



Greater Bridgeport Regional Planning Agency

**Greater Bridgeport Regional Planning Agency
Regular Board Meeting
Wednesday, March 23, 2011, 6:30 PM
Conference Room, Greater Bridgeport Regional Planning Agency
525 Water Street, Bridgeport, Connecticut**

MEETING AGENDA

Executive Committee Meeting (if necessary)

I. Approval of Meeting Minutes (Attachment A):

1. February 23, 2011 Executive Committee Meeting (Attachment A-1)
2. February 23, 2011 Regular Board Meeting (Attachment A-2)

II. Communications and Announcements (Attachment B):

1. Financial Report (Attachment B-1)
2. Regional Transportation Work Program Status Report (Attachment B-2)
3. Proposed Amendments to Agency By-Laws (handout)

III. Referrals (Attachment C)

1. Oxford #151 – Zoning Regulations Amendment: Permitted Uses (Attachment C-1)
2. Oxford #152 – Zoning Regulations Amendment: Age-Restricted Units (Attachment C-2)
3. Oxford #153 – Zoning Regulations Amendment: Aquifer Protection (Attachment C-3)
4. Easton #90 – Zoning Regulations Amendment: Saddle Brook Village (Attachment C-4)

IV. Executive Session

**Greater Bridgeport Regional Planning Agency
Executive Committee Meeting
Wednesday, February 23, 2011 – 5:30 PM
GBRPA Conference Room
525 Water Street
Bridgeport, CT 06604**

Minutes

Members Present:

Bridgeport: Anne Phillips, Chair
Easton: Wallace Williams, Vice Chairman
Fairfield: Matthew Wagner
Monroe: J. P. Sredzinski
Stratford: Joseph Vecsey, Secretary, Edward Ward
Trumbull: Anthony Chory, Treasurer, David Preusch, Guy Rocco

Members Absent:

Bridgeport: None
Easton: Peter Neary
Fairfield: Robert Greenberger
Monroe: Raymond McPadden
Stratford: None
Trumbull: None

Staff Present:

Brian Bidolli, Executive Director
Linda Colello, Exec. Assistant to the Director

Guests: Attorney Michael Bayonne

The Chair called the meeting to order at 5:30 PM and explained that due to the extensive list of referrals on the February Regular Meeting Agenda the Executive Committee is meeting to act on the following referrals. By motion made by Mr. Williams, seconded by Mr. Vecsey, the Committee voted to amend the agenda to enable the Committee to act on nine (9) referrals in the selected order. The recommendations of the Committee will be presented to the full Board at the Regular Meeting. The motion passed.

Newtown #157 – Zone Change: Assisted Living

By motion made by Mr. Williams, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Milford #146 – Zoning Regulations Amendment: Drive-Thru Requirements

By motion made by Mr. Sredzinski, seconded by Mr. Chory, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Milford #147 – Zoning Regulations Amendment: Survey Procedures

By motion made by Mr. Chory, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Fairfield #152: Zoning Regulations Amendment: Public Hearings

By motion made by Mr. Chory, seconded by Mr. Williams, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Westport #290 – Zoning Regulations Amendment: Swimming Pools

By motion made by Mr. Vecsey, seconded by Mr. Williams, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Westport #292 – Zoning Regulations Amendment: Outdoor Eating Areas

By motion made by Mr. Vecsey , seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Westport #293 – Zoning Regulations Amendment: Swing Sets

By motion made by Mr. Sredzinski, seconded by Mr. Williams, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Stratford #143 – Zoning Regulations Amendment: Fences

By motion made by Mr. Sredzinski, seconded by Mr. Chory, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Stratford #144 – Zoning Regulations Amendment: Rear Lots

By motion made by Mr. Chory, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

By motion made by Mr. Williams, seconded by Mr. Vecsey, the committee voted to adjourn.

Respectfully submitted,

Joseph Vecsey, Secretary

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525 Water Street
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Minutes

Members Present:

Bridgeport: Anne Phillips, Chair
Easton: Wallace Williams, Vice Chairman
Fairfield: Matthew Wagner
Monroe: J. P. Sredzinski
Stratford: Joseph Vecsey, Secretary, Edward Ward, Mary Young
Trumbull: Anthony Chory, Treasurer, David Preusch, Guy Rocco

Members Absent:

Bridgeport: None
Easton: Peter Neary
Fairfield: Robert Greenberger
Monroe: Raymond McPadden
Stratford: None
Trumbull: None

Staff Present:

Brian Bidolli, Executive Director
Linda Colello, Exec. Assistant to the Director

Guests: Attorney Michael Bayonne

The Chair called the meeting to order at 6:30 PM. By motion made by Mr. Sredzinski, seconded by Mr. Vecsey the Agency voted to go into Executive Session. The motion passed.

By motion made by Mr. Chory, seconded by Mr. Vecsey, the Agency voted to go out of Executive Session and resume the Regular Board meeting. The motion passed.

I. Approval of Meeting Minutes

1. November 17, 2010 Regular Board Meeting

By motion made by Mr. Williams, seconded by Mr. Vecsey, the minutes of the November 17, 2010 Regular Board Meeting were approved with the following correction:

Strike *“Due to the lack of a quorum, the Executive Committee did not meet”* Insert in a separate paragraph *“Since there was quorum of the Regular Board, the Executive Committee did not meet.”* The motion passed.

2. December 7, 21010 Annual Meeting
By motion made by Mr. Chory, seconded by Mr. Sredzinski, the Agency the Agency voted to approve the minutes of the December 7, 2010 Annual Meeting. The motion passed.
2 abstentions – Mr. Williams and Mr. Wagner

II. Communications and Announcements

1. Financial Report
Ms. Colello presented the Financial Report for the period July 1, 2010 through January 31, 2011. By motion made by Mr. Sredzinski, seconded by Mr. Chory the Board approved the Financial Statement as presented. Mr. Bidolli further explained the need to reallocate funds from the Personnel Budget to Operations due to staff reorganization and expenses not anticipated at the beginning of fiscal year 2010-11. By motion made by Mr. Vecsey, seconded by Mr. Sredzinski, the Board approved a reallocation of \$15,000 from Personnel to Operations. The motion passed.
2. Regional Transportation Work Program Status Report
Mr. Bidolli presented. By motion made by Mr. Chory, seconded by Mr. Vecsey, the Board accepted the report. The motion passed.
3. Proposed Amendments to Agency By-Laws
By motion made by Mr. Wagner, seconded by Mr. Sredzinski, the Board approved the following amendment to the Agency By-Laws:

To Allow Member Participation in Meetings by Teleconference if a Quorum is not met.

If a quorum is not achieved at the commencement of any meeting with a sufficient number of members in person, other members shall be permitted to participate and vote via teleconference.

The Board further agreed to table a proposed amendment to the Agency By-Laws regarding term Limits. The motion passed.

4. Status Report on RCEO Conversion
Mr. Bidolli reported 5 towns have passed an ordinance converting the Greater Bridgeport Regional Planning Agency to a Regional Council of Elected officials. The Town of Easton will act on the ordinance at its meeting in May, 2011.

5. Agency Website

Mr. Bidolli distributed an outline of consulting firms which submitted proposals for the redesign of the Agency's website. He further recommended the top four firms selected as a result of staff review. Mr. Wagner and Mr. Vecsey volunteered to serve on the selection committee.

III. Referrals

By motion made Mr. Vecsey, seconded by Mr. Sredzinski, the Agency Board agreed to accept the recommendations of the Executive Committee regarding the following referrals. The motion passed.

Newtown #157 – Zone Change: Assisted Living

By motion made by Mr. Williams, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Milford #146 – Zoning Regulations Amendment: Drive-Thru Requirements

By motion made by Mr. Sredzinski, seconded by Mr. Chory, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Milford #147 – Zoning Regulations Amendment: Survey Procedures

By motion made by Mr. Chory, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Fairfield #152: Zoning Regulations Amendment: Public Hearings

By motion made by Mr. Chory, seconded by Mr. Williams, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Westport #290 – Zoning Regulations Amendment: Swimming Pools

By motion made by Mr. Vecsey, seconded by Mr. Williams, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

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By motion made by Mr. Vecsey, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

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By motion made by Mr. Sredzinski, seconded by Mr. Williams, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Stratford #143 – Zoning Regulations Amendment: Fences

By motion made by Mr. Sredzinski, seconded by Mr. Chory, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

Stratford #144 – Zoning Regulations Amendment: Rear Lots

By motion made by Mr. Chory, seconded by Mr. Sredzinski, it was the consensus of the Committee that the proposed changes are minor and not of regional significance. The motion passed.

The following referrals were brought before the full Board:

Westport #288 – Proposed Zoning Map Amendments: Cottage Lane Parcels

By motion made by Mr. Vecsey, seconded by Mr. Sredzinski, it was the consensus of the Board that the proposed changes are minor and not of regional significance. The motion passed.

1 recusal – Mary Young

Oxford #149 – Proposed Zoning Regulation and Map Amendments: Clarifying the Definition of Industrial Zones

By motion made by Mr. Vecsey, seconded by Mr. Sredzinski, it was the consensus of the Board that the proposed changes are minor. However, the Board recommends the Town notify Naugatuck, Middlebury and Southbury of the proposed changes. The motion passed.

1 abstention – Wallace Williams

Oxford #150 – Affordable Housing Moratorium

By motion made by Ms. Young, seconded by Mr. Wagner it was the consensus of the Board not to support the proposed regulations since it shifts the burden to neighboring towns. The motion passed.

Westport #289 – Proposed Zoning Regulation Amendments: Excavation and Fill

By motion made by Mr. Vecsey, seconded by Mr. Chory, it was the consensus of the Board that the proposed changes are minor and not of regional significance. The motion passed.

1 recusal – Mary Young

Westport #291 – Proposed Zoning Regulations Amendments: Senior Living Facilities

By motion made by Mr. Vecsey, seconded by Mr. Chory, it was the consensus of the Board to support the proposed changes provided the town is required to hold a public hearing to receive any public comments on any such project. The motion passed.

1 recusal – Mary Young

Bridgeport #90 – Zoning Regulations Amendment: Signage

By motion made by Mr. Sredzinski, seconded by Mr. Vecsey, based on staff recommendations it was the consensus of the Board not to support the proposed zoning regulation amendment based on staff recommendations. The motion passed.

2 abstentions – Anne Phillips and Guy Rocco

Trumbull #197 – Zoning Text Regulations Change: Professional Office Overlay Zone

By motion made by Ms. Young, seconded by Mr. Wagner the Agency took no action pending receipt of additional information. The Board requested clarification regarding the definition of properties under Section 2.1.2, items 5 and 6. Members also questioned the existence of regulations regarding screening and visibility. The motion passed.

1 abstention – Mr. Chory

Newtown #158 – Proposed Zoning Regulation Amendment: Fairfield Hills Adaptive Reuse (FHAR) Zone

By motion made by Mr. Sredzinski, seconded by Mr. Wagner, it was consensus of the Board to request more detailed information on whether it is in conformity with the town master plan and if so, how. The Board further requested the hearing be left open to receive comments. The motion passed.

By motion made by Mr. Sredzinski, seconded by Mr. Chory, the meeting adjourned.

Respectfully submitted,

Joseph Vecsey, Secretary

Greater Bridgeport Regional Planning Agency

Statement of Resources

Period Covered: July 1, 2010 through February 28, 2011

Program	Budget	Paid Through 2/28/2011	Receivables at 2/28/2011	Balance of Funds Available
Transportation Planning	\$636,330.00	\$249,436.91	\$75,641.61	\$311,251.48
State Grant in Aid	\$9,252.00	\$5,578.87	\$0.00	\$3,673.13
Local	\$80,215.00	\$79,215.00	\$0.00	\$1,000.00
HRT Administration	\$20,000.00	\$0.00	\$0.00	\$20,000.00
Total Program Revenue	\$745,797.00	\$334,230.78	\$75,641.61	\$335,924.61
 Bank Balances at February 28, 2011				
Checking Accounts	\$ 45,054.35			
Cash Reserve	\$ 120,482.07			

Greater Bridgeport Regional Planning Agency
Personnel and Operations Statement

	Budget	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Payables	Total	Balance Available
Personnel																
Staff Salaries	395,931.00	19,709.00	42,783.00	28,048.00	22,407.00	23,486.00	25,061.00	24,672.00	30,147.00						216,313.00	179,618.00
Fringe Benefits	128,518.00	8,503.00	9,979.00	14,567.00	9,208.00	7,188.00	8,507.00	2,552.00	7,696.00						68,200.00	60,318.00
Payroll taxes	35,207.00	1,527.00	3,373.00	2,145.00	1,774.00	1,797.00	1,906.00	2,065.00	2,306.00						16,893.00	18,314.00
Personnel Total	559,656.00	29,739.00	56,135.00	44,760.00	33,389.00	32,471.00	35,474.00	29,289.00	40,149.00	0.00	0.00	0.00	0.00	0.00	301,406.00	258,250.00
Operations																
Audit	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					4,000.00	4,000.00	2,000.00
Equipment and Computers	16,000.00	0.00	5,561.00	0.00	677.00	1,500.00	1,532.00	2,160.00	0.00						11,430.00	4,570.00
Insurance	6,500.00	490.00	488.00	490.00	0.00	323.00	489.00	489.00	519.00						3,288.00	3,212.00
Printing and Supplies	4,000.00	0.00	106.00	754.00	738.00	431.00	635.00	0.00	343.00						3,007.00	993.00
Reproduction	3,000.00	164.00	225.00	225.00	225.00	243.00	435.00	225.00	225.00						1,967.00	1,033.00
Office Rent	46,200.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00					2,800.00	30,800.00	15,400.00
Postage	3,200.00	0.00	6.00	344.00	207.00	64.00	644.00	0.00	0.00						1,265.00	1,935.00
Telephone, Fax and Internet	7,000.00	182.00	472.00	528.00	641.00	543.00	441.00	504.00	607.00						3,918.00	3,082.00
Travel and Field Survey	12,000.00	0.00	672.00	598.00	445.00	254.00	203.00	877.00	92.00						3,141.00	8,859.00
Training, Dues and Advertising	10,000.00	250.00	1,490.00	605.00	1,632.00	694.00	643.00	897.00	262.00						6,473.00	3,527.00
Website Consultant	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00	30,000.00
Miscellaneous	5,000.00	0.00	189.00	383.00	87.00	439.00	1,326.00	773.00	60.00						3,257.00	1,743.00
Legal Services	12,000.00	0.00	0.00	1,124.00	2,114.00	0.00	4,905.00	856.00	625.00						9,624.00	2,376.00
Operations Total	160,900.00	4,586.00	12,709.00	8,551.00	10,266.00	7,991.00	14,753.00	10,281.00	6,233.00	0.00	0.00	0.00	0.00	6,800.00	82,170.00	78,730.00
Budget Total	720,556.00	34,325.00	68,844.00	53,311.00	43,655.00	40,462.00	50,227.00	39,570.00	46,382.00	0.00	0.00	0.00	0.00	6,800.00	383,576.00	336,980.00

Greater Bridgeport Regional Planning Agency

Fiscal Year 2010-2011 Direct Labor Summary

Period Covered: July 1, 2010 through February, 2011

Regional Transportation Planning Program

Task	Title	Task Budget	Exp. Through January, 2011	Expenses February, 2011	Balance of Funds Available
100	System Performance	19,293.00	11,178.00	0.00	8,115.00
200	Planning	55,123.00	32,281.00	6,700.00	16,142.00
300	Transit	53,123.00	24,887.00	4,648.00	23,588.00
400	Regional Sustainability Planning	41,342.00	22,003.00	757.00	18,582.00
500	Implementation	35,342.00	15,047.00	1,251.00	19,044.00
600	Public Involvement	16,049.00	5,555.00	0.00	10,494.00
700	Administration	37,917.00	11,084.00	576.00	26,257.00
	Total	258,189.00	122,035.00	13,932.00	122,222.00

**FY 2011 Regional Transportation Work Program
Schedule and Preliminary Milestones
Greater Bridgeport Regional Planning Agency**

Tasks	Activity	Staff	First Quarter			Second Quarter			Third Quarter			Fourth Quarter		
			July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
100	Transportation System Performance													
	▪ Traffic Counts	Staff			■	■	■	■						
	▪ Travel Time Surveys	mm				■	■	■						
	▪ Accident Database	Staff	----- As needed -----											
	▪ Transportation Database	MS	■	■	■	■	■	■	■	■	■	■	■	■
	▪ Transit Database	MS	■	■	■	■	■	■	■	■	■	■	■	■
	▪ Commuter & Rail Parking Counts	Staff				■	■	■	■	■	■	■	■	■
	▪ Update Regional Basemap	BB	■	■	■	■	■	■	■	■	■	■	■	■
200	Transportation Planning													
	▪ Transportation Plan/PCOD	Staff				■	■	■	■	■	■	■	■	■
	▪ Congestion Management	mm				■	■	■	■	■	■	■	■	■
	▪ ITS Planning	MN	■	■	■	■	■	■	■	■	■	■	■	■
	▪ State Street One-way	MN/BB	■	■										
	▪ Downtown Urban Enhance Team	BB	----- As needed -----											
	▪ Downtown Parking Study	BB/mm	■	■	■	■	■	■	■	■	■	■	■	■
	▪ Stratford Ctr Technical Assistance	MN			■	■	■	■	■	■	■	■	■	■
	▪ Transportation Security Planning	BB	----- As needed -----											
	▪ Safety Programs	Staff	----- As needed -----											
	▪ Freight Planning	Staff	----- As needed -----											
	▪ Air Quality Conformity	BB				■	■	■	■	■	■	■	■	■
	▪ Fairfield PoCD Update	MS	■	■	■	■	■	■	■	■	■	■	■	■
300	Transit Planning													
	▪ Local Bus--Project Development	MN	■	■	■	■	■	■	■	■	■	■	■	■
	▪ Bus Terminal Ped Safety	MN	■	■	■	■	■	■	■	■	■	■	■	■
	▪ Rail Parking Task Force	BB	----- As needed -----											
	▪ Bus Stop Safety & Amenities	MN	■	■	■	■	■	■	■	■	■	■	■	■
	▪ Electronic Fare -- ITS Planning	mm	■	■	■	■	■	■	■	■	■	■	■	■
	▪ LOCHSTP -- 5310 & MGP	mm	----- As needed -----											
	▪ Commuter Rail Facilities/Counts	Staff				■	■	■	■	■	■	■	■	■
	▪ Coastal Link Study	mm/MN	■	■	■	■	■	■	■	■	■	■	■	■

**GREATER BRIDGEPORT REGIONAL PLANNING AGENCY
ZONING AND SUBDIVISION REGULATIONS REFERRAL**

CASE: Oxford #151

PROPOSAL: Residential Golf Community District

PETITIONER: Timberlake Development Partners, LLC

**NEIGHBORING GBR
MUNICIPALITY:** Monroe

RECEIVED: March 10, 2011

HEARING DATE: TBD

APPLICATION TYPE: Zoning Text Amendment

GBRPA STAFF REPORT

The petitioner is proposing changes to Section 2.1 of the Zoning Regulations regarding the Residential Golf Community District (RGCD). The proposal would permit attached, single family dwellings not to exceed four (4) units per building. Additional design and density restrictions have been incorporated to support the proposed use.

The applicant states the proposal would:

- Enable the development of golf-oriented residential communities, and expand housing opportunities for adult communities while allowing the construction of golf courses in open spaces; and
- Provide controls and standards for the development of said communities in compliance with the purposes set forth in the existing section.

The proposed changes would diversify the housing stock within the community, and if appropriate traffic mitigation measures are implemented to accommodate any increase in development, no regionally significant impacts are anticipated.

ARTICLE 5A - RESIDENTIAL GOLF COMMUNITY DISTRICT

Section 1 - Intent and Purpose

The Oxford Planning & Zoning Commission is hereby authorized to approve one or more site plans for permitted uses as defined in this article within an area of at least 350 acres which has been designated on the zoning map as a Residential Golf Community District. It is the purpose of this section to permit variations in height, bulk, density, and residential use types which would not otherwise be possible and to permit flexible site design. This article further authorizes the Commission to approve a subdivision containing building lots of the size and area specified herein within a Residential Golf Community District.

It is the intent of this article to:

- Enable the development of golf-oriented residential communities to expand housing opportunities for adult communities while allowing the construction of golf courses in open spaces;
- To provide controls and standards for the development of said communities in compliance with the purposes set forth in this section;
- It is the purpose of this article to carry out the stated intent while providing for:
 - Housing choices and opportunities which are consistent with the needs of an adult community;
 - The retention of significant open space areas, the protection of wetlands, and the preservation of natural resources and property values;
- Protection of the environmental character of the area and its particular suitability for the specific use;
- Employ residential uses and recreational uses which are related to and directly support the residential uses in order to maximize open space, recreational opportunities, and the preservation of the environment.
- Enable the Commission to select areas best suited for development and open space through modifications or conditions it may attach to its approval, and based on consideration of:
 - The retention and protection of designated wetlands, rivers, streams, ponds, swamps, flood plains, and other designated water bodies;
 - The protection of significant woodlands;
 - The protection of hillsides and of terrains deemed susceptible to erodibility or (the creation of) turbidity of siltation;
 - The protection and enhancement of any other significant environmental and ecological asset.

Section 2 - Permitted Uses

2.1 Residential Uses.

- A) Detached, single-family dwellings, either on individual lots or land in common interest ownership.
- B) **{New} Attached, single family dwellings not to exceed four (4) units per buildings on land only in common interest ownership. The number of such units shall not exceed fifty percent (50%) of the maximum number of dwelling units allowed under the density calculation in Section 3.1 (F) here in.**
- C) All residential dwellings and their occupants shall comply with the requirements of the "55 and over housing" exemption as set forth in the Fair Housing Amendments Act (42 U.S.C. Sec. 3601 et. seq.), The Housing for Older Persons Act of 1995, and in accordance with Federal Law. The "housing facility or community" shall provide to the Commission each year on the anniversary of the approval of the site plan documentation regarding age verification of the occupants of all dwelling units sufficient for the Commission to determine if there is compliance with the requirements of the "over 55 housing" exemption.

Further, by governing document and restrictive covenant which shall be binding upon all occupants of all dwellings in the development parcel, the applicant shall agree and covenant that no children under the age of eighteen years, other than those children of the golf professional, golf club general manager and/or golf course superintendent, shall be permitted in any dwelling, except by hardship exception granted by the Board of Directors or other governing body of the "housing facility or community." Such hardship exception shall be granted only for children of an existing occupant. Provided that, visitor occupants of any age shall be permitted to visit for up to four (4) weeks of any calendar year. The restrictive language in the governing documents and in the restrictive covenant shall be approved by Town Counsel and shall not be subject to amendment and/or revocation.

In the event the Board of Directors or other governing body of the "housing facility or community" shall grant a hardship exception, a copy of the application for the exception and the Board's decision shall be forwarded to the Oxford Planning and Zoning Commission within thirty (30) days after such decision is made.

- 2.2 Golf courses, together with customary accessory uses.
- 2.3 Community building(s) designed to provide for the physical or social needs of older persons. Community Building(s) may be located at convenient locations throughout the residential areas as may be approved by the Planning & Zoning Commission. A single location shall be designated the "Community Center".
- 2.4 Uses customarily incidental and subordinate to the above uses. A clubhouse which may contain a banquet facility, tennis courts, and storage and maintenance buildings, are considered as accessory to a golf course, among others. Indoor and outdoor parking is also considered as accessory to any of the above principal uses. In no event shall the banquet facility be separate from the clubhouse.
- 2.5 The sale of food and alcoholic beverages may be permitted only in the club house/banquet facility and is subject to a separate application and a special exception permit provided that zoning approval has been given in accordance with these Regulations and State Law as appropriate.
- 2.6 Any principal or accessory use not specified above, or determined by the Planning & Zoning Commission to be substantially similar to a listed use, is prohibited.

Section 3 - Development Standards

3.1 Single-Family Dwellings.

- A) **Location.** All {New} detached single family dwellings, and attached single-family dwellings shall be located adjacent to and have sole access from roads or accessways constructed as a part of the Residential Golf Community. In no event shall any dwelling be located closer than 50 feet from the perimeter boundaries of the project area, or closer than 75 feet from the right-of-way of any Town or State road.
- B) **Lot Size and Area.** Building lots intended for individual sale and which are not part of a common-interest ownership shall have an area of at least 10,000 square feet and a lot frontage measured along the street line of at least 75 feet. Lots on a culdesac shall have a width of at least 65 feet, measured at the front setback line.

C) **Setbacks/Building Separation/Buffers.**

- 1) The following setbacks apply to buildings on lots to be sold individually and which are not part of a common-interest ownership:
Front - All residences shall be setback the minimum distance from all internal roadways to provide sound residential design, and adequate off-street parking, as determined by the Commission.
Side - 15 feet from the side lot line
Rear - 30 feet from the rear property line
- 2) **Building Separations.** All {New}detached, single-family dwellings and buildings incorporating attached single family dwellings located on land in common-interest ownership shall be separated by as much room as is necessary to avoid a monotonous, overly dense streetscape, which shall not be less than 20 feet. All {New} dwellings shall be setback the minimum distance from all internal roadways to provide sound residential design, and adequate off-street parking, as determined by the Commission.
- 3) **Buffers.** Buffers as defined in these Regulations may be required at the Commission's discretion along perimeter boundaries of the project area and between residential and non-residential uses.

D) **Building Height.** Dwellings shall not exceed 2 1/2 stories or 35 feet, whichever is less.

E) **Building Design and Occupancy.** Residences shall be designed and intended for use by persons 55 years of age or older. Residences shall have no more than four bedrooms. All residential dwellings and their occupants shall comply with the requirements of the "55 or over housing" exemption as set forth by Federal Law.

F) **Density/Maximum Units.** The residential component of the Residential Golf Community shall contain no more than 1.25 dwelling units per acre, based on the gross area of the development parcel, provided that, if the total project area exceeds 600 acres, the maximum number of dwelling units can be up to 1,000{New} including up to fifty percent (50%) attached single-family dwellings as determined by the density calculation in this subsection. For purposes of density calculations, gross area shall be defined as total project area less one half of the area determined as wetlands and one half of the area having a slope in excess of 25 percent.

G) **Lot Coverage.** Lot coverage of principal and accessory building shall not exceed 25 percent of the area of the lot. In the case of land in common-interest ownership, the first floor of a residential dwelling shall not exceed twenty-five hundred (2,500) square feet.

H) **Utilities.** All dwelling units shall be served by a municipal sanitary sewer system and a public water supply, as well as conventional utilities. Electric power lines, telephone lines, and the like shall be underground. If natural gas is available, every effort shall be made to provide this service.

I) **Off Street Parking.** Two off-street parking spaces shall be provided for each dwelling unit, which may include garage space. If land is in common-interest ownership, an additional visitor space shall be provided for each three dwelling units.

3.2 **Community Building(s).**

A) **Location.** Community building(s) shall be in a location convenient and readily accessible to the residents of the Community. No community building(s) shall be located within 500 feet from the perimeter boundaries of the development.

B) **Building Height.** Building height shall not exceed 53 feet.

- C) **Utilities.** Community building(s) shall be served by municipal sanitary sewers and a public water supply. Natural gas service shall be provided and readily available. All utility facilities, including but not limited to electric power, telephone, cable television, and gas shall be located underground throughout the subdivision. All utilities utilizing wire or cable shall be installed in accordance with the requirements of the utility provider.
- D) **Off-Street Parking.** One parking space for each four persons based on the capacity of the building as determined by the Fire Marshal or other lawful authority shall be provided. No portion of the parking lot shall be within 500 feet of the perimeter boundaries of the development. Parking spaces shall be at least 10' x 18'. Accessways shall be at least 12 feet in width for one-way circulation and at least 24 feet for two-way circulation. Parking areas shall be paved and drained.
- E) **Design.** Buildings shall be designed so as to be compatible with their functions and with existing topography so as not to visually intrude in the surroundings.
- F) **Fire Hydrants.** Fire hydrants shall be provided on site per Commission approval.

3.3 Accessory Buildings.

- A) **Location.** If residential land is in common interest ownership, detached garages shall be limited to a capacity of two cars and be located in proximity to the building served. Storage sheds or other accessory buildings associated with residences shall meet setback and lot coverage requirements. No storage, maintenance, or similar building associated with any other permitted use shall be located within 500 feet of the perimeter boundary of the development. Any clubhouse associated with a golf course shall be at least 1,000 feet from the perimeter boundary if the boundary abuts a residential zone and at least 500 feet from the perimeter boundary if it abuts a non-residential zone.
- B) **Height.** Accessory buildings associated with residential uses and maintenance and storage and other such buildings shall not exceed one story or 24 feet in height. A clubhouse shall not exceed 53 feet in height.
- C) **Utilities.** The golf course clubhouse shall be served by a public water supply and municipal sanitary sewer system. If natural gas is readily available, this service shall be provided. All utility facilities, including but not limited to electric power, telephone, cable television and gas shall be located underground throughout the subdivision. All utilities utilizing wire or cable shall be installed in accordance with the requirements of the utility provider,
- D) **Fire Hydrants.** Fire hydrants shall be provided on site per Commission approval.

3.4 Golf Course.

- A) **Minimum Lot Size.** The golf course shall be a standard 18-hole course on a site of at least 150 acres.
- B) **Location.** Tees and greens shall be located at least 100 feet from the boundaries of any residentially used property which abuts the development.
- C) **Use Restrictions.** The golf course shall be a semi-private course with first priority for membership or use given to residents of the development and secondary priority for membership or use given to residents of Oxford and Naugatuck, CT.
- D) **Design.** The golf course shall be designed and constructed so as to minimize detrimental impact on wetlands and watercourses. Golf course design shall respond to the natural topography and drainage ways of the site and shall result in the minimal clearing of native vegetation and trees.

Mass re grading of existing topography shall be avoided. Cut and fill areas shall be balanced as closely as possible. Rough and fairway areas shall make maximum use of existing land forms and indigenous grasses and vegetation. Provisions shall be made for the on-site storage of rainfall and surface run-off with the resulting impoundment areas serving as a source of water for irrigation purposes. An advanced water irrigation system, which meets or exceeds industry standards for golf course maintenance, shall be used.

- E) **Parking.** At least four (4) parking spaces for each tee plus one space for each 100 square feet of floor area in the clubhouse shall be provided. No portion of the parking area for the golf course or clubhouse shall be within 200 feet of the perimeter boundary of the project area when such boundary abuts a non-residential zoning district, or within 500 feet of the perimeter boundary where such boundary abuts or is across the street from a residential zoning district. Parking layout standards shall be as specified in Section 3.2(D) above. An unpaved, overflow parking area shall be provided providing 100 percent reserve.

Section 4 - Roads and Access ways

4.1 **Location.** Except for principal access roads to the development, all development roadways, driveways and access ways for golf course use and maintenance shall be at least 100 feet from the perimeter boundary of the development parcel and at least 50 feet from the right-of-way of any State or Town road.

4.2 Design and Construction Standards.

- A) Except for the portion of the interior road which serves the golf course and clubhouse, 65 percent of the roads in the project area shall be at least 24 feet in width and 35 percent of the roads in the project area shall be at least 22 feet in width. Any road less than 24 feet in width shall provide access to no more than 12 dwelling units. That portion of the interior road which serves the golf course and clubhouse shall have a right-of-way of at least 50 feet, a pavement width of at least 30 feet, and shall be constructed in accordance with the Town Road Ordinance. The Planning and Zoning Commission, with the advice of the Town Engineer or Project Consulting Engineer, may vary Town Road Ordinance standards except the thickness and composition of the base and pavement. The interior road serving the golf course and the clubhouse shall be considered as the road between the clubhouse and/or the nearest existing Town or State road. At least two access ways to existing roads shall be provided, one of which may be an emergency access way which shall be equipped with a break away gateway system.

- B) **Ownership and Maintenance.** All interior roads shall remain private ownership in perpetuity and all Town road maintenance services shall cease at the perimeter property line of the development parcel. The owner(s), successors, or assigns of the development shall by formal agreement with the Board of Selectmen agree to keep all roads properly maintained, open and passable at all times.

4.3 Pedestrian Circulation

A pedestrian circulation system shall be provided within the development to provide safe access to all units and facilities within the development. The system shall consist of the following:

- A walking trail of suitable surfacing material (i.e., stone dust, wood) shall be provided in locations that give access to the surrounding environmental resources. When applicable, this trail system shall be accessible of all abilities.
- Sidewalks along both sides of the major streets within the development, along one side of minor streets and cul-de-sacs, and along the perimeter roads, as determined by the Commission

Section 5 - Open Space

- 5.1 Minimum Requirement.** At least 50 percent of the gross area of the development parcel that is less than 450 acres or 45 percent of the gross area of a development parcel that is 450 acres or more shall be set aside as permanent open space which open space shall be developed as a golf course and may include walkways, cart paths, tennis courts, swimming pools, cabanas and structures customarily accessory thereto as determined by the Commission but which shall not include roadways, dwellings, clubhouse/banquet facility, community and maintenance and storage building(s) and accessory buildings, food service accessory structures nor parking in connection therewith. In the event a golf course or any part thereof is discontinued, the land on which the discontinued portion of the course is located shall remain as open space in perpetuity and shall be so restricted by deed without any provision for removal of the said restriction, except as provided in Section 6.2 (6) herein.
- 5.2 Open Space Selection.** In selecting areas for recreation/ open-space purposes, the applicant and the Commission shall take into consideration the protection of environmental features, aesthetic assets, and other land amenities and constrictions. Therefore the applicant, by virtue of compatible design, and the Commission through modifications or conditions it may attach to its approval of the site plan hereunder, shall take into consideration the following:
- A) The retention and protection of designated wetlands, rivers, streams, ponds, swamps, flood plains, and other designated water bodies;
 - B) The protection of significant woodlands;
 - C) The protection of hillsides and of terrains deemed susceptible to erodibility or (the creation of) turbidity or siltation;
 - D) The protection and enhancement of any other significant environmental and ecological asset.

Section 6 - Site Plan Application Procedures and Approvals

- 6.1 General.** Applications and approvals shall be in stages. The first stage shall be an application for approval of an overall Conceptual Development Plan for the entire site. Subsequent stages shall consist of detailed plans for each individual phase which conforms generally to the Conceptual Development Plan.
- 6.2 Conceptual Development Plan.** The Conceptual Development Plan shall consist of the following:
- A) A composite development plan showing the essential elements of the development such as circulation, number and location of dwellings, golf-course layout, location of clubhouse and other uses and buildings accessory to the golf course, location of community building(s) and any other basic elements anticipated. The Plan shall be in sufficient detail as determined by the Commission for the Commission to evaluate the above elements.
 - B) Conceptual architectural elevations and floor plans of all buildings.
 - C) Project description including but not limited to such items as building and impervious surface coverage, open space calculations, number of anticipated employees, acreage attached to each individual land use, description of the manner in which solid waste will be handled, and estimated effect on the community's economic base.
 - D) Confirmation of the availability of water and sewer service.
 - E) Proposed golf course use Regulations assigning "priority" as specified in Section 3.4 (C).

- F) Description of restrictive covenant which assures that the area proposed for the golf course will never be subject to future development. Said restrictive covenant shall not apply to the Town of Oxford if the Town comes into ownership of the said property.
- G) Description of restrictive covenants, governing documents and community facilities and services required to show that the proposal complies with the permitted residential use and defined in Section 2.1 of this Article.
- H) Narrative describing qualifications as 55 or older housing under Federal Law and age verification procedures.
- I) A traffic study evaluating the impact of the proposal on thoroughfares serving or affected by the development proposal. The study shall include, at least, data and information on existing average daily traffic (ADT) on principal roads, peak hour traffic; adequacy of right-of-way and travel ways; traffic impact of the proposed development; traffic generation data; location of road cuts within three hundred (300) feet from the development site; traffic lights and intersections; and recommendations for safe pedestrian and traffic circulation, including provisions for safe pedestrian crosswalks. If this study indicates that the proposal is likely to cause a decrease in Level of Service (as defined by the Institute of Traffic Engineers) on existing roads or other significant traffic problem, the study shall state how this problem should be addressed.
- J) An Environmental Impact Statement shall be submitted which shall review and evaluate the probable effect and/or potential impact of the proposed development on: (a) The animal and on the plant ecosystem; b) The wetlands and water courses; and c) The flora, the fauna and the aquatic life associated with wetlands and watercourses. The Statement shall also include analysis of the effect of the proposed development on the existing land forms, the effect of accelerated run-off on the water detention ability of low areas and wetlands, and the ability of said low areas to store sufficient water to accommodate for the irrigation needs of the completed project. The Statement shall identify the need (or not need) to construct water detention structures and other form of water impoundments to meet irrigation needs; e) The cumulative effect that chemicals, fertilizers and similar additives customarily used in the maintenance of golf courses may have on the ground water shall be evaluated.
- K) A phasing plan and tentative construction sequencing shall be submitted. Individual phases shall be shown on the overall site plan, No more than 25 percent of the dwelling units shall be in any one phase. Each phase shall be designed to be capable of independent existence without the completion of subsequent phases.
- L) Any other reports or studies which the Commission deems necessary in order to carry out the Intent and Purpose as defined in Section 1."

6.3 Approval of Conceptual Development Plan. Approval of the Conceptual Development Plan shall represent the Commission's acceptance of the basic overall concept and the commitment of the applicant to develop the project essentially as shown but shall not permit development of the site without approval of the Detailed Construction Plans. It is recognized that certain minor adjustments to the plans will be necessary as the project progresses, but basic concepts such as circulation, maximum number of dwelling units, and location and character of the various components of the development including but not limited to the golf course, clubhouse/banquet facility, accessory recreational uses and community building(s) shall remain intact.

- A) The Commission shall make a determination as to the impact upon streets, roads, sewer, water, public safety and other municipal facilities, both on-site and off-site. In making this determination, the Commission may require relevant studies and information needed to determine the impact. Upon review, the Commission shall determine all on-site and off-site improvements required to provide facilities in accordance with standards of the Town of Oxford, which shall be the responsibility of the developer. To provide for the installation of the off-site improvements, the

Commission may require that (1) the developer install the improvements at their expense; (2) the developer make a payment to the Town of Oxford for the cost of installation of the improvements, based upon an estimation of costs reviewed by the Town Engineer and adjusted for anticipated inflationary costs; or (3) a combination of the above, as determined by the Commission. In their determination of the improvements required, the Commission may require a phasing of the improvements based upon the number of building permits issues within the proposed development.

6.4 Detailed Construction Plans.

- A) **General.** Final zoning approval shall be in accordance with Detailed Construction Plans which may be either a subdivision or site plan application in conformity with the Conceptual Development Plan approved by the Commission.
- B) **Single-Family Development**
- 1) **Individual Ownership.** If individual building lots are to be created and sold, an application for subdivision approval in accordance with the Oxford Subdivision Regulations shall be required. The following information shall be provided in addition to all of the information required in a standard subdivision application:
 - a) Architectural elevations and floor plans of each type of style of individual dwellings.
 - b) The site development plan shall indicate the exact building location rather than the conceptual location shown on the usual site development plan.
 - c) The grading plan shall be an exact plan and not a conceptual plan. All grading shall be done by the applicant and not by the individual lot owner.
 - 2) **Land in Common-Interest Ownership.** If the land is to be in common-interest ownership, a site plan for the parcel on which the individual phase is to be located shall be submitted for approval. The site plan shall show all the information required above including typical architectural renderings of building facades and building envelopes of the {New} detached single-family dwellings or a building incorporating attached single-family dwellings. The specific {New} detached dwelling or attached single-family building and other building footprints shall be shown at time of building permit application. An erosion control plan, grading, drainage and utility plans and standard construction details as required by the Subdivision Regulations shall also be submitted.
- C) **Golf Course and Community Building(s).** A site plan application for the golf course, including accessory uses and a site plan application for the community building(s) shall be submitted in accordance with the provisions and requirements of these Regulations. An erosion and sediment control plan prepared in accordance with these Regulations shall be submitted concurrently with the site plan application. Site plans shall be at an appropriate scale to show the required information.

Site plans shall meet both the specific development standards set forth in this article as well as the general standards applicable to all site plans as specified in these Regulations. Where there is a conflict, the provisions of this article shall govern.

6.5 Sequencing Requirements.

- A) Construction of dwelling units may occur concurrently in more than one phase upon the posting of a bond to be determined by the Planning and Zoning Commission to for each additional phase to ensure completion of all approved improvements within that phase.
- B) Prior to issuance of the 15th dwelling Certificate of Occupancy, construction work on the golf course must be commenced. Prior to the issuance of the 100th dwelling, Certificate of Occupancy, bulk grading of the golf course must be completed. Prior to issuance of the 150th dwelling Certificate of Occupancy, all eighteen holes of the golf course must be completed, fully seeded and ready to be played upon as soon as grass growth is adequate and an operating clubhouse shall be completed by the time golf play begins.
- C) Community building(s) sufficient to comply with Federal Regulations for Housing for Older People shall be provided.
- D) Roadway and golf course construction may be done at anytime.

6.6 **Security.** The Commission shall have the right to require financial security to assure completion of site plan features as the Commission deems appropriate. The financial security shall be in an amount as determined by the Commission and shall be phased in accordance with the proposal. The Commission may adjust the amount of the security at the inception of each phase to account for changes and/or adjustments in the phase and construction costs. The form of the security shall be approved by Town Counsel and shall be automatically renewable except upon ninety (90) days written notice to the Town.

Section 7 - Fees

In lieu of all fees contained in Appendix A of these Regulations, an application for a site plan approval under this Article shall have the following fees:

- Application Fee = \$250.00
- Review and Project Administration Fee:
- \$300 per unit up to 200 units, payable at the time of the application. If the site plan application is not approved, this fee shall be refunded to the applicant, less the cost to the Commission for legal, planning, engineering and other staff services directly related to the review of the site plan application. \$200 per unit for units approved in excess of 200 units, payable at the time of and as a condition of the approval of the Conceptual Development Plan. This fee is **NON-REFUNDABLE**.

Section 8 - Special Exceptions

Subject to the securing of a Special Exception as provided in Article 10 of these regulations, the following are permitted:

8.1 Age Restricted Housing, subject to the requirements of Article 10, Section 10; including the following uses:

- A) (Deleted)
- B) Congregate Care Facilities
- C) Assisted Living Facilities
- D) Nursing Convalescent Facilities

- E) Retail, medical and personal services uses intended to serve the residents of the Residential Golf Course Community. Such uses shall be located within the Community Center, as provided for in Article 5A section 2.3. The total building square footage for all retail, medical and personal services shall not exceed 2,500 square feet.

Section 9 - Modification of Existing Residential Golf Community District

In any application to modify an existing Residential Golf Community District (RGCD), the following shall apply:

- 9.1 If the application is to add property to an existing RGCD, the property proposed to be added must be contiguous to the existing RGCD and, in addition to the requirements of Connecticut General Statutes §8-3, as amended, and Article 18 of these Regulations, as amended, the applicant must also submit the following:
 - A) Two (2) copies of an A-2 boundary survey map showing the property proposed for zone change to RGCD.
 - B) Two (2) copies of a map of the existing RGCD with the property proposed to be included in the RGCD. Said map shall delineate:
 - 1) the number of acres in the existing RGCD;
 - 2) the number of acres in the property proposed for the zone change to RGCD;
 - 3) the number of acres of open space (including the golf course) in the existing RGCD; and
 - 4) the number of additional acres, if any, of open space required by the increase in the size of the RGCD. Any open space acreage in the existing RGCD in excess of the required open space acreage, shall be credited toward the open space required by the increase in the size of the RGCD.
 - C) Such other information as the Commission may deem relevant to consideration of an increase in the size of an existing RGCD.
- 9.2 If the Commission approves the application submitted in accordance with section 8-1, the application for the modification of the Conceptual Development Plan or the Site Plan that encompasses the additional property zoned as a RGCD shall be submitted on or before six (6) months from the date of the approval of the zone change or at such other time as may be determined by the Commission. Extensions may be granted by the Commission as deemed appropriate. The modified Conceptual Development Plan and/or Site Plan and approvals thereof shall be as required by Article 5A, Section 6.1 through Section 6.6 of these regulations, for such improvements and open space on the property proposed for the increase in the size of an existing RGCD. The applicant shall provide all information required in Sections 6.2 and 6.4 that is applicable to the increase in the size of the RGCD. All information, reports and exhibits submitted in accordance with Sections 6.2 and/or 6.4 for the prior approval(s) of the existing RGCD shall be made part of the application for the modification of the Conceptual Development Plans and/or Site Plan of the RGCD, provided that the Commission may, at its sole discretion, require that any information, reports and exhibits be updated or supplemented for the purposes of the application for the modification of the Conceptual Development Plans of the RGCD. Any decision on the application to modify the Conceptual Development Plans and/or Site Plan shall be made in accordance with the factors delineated in Article 5A, Section 6.3, as may be applicable to the proposal.
- 9.3 Fees for the application to modify the Conceptual Development Plan and/or Site Plan shall be in accordance with Article 5A, Section 7, herein, as may be amended by the Commission.

- 9.4 If the application for a zone change is to re-zone property located in the RGCD to another zone, in addition to the requirements of Connecticut General Statutes §8-3, as amended, and Article 18 of these Regulations, as amended, the applicant must submit, with the application for the zone change, information to the satisfaction of the Commission that the modified RGCD meets the minimum size as required by these regulations and that the required open space and unit limitations are applicable to the reduced size of the RGCD.

ACTIVE/57355.1/MGP/2377254v1

**GREATER BRIDGEPORT REGIONAL PLANNING AGENCY
ZONING AND SUBDIVISION REGULATIONS REFERRAL**

CASE: Oxford #152

PROPOSAL: Residential Golf Community District

PETITIONER: Quatrella and Rizio, LLC

**NEIGHBORING GBR
MUNICIPALITY:** Monroe

RECEIVED: March 10, 2011

HEARING DATE: TBD

APPLICATION TYPE: Zoning Text Amendment

GBRPA STAFF REPORT

The petitioner is proposing the addition of Section 10 of the Zoning Regulations regarding the Residential Golf Community District (RGCD). The proposed section would permit non-age restricted, detached single family dwelling units. Such unrestricted dwelling units will be held to the same limitations as restricted units, except as attached.

There are currently no RGCD zones located within 500 feet of a member jurisdiction. As such, the proposed changes are minor and would not cause or pose a regionally significant impact.



TOWN OF OXFORD

#152

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486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

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Oxford Planning & Zoning Commission

MAR 10 2011

**Greater Bridgeport
Regional Planning Agency**

March 9, 2011

Valley Council of Governments
Main Street
Railroad Station
Derby, CT 06418

GBRPA
525 Water Street
Bridgeport, CT 06604-4902

COGCNV
60 North Main Street, 3rd Floor
Waterbury, CT 06702-2339

HVCEO
162 Whisconier Road
Brookfield, CT 06804

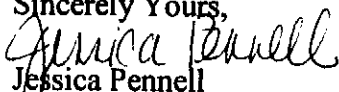
Re: Proposed Text Amendment to the Oxford Planning & Zoning Regulations

The Planning & Zoning Commission of the Town of Oxford has received an application to amend the text of the Oxford Planning and Zoning Regulations, Article 5A- Residential Golf Community District.

Attached are the proposed amendments. We have not yet set a Public Hearing date for this proposal.

Should you have any questions, please do not hesitate to call the Planning & Zoning Department at (203) 888-2543, Ext. 3016.

Sincerely Yours,



Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

**PROPOSED AMENDMENT
To Article 5A
Residential Golf Community District**

Section 10. (NEW)

Market Rate Non-Age Restricted Units Within the Residential Golf Community District. Detached single family dwelling units with no restrictions as to the age of the occupants shall be permitted only if the following conditions are satisfied. Such unrestricted dwelling units shall be subject to all of the requirements and limitations of this Article 5A, except as otherwise specifically set forth in this Section 10.

1. No more than one hundred (100) unrestricted dwelling units shall be permitted within any Residential Golf Community District.
2. Density within the area designated for unrestricted units shall not exceed eighty (80%) percent of the density otherwise permitted in a RGCD.
3. Any area within a RGCD that is designated to permit unrestricted dwelling units shall be identified on the zoning map of the RGCD and shall contain a minimum of fifty (50) acres. No more than one (1) unrestricted area shall be permitted in any RGCD. All such unrestricted dwelling units shall be located in the designated area and the designated area shall be used exclusively for unrestricted units.
4. Any designated unrestricted area within a RGCD shall include an area designated for passive recreation, such as open space, water body or other natural resource. Such passive recreation area, regardless of the total acreage of the unrestricted area or the number of unrestricted dwelling units shall contain at least fifteen 15 acres and shall not be restricted to use by residents within the RGCD.
5. Any designated unrestricted area within a RGCD shall have a minimum of seven hundred fifty (750') feet of frontage on an existing public road and shall have access from such public road which access shall not be shared with any development or area within the RGCD not part of the designated unrestricted area.
6. No attached dwelling units shall be permitted within the designated unrestricted area of a RCGD

**GREATER BRIDGEPORT REGIONAL PLANNING AGENCY
ZONING AND SUBDIVISION REGULATIONS REFERRAL**

CASE: Oxford #153

PROPOSAL: Zoning Regulations Amendment

PETITIONER: Oxford Planning and Zoning Commission

**NEIGHBORING GBR
MUNICIPALITY:** Monroe

RECEIVED: March 10, 2011

HEARING DATE: April 7, 2011

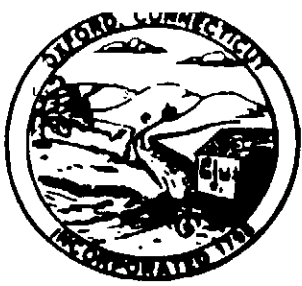
APPLICATION TYPE: Zoning Text Amendment

GBRPA STAFF REPORT

The petitioner is proposing an amendment to the Aquifer Protection Regulations to conform to Public Act. No. 10-135 (An Act Concerning Brownfield Remediation Liability). The passage of this Act amended requirements for regulated activities in aquifer protection areas.

Section 6 of this Public Act created a new Aquifer Protection Area statutory exception for any municipally-owned site undergoing remedial action pursuant to 40 CFR 271. Specifically, the new language extends the time frame for registration of regulated activities from five (5) to 10 (ten) years.

The amendment is primarily administrative since it seeks to achieve consistency with state requirements. As such the proposed changes are minor and would not cause or pose a regionally significant impact.



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MAR 10 2011

**Greater Bridgeport
Regional Planning Agency**

March 9, 2011

Valley Council of Governments
Main Street
Railroad Station
Derby, CT 06418

GBRPA
525 Water Street
Bridgeport, CT 06604-4902

COGCNV
60 North Main Street, 3rd Floor
Waterbury, CT 06702-2339

HVCEO
162 Whisconier Road
Brookfield, CT 06804

Re: Amendments to Oxford Aquifer Protection Area Regulations

The Planning & Zoning Commission of the Town of Oxford is amending their Aquifer Protection Area Regulations to conform with Public Act No. 10-135 (An Act Concerning Brownfield Remediation Liability).

Attached are the proposed amendments to the Oxford Aquifer Protection Area Regulations as well as the Legal Notice for the Public Hearing.

Should you have any questions, please do not hesitate to call the Planning & Zoning Department at (203) 888-2543, Ext. 3016.

Sincerely Yours,

Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

December 15, 2010

The passage of Public Act No. 10-135 (An Act Concerning Brownfield Remediation Liability) amended certain requirements for regulated activities in aquifer protection areas. Section 6 of this Public Act created a new Aquifer Protection Area statutory exception for any municipally-owned site undergoing remedial action pursuant to 40 CFR 271. Specifically, the new language extends the time frame for registration of regulated activities at such sites from five years to ten years.

The following revisions to Seymour aquifer protection area regulations are required to reflect the amendments in Section 6 of Public Act No. 10-135, which became effective October 1, 2010. The provisions of the Public Act govern until such time that your municipal regulations are amended.

The underlined language noted below is new and should be added to your regulations. The bracketed ([]) language is deleted and should be removed from your regulations.

Section 4: Prohibited and Regulated Activities

4(B)(c): A regulated activity which is on any municipally owned site undergoing remedial action pursuant to 40 CFR 271 at the time the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, provided: (1) no such regulated activity substantially commenced or was in active operation for the five-year period preceding the date that the applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map, and (2) any person who engages in such regulated activity within the ten-year period commencing on the date that such applicable aquifer protection area is designated on a municipal zoning district map or inland wetland map registers such regulated activity on a form prescribed by the Commissioner of Environmental Protection and in accordance with the provisions of section 22a-354i-7 of the Regulations of Connecticut State Agencies.

Section 8: Registration Requirements

8(A) Before the date an applicable aquifer protection area is designated on a municipal zoning district map or inland wetland and watercourse areas map, whichever occurs later, or for any municipally owned site undergoing remedial action pursuant to 40 CFR 271, any person who engages in a regulated activity within the ten (10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map, shall register the activity in accordance with this Section unless such person has pending an application for an exemption pursuant to §22a-354i-6 of the Regulations of Connecticut State Agencies.

8(A)(b.)(2). If the regulated activity is not specified in §22a-354p(g) of the Connecticut General Statutes, the person engaged in such activity shall submit a registration to the Agency not later than one hundred eighty (180) days after adoption of regulations pursuant to §22a-354p of the Connecticut General Statutes, or the designation the aquifer protection area pursuant to §22a-354i-2 of the Regulations of Connecticut State Agencies, whichever occurs later. Any municipally owned site undergoing remedial action pursuant to 40 CFR 271, the person engaged in such regulated activity shall submit a registration within the ten

(10) year period commencing on the date the applicable aquifer protection area is designated on a municipal zoning district map or inland wetlands map. [Said person] Any person submitting a registration pursuant to the requirements of this subsection shall simultaneously file a copy of the registration with the Commissioner, Commissioner of Public Health and the affected water company.



TOWN OF OXFORD

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Planning & Zoning Commission

LEGAL NOTICE

PUBLIC HEARING

The Planning & Zoning Commission of the Town of Oxford, Connecticut will hold a Public Hearing on Thursday, April 7, 2011 at 7:35 PM which will be held in the Public Meeting Room of the S. B. Church Memorial Town Hall, 486 Oxford Road, Oxford, Connecticut. The time and purpose of the hearings are as follows:

7:35 PM Amendments to the Aquifer Protection Area Regulations

Said amendment is being proposed for consideration by the Planning & Zoning Commission of the Town of Oxford, Connecticut. At this meeting interested persons may be heard and written communications received. A copy of the proposal is on file in the Planning & Zoning Office, 486 Oxford Road, Oxford, Connecticut.

Dated at Oxford, Connecticut this 8th day of March 2011.

PLEASE PUBLISH on Saturday, March 26, 2011 & Saturday, April 2, 2011.

BY: Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

11 MAR -9 AM 11:30
TOWN OF OXFORD, CT
Jessica Pennell
TOWN CLERK

**GREATER BRIDGEPORT REGIONAL PLANNING AGENCY
ZONING AND SUBDIVISION REGULATIONS REFERRAL**

CASE: Easton #90

PROPOSAL: Zoning Regulations Amendment: Affordable Housing Development

PETITIONER: Saddle Ridge Developers

NEIGHBORING GBR MUNICIPALITY: Fairfield, Trumbull, and Monroe

RECEIVED: March 16, 2011

HEARING DATE: TBD

GBRPA STAFF REPORT

The Easton Planning and Zoning Commission is considering an amendment to the Town Plan of Conservation and Development, Zoning Regulations and Zoning Map to enable the construction of an affordable housing project in north central Easton.

Project Description:

- This project was resubmitted to the Town of Easton after the Town's Planning and Zoning Commission denied the application on February 14, 2011. The development of the 124 acre site previously used for agriculture had originally been planned to accommodate 106 dwelling units but was changed to 99 dwelling units.
- The non-wetland portion of the parcel is 96 acres, which results in a net density of one unit per .97 acres for 99 units (previously one unit per 0.9 acres with 106 units). The project applicant promises an appeal pursuant to Section 8-30g of the general Statutes (Affordable Housing Land Use Appeals Act) should the project not be approved as submitted.

The re-submitted project application:

- Reduces the overall density of its development by eliminating six homes.
- Reduces the overall impervious cover by over 3.7 acres
- Widens all of the private driveways to provide a width of 24 feet for emergency vehicle access.
- Modifies the Housing Opportunity Development (HOD) District Regulations and Affordability Plan to assure the number of homes will not exceed 99.

Under the State Affordable Housing Appeals Procedure, if a municipality does not have 10% of their housing units designated as affordable, a developer denied opportunity to build affordable housing by local authorities may appeal the rejection in court and the burden of defense is placed on the municipality. Under the appeals law, the judge must determine whether the town's reasons for its denial "clearly outweigh the need for affordable housing."

Apart from state requirements, the proposed development takes access near an intersection exhibiting a challenging geometry. The intersection at Sport Hill Road and Westport Road would need to be improved to accommodate the proposed increases in vehicular travel. In addition, the proposed development only offers two points of egress; thereby increasing the propensity for traffic movements through this troubled location. A thorough traffic access and impact analysis is necessary to determine the scope of necessary improvements. The changes proposed in the applicant's resubmission packet dated March 4, 2010 do not address the possible increase in traffic, nor does it propose any changes to the subdivision plan to alleviate these concerns.

A February 14, 2011 Resolution adopted by the Town of Easton Planning and Zoning Commission found a substantial public interest in the health and safety of the public water supply and the effect this development could have. The proposed development exceeds State of Connecticut standards for maximum allowable development density on public water supply watershed lands (no more than one dwelling unit per two buildable acres). Changes made to the project do not conform to these standards.

Analysis of Regional Significance:

As presented, the proposed development could have regionally significant impacts. Firstly, the increase in travel demand could adversely disrupt current traffic operations. Secondly, the project is located in close proximity (under two miles) from reservoirs that serve the populations of Bridgeport, Fairfield, Stratford, Trumbull and Westport. As such, the regional water supply is exposed to significant risks. Finally, the proposal showcases the consequences of not meeting state affordable housing requirements.



EASTON PLANNING & ZONING COMMISSION

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EASTON, CT., 06612

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TOWN WEBSITE: eastonct.gov

Certified Mail
Receipt #70100290000140214203

Saddle Ridge Developers, LLC
c/o Shipman & Goodwin, LLP, Counselors At Law
One Constitution Plaza
Hartford, Connecticut 06103-1919

Attention: Matthew Ranelli, Esq.

Re: Applications to:

- (1) Amend the Easton Town Plan of Conservation and Development to delete or modify specific recommendations for residential densities not to exceed one family per every two upland acres on public watersupply watershed land;
- (2) Amend the Easton Zoning Regulations to establish a new overlay zone titled "Housing Opportunity Development (HOD) District", with related regulations governing that district;
- (3) Amend the Easton Zoning Map (Zon. Regs. Article 3 "Districts") to provide for "HOD" District;
- (4) Rezone the applicants' 124.7 -acre site to a "HOD" District;
- (5) Authorize a subdivision of 10 lots and site plans for 105 townhouses to be located on applicants' site;
- (6) Amend Section X.11 of the Easton Subdivision Regulations to exempt a "setaside development" from certain open space requirements.

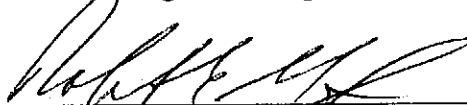
Gentlemen:

At its meeting of February 14, 2011, the Planning and Zoning Commission considered each of the above applications and resolved by unanimous vote, a quorum being present, to disapprove each application. A copy of the adopted RESOLUTIONS is enclosed for your records.

Thank you for your courtesies during the presentation.

Very truly yours,

Easton Planning and Zoning Commission


Robert Maquat, Chairman

RM:ma
Enclosures
cc: Ira Bloom, Esq.