

\_\_\_\_\_  
Date of Receipt  
Fee and date paid

\_\_\_\_\_  
File Number  
Approval date

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

\_\_\_\_\_  
(ADDRESS OF BUILDING OR BLOCK MAP, BLOCK & LOT NUMBER)      ZONE      TOTAL SQUARE FOOTAGE

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

- \_\_\_\_\_  
Site plan approval (Submit 14\* copies of the site plan) ▶ 1 original and 14 copies of the application
- \_\_\_\_\_  
Certified A-2 Survey
- \_\_\_\_\_  
2 copies of Bond Estimate Form      \* 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)
- Amend zoning regulations    See Attached    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

N/A

\_\_\_\_\_  
ENGINEER'S NAME

Bernard Pellegrino, Esq.

\_\_\_\_\_  
Print Applicant's Name

475 Whitney Ave., New Haven, CT 06511

\_\_\_\_\_  
Applicant's Address

203-787-2225      203-787-0196

\_\_\_\_\_  
Applicant's Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
ENGINEER'S PHONE NUMBER

\_\_\_\_\_  
FAX NUMBER

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Owner's Address

\_\_\_\_\_  
Owner's Phone Number

\_\_\_\_\_  
Owner's Signature

**ATTACHMENT TO TEXT AMENDMENT APPLICATION**

**Amend Section 2.2.1.2 to add the following subsection:**

(p) A minimum of ten percent (10%) of the units must be deed restricted as affordable units in accordance with the provisions of Connecticut General Statutes Section 8-30g. A unit that is restricted in price so as to be affordable to households earning no more than eighty percent (80%) of the area median household income as calculated by the U.S. Department of Housing and Urban Development (HUD). The deed restrictions shall be for a minimum of forty (40) years. All Affordable housing dwelling units shall be constructed of a similar quality as market rate dwelling units. In conjunction with an application for Site Plan approval, the applicant shall submit an "Affordability Plan" for the development. The Affordability Plan shall describe how the regulations governing the affordability of the Affordable units will be administered. The Affordability Plan shall include provisions regarding notice of availability of Affordable Units procedures, procedures for verification and periodic confirmation of household income, and compliance with other affordability requirements.

**Amend Section 2.3.2.2., Requirements Applicable to Multiple Dwellings, to add the following subsection:**

<u>District</u>	<u>CB-40</u>
Minimum Lot Area, sq. ft	120,000
Maximum Density Family Dwelling units per acre	8
Minimum Lot Width, ft.	200
Minimum Front Yard, ft.	75
Minimum Side Yard, ft.	50
Maximum Building Coverage, %, including accessory buildings	20
Maximum Height, ft.	35
Minimum Distance between Buildings, ft.	45

**Amend Section 4.4.1, Uses Permitted in Commercial CB Districts, to add the following subsection:**

4.4.1.40(?): Multiple Family Dwelling Units permitted by Section 2.2.1.2. along State Street between Broadway and Skiff Street.

## BASIS FOR ADOPTION OF PROPOSED TEXT AMENDMENT

In considering applications for text amendments to the Town's zoning Regulations the Commission acts in a legislative capacity. In other words, unlike its administrative authority in determining whether an applicant's proposal meets the various regulations that may apply to a given proposal, in this case the Commission determines whether the changes to the regulations, the laws of the Town regarding how properties are used and developed, are appropriate and in the best interest of the Town and its residents.

In considering this application the Commission looks for guidance from its Plan of Conservation and Development (POCD), which it adopted in September, 2017. The Applicant suggests that the proposed Amendments are supported by the POCD. One of the overriding themes in the current POCD is expanding Housing Opportunities in our Town. In fact, Demographics and Housing is the first substantive topic discussed. The Town's changing demographics and the need to expanding affordable housing opportunities was a primary focus leading to the recommendation at Page 10 of the POCD that the regulations be amended to require 10% affordability component for multifamily housing developments. The first section of the proposed text change complies with that recommendation for multifamily housing projects proposed under the existing regulatory provisions contained in Section 2.2.1.2.

The remainder of the proposed text changes permits the multifamily residential development text contained in section 2.2.1.2. (as proposed to be amended per the discussion above- with the affordability requirement) in the CA Zoning District on State Street between Broadway and Skiff Street. The Applicant suggests that this portion of the proposed text amendment is also in accordance with the POCD. In particular, page 70 of the POCD states:

**“Growth Management Principle 2: Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs.**

North Haven's POCD recognizes that the Town's population is changing in its age profile and other key demographic characteristics, and with these changes comes new demands on the community's housing stock. The plan's recommendations acknowledge not only the need for affordable options for the retirees and aging seniors but also contain recommendations for expanding housing options suitable for young professionals and those seeking residences in mixed-use and walkable settings.”

This proposal is responsive to Growth Management Principal 2. By allowing multifamily housing in this area of the CB zoning district those needs would be accommodated. There are many residence services located in that area of Town that could be easily accessed. That area of Town has successfully supported multifamily developments including Briarwood, Stonehill and the Residences at State Street, in a manner that has had a positive impact upon and a compatible coexistence with the existing commercial uses in the area. There is a rising demand for this type of housing stock in Town that could be accommodated by adopting this text amendment.

Finally, the topographical issues along this area of State Street, support the adoption of the proposed text amendment. As the Commission is aware, the topography in this area of State Street changes dramatically from the street -- with a significant elevation increase to the west. The lots on that side of the street also tend to be long and narrow. Both of those factors make these properties challenging to develop for many of the commercial uses permitted in the CB zone. The land, especially the rear portions of these lots, are not conducive to commercial development because of the topography, lack of visibility and the challenges of accessibility. On the other hand, the multi-unit residential developments along State Street in the designated area (and further south along State Street into the Town of Hamden) have been successful because they are less constrained by these factors.

The multifamily option proposed by this text amendment would be beneficial to property owners who have been challenged in their ability to achieve meaningful re-

development of their properties, would be responsive to good planning principles supported by the POCD, would provide economic development opportunities by providing new patrons for the existing and future commercial business in that area, and would result in an increase in the Town's Grand List.

All of these are important *legislative reasons* for the Commission to look favorably upon this application.