

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Michael Calhoun
(Vice Chair)

Branford:
Charles Andres

East Haven:
Sal Brancati

Guilford:
Matthew Yorzinski

Hamden:
Robert Roscow

Madison:
Joel Miller

Meriden:
David White
(Chair)

Milford:
Jim Quish

New Haven:
Kevin DiAdamo

North Branford:
Frances Lescovich

North Haven:
James Giulietti

Orange:
Ralph Aschettino

Wallingford:
Jeffrey Kohan
(Secretary)

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, July 12, 2018 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave,
4th Floor West, North Haven, CT 06473

AGENDA

1. Administration

1.1. Minutes of the June 14, 2018 RPC Meeting **1**

2. Action Items

2.1. Town of Durham: Proposed Zoning Regulation Amendments to create new section on Agricultural Events. Submitted by: Town of Durham. Received: June 21, 2018. Public Hearing: August 1, 2018. **3**

2.2. Town of North Haven: Proposed Zoning Regulation Amendment to Section 5.1.1.31 to allow axe throwing facilities in IL Zoning Districts. Submitted by: Private Applicant. Received: June 27, 2018. Public Hearing: August 6, 2018. **7**

3. Other Business

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

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrco.org T (203) 234-7555 F (203) 234-9850 elivshits@scrco.org

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, June 14, 2018 Meeting

Present: David White, Michael Calhoun, Jeffrey Kohan, Sal Brancati, Charles Andres, James Giulietti, Andrew Skolnick, Jim Quish, Matthew Yorzinski, Eugene Livshits

1 Administration

1.1 Minutes of the March 8, 2018 RPC meeting.

Motion to accept the minutes as presented: Michael Calhoun. Second: Andrew Skolnick.
Vote: Unanimous.

1.2 Minutes of the May 10, 2018 RPC meeting

The Regional Planning Commission Meeting on May 10, 2018 did not have a quorum. The referrals were reviewed by consensus of the members present.

Motion to accept the minutes as presented: Sal Brancati. Second: Andrew Skolnick
Vote: Unanimous.

2 Statutory Referrals

2.1 City of Meriden: Proposed Zoning Regulation Amendments to Sections 213-7B, 213-31B, and 213-47B regarding Indoor Automotive Sales and Service

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: Jim Quish. Second: James Giulietti. Vote: Unanimous.

2.2 Town of Branford: Proposed Zoning Regulation Amendments to Sections 2.2 and 6.12 regarding sight triangles and driveway requirements

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: Andrew Skolnick. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

2.3 Town of North Branford: Proposed Subdivision Application of 67 Totoket Road

By resolution, the RPC has determined that the proposed subdivision application 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: Andrew Skolnick. Second: Sal Brancati. Vote: Unanimous.

3 Other Business

3.1 Draft South Central Region: Plan of Conservation and Development

By resolution, the RPC has determined that the Final Draft of the POCD be referred to the South Central Regional Council of Governments Board for adoption.

Motion: Charles Andres. Second: Jeffrey Kohan. Vote: Unanimous.

Motion to Adjourn: Jeffrey Kohan. Second: Michael Calhoun. Vote: Unanimous.

Referral 2.1: Town of Durham

Subject:

Proposed Zoning Regulation Amendments to create new section on Agricultural Events

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 Durham submitted proposed zoning regulation amendments to create a new section on Agricultural Events.

The regulation defines agricultural events as an accessory use to a principle agricultural or farming use, and may include educational activities, sampling, farm-to-table events, or recreational activities for guests. Agricultural events would be allowed in any zone by Special Exception, as long as there is a primary agriculture use on 5 or more acres.

The application must include the specific types of events to be conducted, the expected frequency of the events, the maximum number of attendees, and a Site Plan. Events shall not be conducted within than 50 feet of a property line, and shall occur within the hours of 7:00 AM and 11:30 PM.

The Town of Durham is adjacent to Wallingford, North Branford, Guilford, and Madison.

Communication:

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

Rebecca Andreucci

From: Eugene Livshits
Sent: Friday, June 22, 2018 9:22 AM
To: Rebecca Andreucci
Subject: FW: Proposed Revisions to Zoning Regulations - Town of Durham - Agricultural Events
Attachments: Farm Reg Rev 5.docx

RECEIVED

JUN 21 2018

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

Referral

From: fcdefelice@aol.com <fcdefelice@aol.com>
Sent: Thursday, June 21, 2018 9:11 PM
To: Eugene Livshits <elivshits@scrcog.org>
Cc: tenjan00@gmail.com
Subject: Proposed Revisions to Zoning Regulations - Town of Durham - Agricultural Events

RPC Referrals
South Central Regional Council of Governments
127 Washington Avenue, 4th Floor West
North Haven, Connecticut 06473
www.scrcog.org
elivshits@scrcog.org

RE: Review of Zoning Regulation Revisions in accordance with the requirements of C.G.S. 8-3b

At its meeting of June 20, 2018, the Planning and Zoning Commission of the town of Durham, Connecticut voted to present certain revisions to the town's Zoning Regulations to the public at a Public Hearing scheduled for 8:00 PM on August 1, 2018 at the Durham Public Library. The proposed revisions are attached (new section on Agricultural Events).

Because these revisions may have inter-municipal impacts, we are referring them to you for review and comment. Your comments will be made part of the record during the Public Hearing of August 1, 2018.

Respectfully submitted,

Frank C. DeFelice
Chairman

Agricultural Events - Draft Proposal #3 (with Byrne Recommendations)

Purpose Statement:

The preservation of Durham's farmland, farms and agricultural activities; and the desire to attract new agricultural investment, is a matter of sound public policy and furthers the objectives of the Plan of Conservation & Development.

In furtherance of these goals, the Durham Planning and Zoning Commission has developed (adopted) the following regulations to facilitate agricultural events with certain conditions.

Approval Process:

Agricultural Events shall be permitted in all zones by Special Exception only.

Definitions :

Agricultural Event: An accessory use on a parcel having a principle agricultural or farming use; Agricultural Events may include agriculturally-related educational activities, the sampling of agricultural products, or the serving of beverages or meals that are prepared using products that are grown in Connecticut; and may include recreational activities for the guests.

Principal Use: The primary purpose or function for which a premise is used, designed, or intended to be used.

Section xx.x Agricultural Events

In all zones, owners of a contiguous parcel of five (5) acres or more having a principle agricultural or farming use shall be permitted to make application to the commission under Section 13.05 of these regulations to conduct Agricultural Events as an accessory use on said parcel in accordance with the following:

- 1) The application to the commission shall include:
 - a) The location of the parcel(s) to be used for the event(s); by Street Address or Assessor's Parcel Number
 - b) The specific types of event(s) to be conducted
 - c) The expected frequency of such event(s)
 - d) The maximum number of attendees for any single event
 - e) Site Plan prepared in accordance with the requirements of Section 13.03.04 of these regulations
- 2) The Site Plan shall include the information shown in Section 1 (a) through 1(d) above, and shall identify the following:
 - a) All indoor and outdoor areas to be used for the event(s)
 - b) Locations of tents and portable restrooms
 - c) Exterior lighting; unless shown on a separate Lighting Plan.
 - d) Designated areas for off-street parking, based on Section 1(d) above, assuming two-hundred fifty (250) square feet per vehicle and a vehicular occupancy of two (2) persons per vehicle. For example: $((100 \text{ persons} \times 250) / 2) = 12,500 \text{ square feet} = 0.29 \text{ acres}$
- 3) On-street parking shall not be permitted.
- 4) Event activities shall not be conducted closer than fifty (50) feet from a property line.
- 5) Events shall begin not earlier than 7:00 AM and shall cease by not later than 11:30 PM.

- 6) The applicant is required to send a copy of the application being filed with the Planning and Zoning Commission to the owners of all properties abutting the parcels(s) to be used for the requested event(s), via U.S. Mail. For noticing purposes, the owner shall be determined by the Assessor's current record. The applicant shall provide the commission with proof-of-notice, in the form of Certificate of Mailing receipts.
- 7) Adequate lighting, complying with the requirements of Section 12.12 of these regulations, shall be provided in parking and pedestrian areas for events that will be held after dusk. Outdoor lighting shall not shed light beyond the boundaries of the subject property.
- 8) In addition to the Application and Site Plan, the applicant shall be responsible for submitting all required documentation to the following agencies for their review, inspection and report back to the commission:
 - a) Health Department Typically reviews water, septic, food preparation and sanitary facilities, etc.
 - b) Resident State Trooper Typically reviews traffic control plans, security, etc.
 - c) Fire Chief Typically reviews access and water availability for fire suppression, etc.
 - d) Fire Marshall Typically reviews occupancy, fire suppression, etc.
 - e) Building Official Typically reviews structures, use classification handicap accessibility, etc.

The applicant shall be responsible for providing the commission with the reports from each of the aforementioned agencies. In considering the application, the commission may consider the information in each report.

- 9) Should the commission approve the application and accompanying Site Plan, only events of the type approved by the commission shall be permitted; and these shall only be permitted to take place in areas identified on the approved Site Plan.

Referral 2.2: Town of North Haven

Subject:

Proposed Zoning Regulation Amendment to Section 5.1.1.31 to allow axe throwing facilities in IL Zoning Districts

Staff Recommendation:

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

Background:

A private applicant submitted proposed zoning regulation amendments to Section 5.1.1.31 to allow axe throwing facilities in IL Zoning Districts.

The regulation treats axe throwing facilities the same as bowling alleys, skating rinks, and miniature golf courses, as uses permitted in Light Industrial IL Districts.

IL Zones in North Haven are adjacent to Hamden and Wallingford.

Communication:

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



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

PLANNING & ZONING COMMISSION

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

25 June 2018

Mr. Eugene Livshits
Regional Land Use Planner
South Central Regional Council of Governments
127 Washington Avenue-4th Floor West
North Haven, CT 06473

RECEIVED

JUN 27 2018

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

Re: Proposed Amendment to the North Haven Zoning Regulations
Revision to Section 5.1.1.31 to allow "axe throwing facilities" as a use in IL (Light Industrial) Zoning
Districts.

Dear Mr. Livshits,

In accordance with Connecticut General State Statutes, enclosed please find a copy of the above
referenced proposed amendment to the North Haven Zoning Regulations.

A Public Hearing for this application is scheduled for 6 August 2018.

Very truly yours,

Alan A. Fredricksen
Land Use Administrator
AAF/lc
Enclosures

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

6/22/18 Date of Receipt
\$60/150 Fee and date paid

#P18-24 File Number
Approval date

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

TBD (ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER) IL 30 ZONE TBD TOTAL SQUARE FOOTAGE

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

- Site plan approval (Submit 14* copies of the site plan) ▶ 1 original and 14 copies of the application
- Certified A-2 Survey
- 2 copies of Bond Estimate Form * 14 PLANS @ 24" x 36"
- Cite the regulation that permits proposed use

TITLE OF PLAN: _____

Date and most current revision date of plan: _____

- CAM site plan review (Submit 14* copies)
- X Amend zoning regulations 5.1.1.31 Section to be amended (Submit 8 copies of proposed amendment)
- Proposed zone change (Submit 14* copies of location map)
- Special Permit _____ Cite regulation that authorized the special permit
- Fill permit (Submit 14* copies)
- Excavation permit (Submit 14* copies)
- Permit to grade or regrade the property (Submit 14* copies of a certified plan showing existing grades and proposed grades)

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

- Does the property for which this application is submitted:
 - N/A Lie within 500' of an adjoining municipality or will traffic or water drainage impact an adjoining municipality
 - N/A Lie within the Coastal Area Management boundary
 - N/A Contain any wetlands and/or watercourses
 - N/A Lie within the Aquifer Protection Zone
 - N/A Lie within the Channel Encroachment Zone
 - N/A Lie within the floodplain or floodway
 - N/A Lie within 50' of the Quinnipiac River or Muddy River

RECEIVED
JUN 22 2018

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

This application gives the commission and its agents authority to inspect the property.

N/A
ENGINEER'S NAME

AXE cited, LLC
Print Applicant's Name

4 White Wood Ln North Branford, CT 06471
Applicant's Address

203-671-9755 N/A
Applicant's Phone Number Fax Number

[Signature]
Applicant's Signature

N/A N/A
ENGINEER'S PHONE NUMBER FAX NUMBER

AXE cited, LLC
Print Owner's Name

4 White Wood Ln North Branford, CT 06471
Owner's Address

203-671-9755
Owner's Phone Number

[Signature]
Owner's Signature

AXEcited, LLC - Zoning Amendment Change Request Info

Proposed Amendment

5.1.1.31 Bowling alleys, commercial skating rinks, tennis courts, golf driving ranges, indoor and outdoor miniature golf courses, commercial swimming pools, dance halls, eating and drinking places with entertainment, axe throwing facilities.

Here is some more info for your review. All this info and a link to a short video can be found online at the following website:

<https://axecited.wixsite.com/home>

AXEcited, LLC - Zoning Amendment Change Request Info

Intro

We're looking to bring a new and exciting form of entertainment and sport to the Town of North Haven. We would like your consideration for allowing a simple addition to zoning regulation 5.1.1.31. We believe that our concept is most comparable to a bowling alley, but in a much smaller space. Use of individual lanes and weekly league play mirrors that of bowling/bowling alleys, which is already an approved use under zoning regulation 5.1.1.31.

Idea

Axe throwing. You might be thinking to yourself – these guys must be crazy! Here's why we aren't:

Axe throwing is the newest craze with locations rapidly opening up all across the country, including right here in Connecticut.

Check out this quick video to see a similar concept in action:

https://www.youtube.com/watch?v=0-t_9jVnQiE

In fact, when we came up with the idea our research showed that no one in Connecticut was doing this. In just the previous few months a location has already opened in Hartford, and construction is currently underway for another one in Newington. Our hopes are that you'll allow this change in order for us to bring the fun and "AXEcitement" to our area.

Safety

I'm adding this in, as you may be thinking "Is this even safe"! I'll admit, that before I had any experience throwing (it actually doesn't take more than a few minutes to get the hang of it, and stick the target) or had visited a throwing facility - I was skeptical. Rest assured, if the concept wasn't safe we wouldn't even consider moving forward. Our team has a combined 40+ years of experience working within the insurance industry. To that point, safety is paramount to each of us. We have protocols that will be in place to ensure that everyone is safe.

About Us

We were all born and raised in North Haven and the surrounding towns, and currently run a business in town. We're family and friends who discovered the sport of axe throwing while on a trip to Canada. That one experience there left us wanting more. Once we got home we searched for anything similar locally. At the time nothing was available in Connecticut. Our desire to bring the recreational sport to our home base was born! Having strong ties to the Town of North Haven and being committed business owners in the community we are looking to continue that commitment by bringing another business venture to the area. One which will bring a new experience and enjoyment to all who participate.

Thank you for taking the time to review our information, and we welcome any questions you may have.

All the best,

AXEcited, LLC. (Joe C., John C., & Joe R.)