



March 19, 2024

Milford Planning and Zoning Board
c/o David B. Sulkis
City Planner
70 West River Street
Milford, CT 06460

Subject: Zoning Text Amendment for Article V Section 5.1.4, Reducing Off-Street Parking Requirements for Multi-Family Dwellings

Dear Board Members:

Thank you for notifying this office of the proposed zoning text amendment application noted above. Acting as the Commissioner's staff, our office has reviewed the amendment for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find the proposed amendment consistent.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,

Braden Lynn
Environmental Analyst
Land and Water Resources Division

BL



March 14, 2024

Mr. Jim Quish, Chairman
Planning and Zoning Commission
City of Milford
70 West River Street
Milford, CT 06460

Re: Proposed Changes to the City of Milford Zoning Regulations Article V, Section 5.1.4, Figure 4 & Article III District Use Regulations, Sections 3.1.1 Permitted Uses and 3.1.2 Special Uses

We are in receipt of the above referenced referral received on January 22nd, 2024. The Connecticut Metropolitan Council of Governments (MetroCOG) has reviewed the changes to the City of Milford Zoning Regulations; Article V, Section 5.1.4, Figure 4 & Article III District Use Regulations, Sections 3.1.1 Permitted Uses and 3.1.2 Special Uses

The proposed text amendment in Article III District Use Regulations, Sections 3.1.1 Permitted Uses and 3.1.2 Special Uses aligns with regulations in Public Act 23-142. Additionally, the proposed changes in Article V, Section 5.1.4, Figure 4 reflect standards found in Public Act 21-29, limiting required parking for multi-family homes/dwellings.

Based on our review of the text amendments, MetroCOG has determined revisions to Articles V, Section 5.1.4, Figure 4 & Article III District Use Regulations, Sections 3.1.1 Permitted Uses and 3.1.2 Special Uses are not regionally significant.

A handwritten signature in blue ink, appearing to read "Matt Fulda", is positioned above the typed name.

Matt Fulda
Executive Director

cc: Mr. David B. Sulkis, City Planner, City of Milford
Ms. Susan Lafond, Administrative Assistant, City of Milford
J. Griffith, DPLU

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Alex Hutchinson

Branford:
Charles Andres
(Chair)

East Haven:
Vacant

Guilford:
Sean Cosgrove

Hamden:
Jay Cruikshank
(Executive Committee)

Madison:
Carol Snow

Meriden:
Kevin Curry
(Vice-Chair)

Milford:
Robert Satti
(Executive Committee)

New Haven:
Vacant

North Branford:
Tricia Mase
(Executive Committee)

North Haven:
Theresa Ranciato-
Viele
(Executive Committee)

Orange:
Tom Torrenti

Wallingford:
Jeffrey Kohan
(Executive Committee)

West Haven:
Vacant

Woodbridge:
Andrew Skolnick
(Secretary)

March 18, 2024

Attention:
David Sulkis, City Planner
70 West River Street
Milford, CT 06460

Re: 2.1.1 and 2.1.2 City of Milford: Proposed zoning amendments; (1) Revise Article V. Section 5.1.4. Figure 4 for parking for multi-family residential uses, and (2) Revise Section 3.1.1., for Day Care Homes and Group Day Care Homes.

Dear Mr. Sulkis,

Thank you for sharing the proposed zoning regulation text amendments. The Regional Planning Commission (RPC) reviewed the referrals at its meeting on Thursday, March 14, 2024.

By resolution, the RPC has determined that the proposed zoning regulation text amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor does there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Sincerely,



Kevin Curry
Chair, Regional Planning Commission

South Central Regional Council of Governments

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrcog.org **T** (203) 234-7555 **F** (203) 234-9850 rpc@scrcog.org