

City of Milford, Connecticut

MEMORANDUM

TO: Karen Fortunati, City Clerk
FROM: David B. Sulkis, City Planner
DATE: August 16, 2023
Re: **Text Changes to the City of Milford Zoning Regulations**



At its meeting held August 15, 2023, the Planning and Zoning Board approved the following text regulation change to the Milford Zoning Regulations.

Please see ATTACHMENT A, Amendment 22-9

Article VI, Section 6.4.2 Use of Nonconforming Lots when Applicants or Predecessor Own/Owned Adjacent Land and Section 6.4.4 State Statutes

This regulation change becomes effective on August 29, 2023.

Distribution

Mayor Richard Smith
Zoning Board of Appeals
Zoning Enforcement Officer
Director of Public Works
City Attorney
City Clerk
Joseph Griffith, DPLU
Engineering Department

Library
Community Development
Sewer Commission
Assessor
Conservation Commission
Inland Wetlands Office
Harbor Management Commission



City of Milford, Connecticut

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Department of Permitting
and Land Use

David B. Sulkis,
City Planner

Amendment #22-9

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

DATE: September 7, 2022 (amended 11/8/22, 8/14/23)

RE: **Proposed Changes to the City of Milford Zoning Regulations Article VI, Section 6.4.2 Use of Nonconforming Lots when Applicants or Predecessor Own/Owned Adjacent Land and Section 6.4.4: State Statutes**

In accordance with Milford Zoning Regulations 10.3 and CT General Statutes 8-3b and 22a-104, the distribution of the following proposed regulation change is submitted for your agency’s review and comment. Please provide this office with acknowledgement of your receipt of this memorandum and provide your comments or approval within 35 days of the above date. review.

EXISTING TEXT:

(none)

PROPOSED TEXT: (Changes indicated in **BOLD** italicized text and/or strikethrough text)

6.4.2 Milford 6.4.2 Use of Nonconforming Lots when Applicants or Predecessor Own/Owned Adjacent Land:

Two or more parcels, or combinations of parcels and portions of parcels, that abut each other and that do not comply with zoning requirements regarding lot size, width, or depth shall be considered a merged and undivided lot for the purposes of these Regulations. No portion of said merged parcel shall be used or sold in a manner which diminishes compliance with these regulations, nor shall any division of any parcel be made which creates a nonconforming lot.

FINAL REGULATION TEXT:

6.4.2 Milford 6.4.2 Use of Nonconforming Lots when Applicants or Predecessor Own/Owned Adjacent Land:

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REASON FOR CHANGE:

To replace the previous section 6.4.2 which the board previously removed from the regulations.

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: DPLU Staff__ or ___ PZB Subcommittee

Cc: J. Quish, Chairman P&Z
J. Griffith, DPLU