

**SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission**

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Charles Andres  
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Viele  
(Executive Committee)

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Jeffrey Kohan  
(Executive Committee)

**West Haven:**  
*Vacant*

**Woodbridge:**  
Andrew Skolnick  
(Secretary)

**August 15, 2023**

**Attention:  
Laura Brown, City Plan Executive Director  
165 Church Street  
New Haven, CT 06510**

**Re: 2.2 City of New Haven: Petition to Amend the New Haven Zoning Ordinance Article V §§ 42 (Use Table), 43, 43.1, and 45 by Adding, Transit-Oriented Development District Pursuant to Conn. General Statutes §§ 13b-79o, Et. Seq., Known as a Transit Oriented Community Zone, to the Text of the New Haven Zoning Ordinance as a New Zoning District.**

**&**

**Petition to Amend the New Haven Zoning Map (Maps #16 and #12) To Change The Designation of Approximately 7.33± Acres of Land Located at 170 Union Avenue From B-E (Wholesale and Distribution) to a Transit-Oriented Development Zoning District Classification, Known as a Transit-Oriented Development Community Zone**

Dear Ms. Brown,

Thank you for sharing the proposed zoning regulation text amendment. The Regional Planning Commission (RPC) reviewed the referral at its meeting on Thursday, August 10, 2023.

By resolution, the RPC has determined that the proposed zoning regulation text amendment does 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. Furthermore, the proposed amendments align with recommendations established in the Regional Plan of Conservation and Development by reducing the amount of required parking & encouraging density near transit. The zone will also promote small business development and provide additional positions if fully realized which also aligns with recommendations offered in the RPOCD.

Sincerely,

*Charles R. Andres*

Charles R. Andres  
Chair, Regional Planning Commission

South Central Regional Council of Governments

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

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