

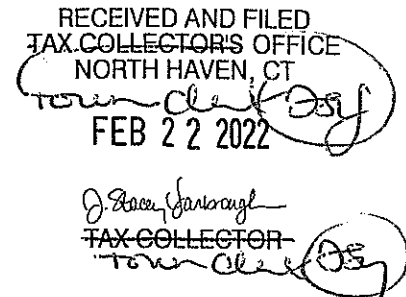


TOWN OF HAMDEN
PLANNING & ZONING DEPARTMENT

Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7070
Fax: (203) 287-7075
www.hamden.com

February 17, 2022

Re: Proposed Town of Hamden Zoning Regulation Text Amendment
Repeal of Student Housing
Town of Hamden Planning and Zoning Commission, Applicant



Greetings,

Please find enclosed the above referenced zoning text amendment, which is being proposed by the Town of Hamden Planning and Zoning Commission (PZC). If you have any questions, please contact me at Ejohnson@Hamden.com or Hamden's Assistant Town Planner at mdavis@hamden.com. The public hearing for this application is scheduled to be held in April 2022. Please check the agenda, which will be on the Hamden website under the "agendas and minutes" section for details on the meetings' location. If at all possible, please try to accommodate that schedule by submitting any review comments to us in advance of that date and, as noted, please contact us if you have any questions or concerns.

Thank you for your time and anticipated assistance.

Erik Johnson
Town Planner

List of Attachments: Cover letter, overview memo, application form, and proposed regulation

List of Addresses:

Bethany Town Clerk, 40 Peck Road, Bethany CT 06524
Cheshire Town Clerk, 84 S. Main Street, Cheshire CT 06410
Hamden Town Clerk, 2750 Dixwell Avenue, Hamden CT 06518
New Haven Town Clerk, 200 Orange Street, New Haven CT, 06510
North Haven Town Clerk, 18 Church Street, North Haven, 06473
Wallingford Town Clerk, 45 S Main Street, Wallingford CT, 06492
Woodbridge Town Clerk, 11 Meetinghouse Lane, Woodbridge CT 06525
Regional Water Authority Environmental Planning Department, 90 Sargent Drive, New Haven CT 06511
Carl Amento, South Central Regional Council of Governments, 127 Washington Avenue, 4th Floor West, North Haven CT 06473
Lori Mathieu, Department of Public Health, 410 Capitol Avenue, Hartford CT 06134
Katie Perzanowski, Connecticut Department of Energy and Environmental Protection, 79 Elm Street, Hartford, CT 06106



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FEB 16 2022
PLANNING AND
ZONING DEPT.

Date of Filing February 16, 2022
Fee _____
Date Paid _____
Receipt # _____
Application # 22-482

**TOWN OF HAMDEN
APPLICATION TO AMEND THE ZONING REGULATIONS**

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT Hamden Planning + Zoning Commission TELEPHONE 203-287-7070
(Name)
ADDRESS 2750 Dixwell Avenue Hamden CT 06518
(Street No and Name) (Town and State) (Zip Code)

EMAIL ADDRESS OF CONTACT PERSON: ejohnson@hamden.com

REGULATION TO BE: AMENDED ADDED or DELETED:
Article Number _____ Section _____ Group Use _____

CURRENT LANGUAGE see current zoning regulations

PROPOSED LANGUAGE see attached

REASON FOR PETITION FOR CHANGE Chro settlement

Have there been any previous petitions for same or similar amendments? YES NO

If YES, list name of applicant _____

SIGNATURE OF
APPLICANT _____



TELEPHONE NO. 203 287-7070 (Name)

MAILING ADDRESS
2750 Dixwell Avenue Hamden CT 06518
(Street No. and Name) (Town and State) (Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2741, or (203) 401-2743.

Please mail this completed form and attachments to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven CT 06511

RWA Watershed/Aquifer Project Notification Form
Page 2

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address _____ Town _____

3. Application for: ___ Planning and Zoning ___ Inland Wetlands ___ Zoning Board of Appeals

4 Project Description: _____

5. Waste Water Disposal: ___ Septic System ___ Public Sewer ___ None

6. Water Supply: ___ Private Well ___ Public Water

7. Heating Fuel: ___ Oil ___ Gas Other _____

Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.

8. Total acreage of project site _____

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance

10. Percent of existing impervious surfaces including buildings, roads and pavement _____

11. Proposed increase in impervious surfaces _____

12. Number of **existing and proposed** floor drains or sump pumps and their point of discharge
e.g. sanitary sewer, holding tank, or ground

13. Are there any wetlands or watercourses on the property? If so, describe

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available _____

15. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents

16. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical on-site volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

17. Describe any wastes generated and their means of disposal

18. Contact Information:

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

Name of Person Completing Form

Signature

Date

**NEW REQUIREMENT: NEED TO NOTIFY
CONNECTICUT DEPARTMENT OF PUBLIC HEALTH**

Using Public Water Supply Watershed or Aquifer Area Project Notification Form

Note: All applicants before a municipal Planning Commission, Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for **any project located within a public water supply aquifer or watershed area** are now required by Public Act No. 06-53 of the CT General Statutes to notify The Connecticut Commissioner of Public Health of the proposed project within seven days of filing.

To notify the Commissioner of Public Health, you must use the Online Notification Form, which you can find by doing the following:

1. Type in the following URL to access the website: www.dir.ct.gov/dph/water/web_form.htm
-- It will take you to the DPH Drinking Water Section web page and the form you need to complete.
2. Answer each question. For Steps 2.1 and 2.2., consult the map in the Planning & Zoning Department to see which one applies. **Note: If your property lies outside the public water aquifer and watershed areas, you do not need to fill out the online form.**
3. For Step 2.3, the PWSID number is: **0930011**
4. Print a copy of the completed form and submit to the Planning and Zoning Department with your application.
5. If you have any questions or problems concerning the website contact the Department of Public Health staff at: (860) 509-8000.

Student Housing Strikeouts

Table of Contents:

Article VI Special Provisions

Section 670 Student Housing -- Repealed

~~Section 380.4.8 Undergraduate Students~~

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~~Notwithstanding Section 670.3 of the Zoning Regulations, undergraduate college students shall not be permitted as tenants in a MHH development authorized under this section. The property owner will report at least annually to the Hamden Zoning Enforcement Officer as to compliance with this restriction.~~

452.6 Residential Zones

452.6.1 Permitted Uses and Structures in SGVD in Areas Zoned R-4

452.6.1.1 The SGVD, as it applies to properties in residential zones, is an overlay district for R-4 zoning. The areas of the SGVD zoned R-4 are primarily used for single-family homes and non-commercial civic institutions, such as schools and religious institutions. Any new construction or modification of existing structures shall not detract from the residential character of the R-4 areas.

- a. Allowed by Zoning Permit: Accessory building; Keeping of Animals; Family Day Care Home (Children); Roomers and Boarders; ~~Student Housing~~; and other uses which are required to be permitted by federal or state law;
- b. Allowed by Site Plan: Residence- Single Family, Community Garden; Farmers Market; Telecommunications Facility;
- c. Allowed by Special Permit: Civic Club, Lodge or Association (non-profit); Adult Day Care; Child Day Care, Nursery School & Group Day Care Home; Home Occupation; Library and Museum; Place of Public Assembly; Place of Worship; Preservation of Historic Structure; Multi-family Dwellings-Adaptive reuse to multifamily; College and University (non-profit); Elementary and Secondary School.

452.7 Commercial/Mixed Use Zones

452.7.1 Permitted Uses in SGVD Areas Zoned for Commercial or Mixed Use

452.7.1.1 The SGVD as it applies to non-residential zones is an overlay district for a commercial/mixed use district appropriate in uses and scale for Spring Glen.

452.7.1.2 The areas of the SGVD zoned for commercial/mixed use are bounded on the West side of Whitney Avenue by Park Avenue and Harmon Street, excluding the last lot on Harmon Street abutting Whitney Avenue, and on the East side of Whitney Avenue by Gilles Road and Haverford Street, excluding those lots adjacent to the south side of Haverford Street that are R 4. (See the SGVD Overlay Regulations Map for the location of commercial or mixed use areas in the SGVD). The purpose of the SGVD is to encourage appropriate development within Spring Glen's existing neighborhood commercial and mixed use areas by providing for limited retail, service, office, and multi-family development in a mixed-use district.

452.7.1.3 The following are the only uses and accessory uses allowed in the SGVD areas zoned for commercial or mixed use:

- a. Allowed by Zoning Permit: Accessory Building; Business and Personal Service less than 1,500sf of gross leasable space; Family Day Care Home (Children); Roomers and Boarders; ~~Student Housing~~; Retail less than 1,500sf of gross leasable space; and other uses which are required to be permitted by federal or state law;
- b. Allowed by Site Plan: Accessory Use; Community Garden; Animals/Grooming; Veterinary Hospital; Cemetery; Catering Facility; Home Occupation; Single Family Accessory Dwelling Unit; Residence-Single family; Farmers Market; Telecommunications Facility;
- c. Allowed by Special Permit: Civic Club, lodge or Association (non-profit); Adult Day Care, Child Day Care, Nursery School and Group Day Care Home; Outdoor Café; Restaurant; Rehabilitation Facility-Out Patient less than 10,000sf of gross leasable space; Library and Museum; Bed and Breakfast; Office Building 1,500 to 10,000sf of gross leasable space; Place of Public Assembly; Place of Worship; Preservation of Historic Structure; Public Use and Public Utilities; Public Parking Lot; Recreation and Fitness less than 10,000sf of gross leasable space; Multi-Family Dwellings-Adaptive Reuse to Multi-Family; Multi-

591.1.4 Required Truck-Loading Spaces

Truck-loading spaces shall be adequate in number to serve the proposed use and shall be located on the site so as not to impede on-site pedestrian and vehicular circulation.

646.1 Roomers & Boarders⁸

The keeping of no more than two roomers and boarders ~~who do not meet the definition of "student"~~²² is permitted as an accessory use in a one-, two- or three-family dwelling subject to the following conditions:

- a. The roomers or boarders shall reside within the principal dwelling unit.
- b. The sleeping space shall be no less than 80 square feet for the first person and 70 square feet for the second person.
- c. No cooking or cooking appliances shall be permitted in rented rooms,
- d. One off-street parking space shall be provided for each roomer or boarder.
- e. No roomer or boarder shall be permitted where the family occupying the dwelling unit is composed of a group of four unrelated persons.

646.2 Roomers & Boarders⁸

The keeping of no more than two roomers and boarders who do not meet the definition of "student"²² is permitted as an accessory use in a one-, two- or three-family dwelling subject to the following conditions:

- f. The roomers or boarders shall reside within the principal dwelling unit.
- g. The sleeping space shall be no less than 80 square feet for the first person and 70 square feet for the second person.
- h. No cooking or cooking appliances shall be permitted in rented rooms,
- i. One off-street parking space shall be provided for each roomer or boarder.
- j. No roomer or boarder shall be permitted where the family occupying the dwelling unit is composed of a group of four unrelated persons.

⁸ Effective November 15, 2012

Table 6.1 Allowed Uses by Zone

Section	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Warehouse & Wholesale w/ indoor storage										SP		S		
654	Outdoor Storage														
	Accessory Use										SP		SP		
	Primary Use												SP		
670	Student Housing	P	P	P	P	P		P	P	P	P	P			
672	Telecommunications Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
676	Wind Energy Conservation System ^f	SP	SP	SP	SP	SP		SP	SP	SP ^r	SP	SP	SP	SP	

670 Student Housing

~~The following section is adopted to provide for the needs of students for off-campus housing while at the same time providing for the health, welfare, and safety of students and residents and the livability of residential neighborhoods. Student housing unit is defined as a dwelling unit occupied primarily by unrelated individuals enrolled in a program of study at an educational institution, college or university, trade school, training facility or similar entity. Student housing units are allowed subject to the following conditions and standards:~~

~~670.1 Owner-Occupied Buildings¹⁸~~

- ~~a. Owner-occupied student housing dwelling units are allowed provided that no more than two students occupy any single dwelling unit as renters or boarders. Owner-occupied dwelling units are subject to the following requirements:~~

~~registration form and fee must be received by August 1st of each year.~~

~~18 — Adopted December 8, 2015. Effective December 15, 2015. Adopted November 15, 2016. Effective November 30, 2016~~

~~19 — Adopted November 15, 2016. Effective November 30, 2016~~

2. Adopted December 8, 2015. Effective December 16, 2015
3. Adopted November 15, 2016. Effective November 30, 2016