



City of Milford, Connecticut

Founded 1639
70 West River Street ♦ Milford, Connecticut ♦ 06460-3317
www.ci.milford.ct.us

Department of Permitting
and Land Use

David B. Sulkis,
City Planner

TO: South Central Regional Council of Governments
 Greater Bridgeport Regional Planning Council
 City Attorney, City of Milford
 State of CT DEEP
 City of West Haven, City Clerk
 Town of Stratford, City Clerk
 Town of Orange, City Clerk

FROM : David B. Sulkis, City Planner/DBS

DATE: March 16, 2016

RE: **Proposed Changes to the City of Milford Zoning Regulations; Article V – Supplemental Regulations
Sec. 5.1.4.1 Drive-In Establishments**

At its meeting of March 15, 2016, the Milford Planning and Zoning Board approved the distribution of the following proposed regulation change to the required agencies for their review. The following recommended change is submitted for your review and comment.

Please provide this office with your comments or approval within 30 days of the above date.

EXISTING REGULATION:

Sec. 5.1.4.1 Drive-In Establishments:

- (1) A drive-in bank window shall have at least ten waiting positions between the street line and said window for cars approaching and at least two waiting positions for cars leaving said window. Such approach(es) shall be so arranged so as not to conflict with required off-street parking facilities and access thereto.
- (2) An attendant-operated or self-service car wash shall have at least ten waiting positions for each bay between the street line and such bay for cars approaching and at least two waiting positions for cars leaving said bays.
- (3) A fast-food drive-through window shall have at least ten waiting positions between the street line and said window for cars approaching and at least two waiting positions for cars leaving said window. Such approach(es) shall be so arranged so as not to conflict with required off-street parking facilities and access thereto.
- (4) A pharmacy drive-through window shall have at least five waiting positions between the street line and said window for cars approaching and at least two waiting positions for cars leaving said window. Such approach(es) shall be so arranged so as not to conflict with required off-street parking facilities and access thereto.

PROPOSED CHANGE:

ADD NEW WORDING: Sec. 5.1.4.1 Drive-In *and Drive-Through* Establishments

Milford Department of Permitting and Land Use

Building: 203-783-3234
Planning and Zoning: 203-783-3245
Wetlands: 203-783-3256

Fax (Building): 203-783-3690
Fax (Planning and Zoning/Wetlands): 203-783-3303
Director: 203-783-3374

Article V – Supplemental Regulations - Sec. 5.1.4.1

REASON FOR CHANGE:

To clarify the disconnected wording 'drive-through' from the section title.

A petition for substantially the same change in regulations has previously been filed:

Yes _____ No X if Yes, date of hearing:

This regulation change is proposed by: Petitioner: _____ or Planning and Zoning Board Subcommittee

C: Anthony D Sutton, Chairman, P & Z
John L. Grant, P & Z
J. Griffith, DPLU



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FROM : David B. Sulkis, City Planner/DBS

DATE: March 16, 2016

RE: Proposed Changes to the City of Milford Zoning Regulations; Article XI Definitions

At its meeting of March 15, 2016, the Milford Planning and Zoning Board approved the distribution of the following proposed regulation change to the required agencies for their review. The following recommended change is submitted for your review and comment.

Please provide this office with your comments or approval within 30 days of the above date.

EXISTING TEXT: None

PROPOSED TEXT:

DRIVE-THROUGH ESTABLISHMENTS – A structure with a pass-through opening or device from which business is transacted directly with patrons in a motor vehicle.

REASON FOR CHANGE:

New definition clarifies the disconnected referenced wording in Section 5.1.4.1 Drive-In Establishments.

A petition for substantially the same change in regulations has previously been filed:

Yes _____ No X if Yes, date of hearing:

This regulation change is proposed by: Petitioner: _____ or Planning and Zoning Board Subcommittee

C: Anthony D Sutton, Chairman, P & Z
John L. Grant, P & Z
J. Griffith, DPLU

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April 18, 2016

Mr. Benjamin Gettinger, Chairman
Planning and Zoning Commission
City of Milford
70 West River Street
Milford, Connecticut 06460-3317

Re: Zone Text Amendment – Article V – Supplemental Regulations Sec. 5.1.4.1 Drive-In Establishments

Dear Mr. Gettinger:

We are in receipt of the above referenced referral dated March 16, 2016.

The Connecticut Metropolitan Council of Governments reviewed the proposed amendments to Article V – Supplemental Regulations Sec. 5.1.4.1 Drive-In Establishments of the City of Milford's Zoning Regulations. No regional impacts are anticipated from these changes.

If you have any questions, please do not hesitate to contact me at 203-366-5405.

Sincerely,

A handwritten signature in black ink, appearing to read "BBidolli", is written over a horizontal line.

Brian Bidolli
Executive Director

cc: Mr. David B. Sulkis, AICP, City Planner, City of Milford

Phyllis Leggett

From: Gaucher, John [John.Gaucher@ct.gov]
Sent: Thursday, March 17, 2016 11:13 AM
To: Phyllis Leggett
Subject: RE: Proposed Regulation Change - Definition - Drive Thru Establishments
Importance: Low

Phyllis,

We have reviewed the above-referenced proposal for consistency with Connecticut Coastal Management Act policies and have no comments for the Planning & Zoning Board's consideration. Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analyst 3
Office of Long Island Sound Programs
79 Elm Street
Hartford, CT 06106

Phone 860.424.3660
fax 860.424.4054



From: Phyllis Leggett [mailto:PLeggett@ci.milford.ct.us]
Sent: Wednesday, March 16, 2016 4:04 PM
To: Gaucher, John
Cc: Anthony Sutton; jlg-design@juno.com; David Sulkis; Joseph Griffith
Subject: FW: Proposed Regulation Change - Definition - Drive Thru Establishments

Hi John,

Neglected to include you in the email sent below, but you are included in the two emails sent thereafter.

Thank you.

Phyllis

From: Phyllis Leggett
Sent: Wednesday, March 16, 2016 3:39 PM
To: 'Eugene Livshits'; 'Patrick Carleton'; Debra S. Kelly; Toni Weeks; 'spawluk@townofstratford.com'; 'debbie_collins@cityofwesthaven.com'; 'Patrick O`Sullivan'