CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY
Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington
225 North Main Street, Suite 304
Bristol, CT 06010-4993
Internet: http://ccrpa.org
Fax/TDD: (860) 589-6950
Tel: (860) 589-7820
or (860) 224-9888

TO:	COMPREHENSIVE PLAN COMMITTEE
FROM:	Timothy Malone, Senior Planner
DATE:	September 26th, 2013
RECEIVED BY CCRPA ON:	September 16th, 2013
REFERRAL NAME:	Middletown zoning regulation amendment
INITIATOR:	Middletown Planning and Zoning Department
MUNICIPAL HEARING:	October 23rd, 2013
REFERRED TO:	CCRPA
DESCRIPTION:	The City of Middletown Planning and Zoning Department is proposing changes to the Interstate Trade (IT) zone regulations that would allow: "Education and training for the construction trades, including but not limited to painters, glaziers, drywall finishers and wallcoverers". The IT zone allows industrial and business uses, such as laboratories and manufacturing, in close proximity to the Interstate Highway.
COMMENTS:	No comments were received.
STAFF RECOMMENDATION:	CCRPA recommends that the referral in this proposal be found ***not in Conflict*** with the Regional Plan of Conservation and Development or any other agency plans.

City of Middletown
DEPARTMENT OF PLANNING, CONSERVATION & DEVELOPMENT
245 deKoven Drive, P.O. Box 1300, Middletown, CT 06457-1300

RECEIVED
SEP 16 2013

September 13, 2013

Central CT Regional Planning Agency
225 North Main Street
Suite 304
Bristol, CT 06010

RE: Zoning text amendment (IT Zone)

To Whom It May Concern:

Please be advised that the Middletown Planning and Zoning Department has a request for a zoning text change (see attached).

This notification is in accordance with Section 8- 3b (Notice to regional planning agency of proposed zone or zone use change) of the Connecticut General Statutes, as amended.

Sincerely yours,

William Warner, AICP
Director of Planning, Conservation and Development

WW/sn

TEL: (860) 344-3425 FAX: (860) 344-3593
WEBSITES: www.cityofmiddletown.com www.middletownplanning.com

PROPOSED TEXT:

Add:

Section 61.02.38 Education and training for the construction trades, including but not limited to painters, glaziers, drywall finishers and wallcoverers. Zone: IT

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TO:	COMPREHENSIVE PLAN COMMITTEE
FROM:	Timothy Malone, Senior Planner
DATE:	September 26th, 2013
RECEIVED BY CCRPA ON:	September 9th, 2013
REFERRAL NAME:	Waterbury zoning regulation amendment
INITIATOR:	Waterbury Planning and Zoning Commission
MUNICIPAL HEARING:	October 23rd, 2013
REFERRED TO:	CCRPA

DESCRIPTION: The City of Waterbury Planning and Zoning Commission is proposing two text amendments concerning Halfway Residences. The first restricts them to the General Industrial District (IG). They are currently allowed in high density residential, residential/office, commercial office, and general commercial districts. The second change modifies the definition of a Halfway Residence. They are defined as residences that house "persons on probation, parole, or early release from correctional institutions, or other persons found guilty of a criminal offense". The amendments also require applicants to submit a security plan and reduces the number of residents from 12 in any district to 6 on any lot. Applicants must get a special permit.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found ***not in Conflict*** with the Regional Plan of Conservation and Development or any other agency plans.

THE CITY OF WATERBURY, ZONING COMMISSION

DATE:

TO: Central Conn. Regional Planning Agency
225 North Main Street, Suite 304
Bristol, Connecticut 06010-4993

FROM: CITY OF WATERBURY, ZONING COMMISSION

RE: NOTICE OF A PETITION FOR A REGULATION TEXT AMENDMENT

In accordance with CGS 8-7d you are notified that the Zoning Commission of the City of Waterbury has received a petition to amend the Zoning Regulation of the City of Waterbury. The description of the proposed actions as well as the date time and location of the public hearing are noted below.

WATERBURY ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Date: Wednesday, October 23, 2013
Time: 7:00 PM
Place: Aldermanic Chambers. Waterbury City Hall, 2nd Floor
235 Grand Street, Waterbury, CT

Notice is hereby given that the following Public Hearings will be held before the Members of the Zoning Commission at the above date, time and place:

1. **PL2013-0214** Zoning Text Amendment concerning the modification of Section 4.08 Table of Permitted Uses to restrict Halfway Residences to the IG District and to modify the definition of a Halfway Residences; Applicant: Zoning Commission.

2. **PL2013-0215** Zoning Text Amendment concerning the modification of Section 10.07 Halfway Residences to modify the Special Use Standards for Halfway Residences Applicant: Zoning Commission.

Copies of the proposed amendments are enclosed and are also available for public inspection in the Office of the City Plan Department, 185 South Main Street, Waterbury, Connecticut. 06702.

ATTEST: _____

James A. Sequin, AICP
City Planner/Zoning Enforcement Officer

DRAFT

PL2013-0214 Proposed Zoning Text Amendment concerning the modification of Section 4.08 Table of Permitted Uses to restrict Halfway Residences to the IG District and to modify the definition of a Halfway Residences. Applicant: Zoning Commission.

WHEREAS, The Office of the Mayor has requested the Commission consider Zoning amendments concerning the regulation of Halfway Residences, and

WHEREAS, The City Plan Commission has recommended _____ of this amendment, and

WHEREAS, The Commission finds this amendment _____ consistent with the Plan of Conservation and Development. NOW THEREFORE BE IT

RESOLVED The Zoning Commission approves the modification of Section 4.08 Master Use Table as follows with additions in bold underlined type and deletions in bold italic strike through type:

Group Living				SP	SP	SP		SP		SP	SP				10.06
Halfway Residences					SP	SP		SP		SP		SP			10.07
Short-term Lodging						ZP		ZP	ZP	ZP	ZP				

houses, and residence halls.	
Halfway Residences ~~*A building occupied as a residence by persons assigned to the facility in connection with their incarceration and/or their transition from prison and operated as a public or private nonprofit halfway house approved by and under the supervision of the Connecticut Department of Corrections.*~~ **A facility for the housing of persons on probation, parole, or early release from correctional institutions, or other persons found guilty of criminal offenses**	Including but not necessarily limited to off street parking, recreational activities, detached garages, fences, swimming pool, and accessory structures.
Short Term Lodging Facilities offering transient lodging	Including but not necessarily limited to off street

BE IT FURTHER RESOLVED These modifications shall become effective on the day after publication of the notice of action and filing of the amendment with the Town Clerk and City Clerk.

property, and shall be screened by landscaping or suitable fencing providing year-round screening.

(iv) The front entrance to any Halfway Residence shall be at least five hundred (500) feet, measured in a direct line from the nearest property line of any parcel used for the following.

1) a public library;

2) a public park, recreation area, playground or similar area owned and managed by the City;

3) a School; or

4) a Religious Institution.

(v) The front entrance to any Halfway Residence building shall be at least 1,500 feet from the front entrance to another Halfway Residence building.

(vi) **A security plan must be submitted with an application for a special permit for a halfway house. The Applicant shall furnish a copy of the security plan for halfway houses to appropriate Superintendent of Police for his/her review and comment at least 15 days prior to the opening of the public hearing on the application. Provisions addressing security must be included in any special permit for a halfway house.**

BE IT FURTHER RESOLVED These modifications shall become effective on the day after publication of the notice of action and filing of the amendment with the Town Clerk and City Clerk.

DRAFT

PL2013-0215 Proposed Zoning Text Amendment concerning the modification of Section 10.07 Halfway Residences to modify the Special Use Standards for Halfway Residences. Applicant: Zoning Commission.

WHEREAS, The Office of the Mayor has requested the Commission consider Zoning amendments concerning the regulation of Halfway Residences, and

WHEREAS, The City Plan Commission has recommended _____ of this amendment, and

WHEREAS, The Commission finds this amendment _____ consistent with the Plan of Conservation and Development. NOW THEREFORE BE IT

RESOLVED The Zoning Commission approves the modification of Section 10.07 Halfway Residences as follows with additions in bold underlined type and deletions in bold italic strike through type:

Section 10.07 Halfway Residences

10.07.01 Purpose

This Section of these Regulations provides standards for the use of property for a Halfway Residence to ensure compatibility of such use with neighborhoods and surrounding properties and to protect public health, safety, and convenience.

10.07.02 Applicability

Halfway Residences are permitted in the ~~*RH, RO, CO, and CG*~~ **IG** District~~s~~ subject to Special Permit approval and conformance with the applicable District Development and General Use Standards and the Special Use Standards of this Section.

10.07.03 Halfway Residence Special Use Standards

(i) The total number of sleeping rooms or Halfway Residence occupants shall not exceed ~~*twelve (12)*~~ **six (6) on any lot** ~~*in any district*~~**.**

(ii) The total number of Halfway Residence occupants shall not exceed two (2) per bedroom.

(iii) Off-street parking shall be provided in accordance with the provisions of Section 9.03 of these Regulations, shall be located a minimum distance of ten (10) feet from any adjacent residential