Regulations unless it is located on a lot having at least the minimum lot area as required by these Regulations and is or will be served by public water and municipal sanitary sewers. If said dwelling is not served by municipal sewers, it shall be located on a lot having a minimum lot area of 30,000 square feet or as required by the applicable District, whichever is greater, and shall be served by an on-site disposal system with sufficient capacity to satisfy the Connecticut Health Code and the Regulations of the Naugatuck Valley Health District and evidenced by an appropriate certification form from said Health District as adequate to serve the existing dwelling unit and accessory unit. If said dwelling is not served or capable of being served by public water supply, it shall have a minimum lot area of 40,000 square feet or as required by the applicable District, whichever is greater, and shall be served by an on-site water system with sufficient capacity to satisfy the Connecticut Health Code and the Regulations of the Naugatuck Valley Health District and evidenced by an appropriate certification form from said Health District as adequate to serve the existing dwelling unit and the accessory unit.

45.6.4 Either the single family dwelling or the accessory unit shall be occupied by an owner of record of the premises [NEW] or a principle in the entity record owner as a principal place of residence.

45.5.5 The single family dwelling containing the accessory unit shall have a design that maintains the appearance of the premises as a single detached dwelling for one (1) family. No exterior change shall be made to the existing front façade of the principal dwelling except for roof dormers or windows. [DELETE] ~~The dwelling when converted to incorporate an accessory unit shall have only one (1) outside door along the front façade elevation unless two (2) such doors existed at the time of conversion.~~ Stairways to an accessory unit on floors above the ground floor of the dwelling shall be located on the side or rear of the dwelling and shall be fully enclosed within the dwelling.

45.6.6 The single detached dwelling shall have no less than the minimum floor area as specified in SCHEDULE B and the accessory unit shall have a minimum floor area of not less than 500 square feet. The maximum floor area of the accessory unit shall not exceed one third of the total habitable floor area of the dwelling, excluding basements, or a maximum of 900 square feet, whichever is less. The accessory unit may be used for a professional or business office in the home but is not eligible to be used for a home occupation in a dwelling unit nor for the renting of rooms. No accessory unit shall be located in a basement or cellar unless such basement or cellar constitutes a story as defined in Paragraph 5.29.

45.6.7 Both the principal and the accessory dwelling units shall be occupied by members of the same family group, all related be blood, marriage or adoption regardless of age.

45.6.8 The Application for a Certificate of Zoning Compliance shall be accompanied by the following:

a. a notarized affidavit of ownership signed by the owner of the premises and affirming the intent that either the accessory unit or the remainder of the single detached dwelling is to be occupied by an owner of the premises as the principal place of residence, and that the occupancy of the units will comply with the requirements of 45.6.7 above.

b. [NEW] If the premises is not served by public sewer and water, a certification from the Director of the Valley Regional Health District that the water supply and sewage disposal systems serving the premises, either existing or any proposed construction or modification thereof, conform to current state sanitary code requirements and are adequate to serve both the accessory unit and the remainder of the dwelling;

c. an accurate plot plan of the premises drawn to a scale of one inch equals twenty feet and deemed adequate by the Commission to evaluate the proposal for compliance with these provisions; and

d. accurate, scaled floor plan drawings of the single dwelling and accessory unit, and suitable sketches, architectural drawings and / or photographs sufficient to show the character and extent of exterior building and façade construction, including all alterations.

45.6.9 Issuance of a Certificate of Zoning Compliance for an accessory dwelling unit in a single detached dwelling for one (1) family is conditioned upon the following:

a. the Certification of Zoning Compliance shall not become effective until a copy thereof, certified by the Commission, containing a description of the premises to which it relates and the name of the owner of record, and accompanied by a copy of the notarized affidavit required under 45.6.8 a. above, is recorded in the land records of the City of Shelton;

b. that in January of each calendar year, the owner of the premises shall file with the Commission a new notarized affidavit of ownership of the premises and certifying that either the accessory unit or the remainder of the dwelling is occupied by an owner of the premises as required for the original Application; and

c. the Certificate of Zoning Compliance automatically terminates when there is a change in ownership of the premises, provided however, that a new Certificate of Zoning Compliance may be issued upon receipt of the above affidavit from the new owner of the premises.

SHELTON PLANNING & ZONING COMMISSION

PROPOSED AMENDMENT OF ZONING REGULATIONS

Public Hearing:

Adopted:

Effective:

The Shelton Planning & Zoning Commission has determined the need for flexibility applying the Planned Development District Standards for downtown properties. The 10,000 square foot minimum parcel area was intended to accommodate two adjacent 50 foot by 100 foot parcels, those dimensions being common subdivision configurations during the establishment of the downtown area. New standards of accuracy and survey performance have resulted in many parcels failing to meet those dimensions by insignificant amounts. To remedy the situation, the following amendments are proposed:

To Section 34.3.1, the addition of the following paragraph is proposed:

"Not withstanding the above, the minimum parcel area in the delineated Downtown Business District (C.B.D.) Special Development Area may be reduced by no more than 10%, provided the parcel has adequate frontage, shape and buildable area to satisfy the intended use."