



April 20, 2023

Guilford Planning and Zoning
 31 Park St
 Guilford CT 06437
RE: Maximum Heated Floor Area

Dear Planning and Zoning,

After reviewing the recent reintroduction of a Floor Area Ratio (FAR) into the residential zones through a Maximum Heated Floor Area percentage, I would like to share some concerns.

The tables located in Section 3.5 A-H.10 introduce a Maximum Heated Floor Space that is twice the lot coverage which is consistent with the current regulations. But the definition of what is to be included has drastically changed.

The proposed regulations (below) maintain a similar definition of Floor Area, but it is not referenced for residential structures FAR calculations in section 3.5.

FLOOR AREA – *The sum of the gross horizontal areas of the floors of a building or other structure, measured from the exterior faces of the exterior walls or from the center line of party walls, excluding:*

- *garages,*
- *bay windows,*
- *utility rooms for heating apparatus,*
- *cellars with earth floors,*
- *open porches and unheated enclosed porches, and*
- *attics and other horizontal areas not accessible by a permanent inside stairway.*

Also see Section 2.3.C.3 of these Regulations. Also see Section 2.4 of these Regulations.

Residential structures only seem to count “Heated Floor Space” which is not defined anywhere in the regulations, but I would assume it means only floor area that is heated.

9. Maximum Principal Building Coverage	(see note #3)	15%
<u>10. Maximum Heated Floor Space</u>		<u>30%</u>
<u>10.11. Maximum Impervious Coverage</u>		n/a

This change to just counting heated living space is drastically different from the current approach and I am not sure I understand the logic behind it. Floor Area Ratio (FAR) is a useful zoning tool that controls the above ground bulk or mass of a structure. It helps to keep the scale of buildings in proportion to the lot area and surrounding built context. If this is the goal, why differentiate between heated and non-heated floor area. This will be very difficult to regulate as it is very easy to add a heating system, and unheated space adds just as much bulk as heated space. In my opinion it should not matter how the space is being used inside, it is the exterior impact of bulk of the structure that the zoning FAR is trying to manage.

Most other zoning regulations in this area count all interior spaces, including garages, closed porches, mechanical areas, accessory structures, and attic spaces with headroom over 7 ft because they all contribute to the bulk of the structure when viewed from the exterior. Some codes also include basements outside of flood zones that are a mostly above average grade and read as an additional story. I am not sure why zoning is interested in whether a basement has a concrete slab and I do not see how the space being heated or not is any business of the zoning. These conditions can easily be changed and are currently regulated by the Building

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Code and Health Code. One purpose of zoning is to regulate the bulk or mass of the structure which the current regulations do well. If changed, I would suggest including all vertical structural areas that contribute to bulk such as garages, mechanical spaces, glassed in porches and full headroom attics to better control bulk and make enforcement easier. Below are the updates I would suggest if changes are made.

FLOOR AREA – The sum of the gross horizontal areas of the floors of a building or other structure, measured from the exterior faces of the exterior walls or from the center line of party walls, excluding:

- ~~garages,~~
- bay windows,
- ~~utility rooms for heating apparatus,~~
- ~~cellars with earth floors,~~
- ~~open porches and unheated~~ enclosed porches, and
- area of attics and other horizontal areas not accessible by a permanent inside stairway with over 7 ft headroom

Also see Section 2.3.C.3 of these Regulations. Also see Section 2.4 of these Regulations.

9. Maximum Principal Building Coverage	(see note #3)	15%
<u>10. Maximum Heated Floor Space Area</u>		<u>30%</u>
<u>10.11. Maximum Impervious Coverage</u>		n/a

Sincerely,


 Russell Campaigne, AIA



April 20, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Stormwater Management Updates

Dear Planning and Zoning,

In reviewing the influence of the Stormwater Management updates with regard to smaller residential developments, I have some concerns.

Generally, 7.6.H.1 Alternate Stormwater Treatment for Single-Family Residences is a modest increase in calculations compared to the current practice. However, the way it is written it only applies to single family homes. Duplex and a single-family homes with an ADU would not be considered a single family home under the definitions and therefore would need to provide the full-blown Stormwater analysis and plan crafted by an engineer similar to a plan required for a large commercial development. This would be a huge disincentive to add accessory apartments. I would suggest you exempt one- family and two-family dwellings under this alternative path.

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<p>DWELLING, SINGLE-FAMILY – A residential structure having only one dwelling unit from ground to roof and having independent outside access.</p> <p>DWELLING, TWO-FAMILY – A residential structure containing two independent dwelling units, each with independent access, and separate facilities that are used or intended to be used for living, sleeping, and cooking.</p> <p>DWELLING, MULTIPLE-FAMILY – A residential structure containing three or more independent dwelling units, each with independent access, and separate facilities that are used or intended to be used for living, sleeping, and cooking.</p>

The only part of the alternate proposal that feels onerous for small additions or accessory structures in the requiremnts that test pits data be submitted under 7.6.h.e. This is a \$500-1000 undertaking to mobilize equipment, plus professionals time. I suggest that this only be required on sites requiring B100a Health Code Analisis and not on sites that have been deemed by the Health department to generally have well draining soils.

Currently only additional roof area is required to be included in the calculations. This is proposing to include all impervious surface for residential properties. This is likely double the required management systems, and potentially require costlt collections systems on longer asphalt driveways. This is a huge economic burden on all residentail development and a large expansion of the current regulatory requirements.

Sincerely,

Russell Campaigne, AIA



April 21, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Accessory Setbacks

Dear Planning and Zoning,

After reviewing the proposed changes to the accessory setbacks, I would like to share some concerns.

A new concept has been introduced into the proposed regulation that requires that accessory structures are within 15 ft of the principal building it must meet the principal building setbacks in the zone.

2.3.B.2.e *in a residential zone, an accessory building shall observe the front setback requirements for a principal building if any part of the accessory building is located within 15 feet of the principal building.*

2.3.B.3.g *in a residential zone, an accessory building shall observe the rear setback requirements for a principal building if any part of the accessory building is located within 15 feet of the principal building.*

The historic context of Guilford suggests that multiple smaller buildings on lots is a more desirable growth pattern than larger single buildings in residential areas. It creates subordinate accessory structures with lower height and less bulk, set to the rear of the principal building. I fear the result of imposing greater setbacks on accessory structures as they get nearer to the principal building on tight in town lots, will likely incentivize simply attaching accessory buildings to the principal building, rather than keeping them as separate structures. The update removes the incentive of smaller setbacks for separate accessory structures and only has an incentive of more height when attached and considered part of the principal building.

This type of interbuilding setback only works when the lot coverage of principal buildings is calculated separately from the accessory structures. In this case there remains an incentive for separation given the additional coverage offered for accessory structures like in Sachem Head. Currently, Guilford uses a single lot coverage calculation for all structures on a lot. If you feel a detached lower accessory structure will look better than a tall, attached structure behind a residence, then I do not see why to introduce this proposed change to the existing regulations. Even a 10 or 15 ft separation and a lower height required for an accessory will be perceived as less bulky if detached.

Sincerely,

Russell Campaigne, AIA

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April 21, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Acre Definition

Dear Planning and Zoning,

After reviewing the proposed changes to the definition of Acre, I would like to share some concerns.

The current regulations Define ACRE in 273-239: *An acre of land is equal to 40,000 sq. ft.* This is often referred to as a Buildable Acre. This makes for easy math and is consistent with all of the lot sizes and is often referred to in other zoning codes as a Buildable Acre.

Under the new Definitions: *An acre of land is equal to 43,560 square feet (SF).* This change results in a 9% increase in the SF area used in the denominator to calculate the unit per acre density throughout town. A 9% reduction in density is not a small change resulting from this definition change. Why was this change made to the unit of Acre and was the 9% decrease in the density of housing units throughout town discussed and purposeful?

Sincerely,

Russell Campaigne, AIA

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April 21, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Buildable Land

Dear Planning and Zoning,

After reviewing the proposed changes to the definitions regarding Buildable Land and how they would impact density, lot area, lot coverage and floor area calculations. I would like to share some concerns.

The proposed regulations introduce a new concept called Buildable Land. This is a softening of the originally proposed concept of Developable land and is defined below.

BUILDABLE LAND – *The lot area of a parcel, excluding any areas categorized as inland wetland, tidal wetland, or watercourse. Also see “Developable Land” within this Section 2.2. Also see Section 2.3.A.3 of these Regulations.*

The current regulations use the total parcel area for all calculations. For many areas in town the removal of the Tidal and Inland wetlands from these calculations will substantially reduce the lot coverage and floor area allowances available to them. Many properties will immediately be put into nonconformity with these regulations and require variance for any expansion to their property. For new developments this will greatly reduce the available number of lots and unit density.

This is a huge taking of unit density and potential expansion of many properties throughout town. At a minimum, data should be available to the public about how many existing properties would be put into non-conformity by this change and how many future building units would be removed from inventory. I agree with the concept of this change to steer growth toward upland areas, but simply making this change with no analysis or public discussion of its impacts or adjustment to any of the regulation ratios to moderate the impact seems reckless.

Sincerely,

Russell Campaigne, AIA

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April 26, 2023

Guilford Planning and Zoning
 31 Park St
 Guilford CT 06437
RE: Lot Coverage Chart

Dear Planning and Zoning,

The new Tabulating Chart in Section 2.4 is a helpful addition to the regulations. Along with carrying forward the current regulations, the additional level of detail does introduce some new clarifications that require additional discussions.

1. For Attic Areas, 2.4.A.3. a&b, why differentiate between habitable and non habitable. Both have the same impact on the exterior bulk of the property and this will be difficult to enforce. A better approach would be to include areas that have headroom over 7 ft. Finishing of this space legally will add to the grand list within the same volume of a home and assure Health Department and Building Department oversight.

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3. Attic Areas			
a. The floor area of an attic which is not used for human habitation	Included above	No	Yes
b. The floor area of an attic which is used for human habitation	Included above	Yes	Yes

If the distinction is not changed, then I suggest that a definition of Habitable should be included in the regulations.

2. Clarification of Ground Mounted Solar is a new addition to the code. This draft was the first to clarify that ground mounted arrays will count toward lot coverage. Other similar mechanical features such as dish antennas and open landscape features such as pergolas and trellises do not count toward lot coverage. To incentivise the creation of renewable energy, I feel that further discussion of this decision is appropriate.

e. Ground-mounted solar arrays	Yes	No	Yes
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3. Under 2.4.C.7 Recreations Facilities, why are at grade swimming pools counted toward lot coverage and at grade sports courts are not. They both have similar environmental impact with noise, light and drainage. I would suggest excluding at grade pools from the coverage calculations for consistency.

7. Recreation Facilities:			
a. Swimming pools	Yes	No	Yes
b. At grade tennis courts, basketball courts, sports courts, or similar recreation surfaces	No	No	Yes
c. Above grade recreation surfaces	Yes	No	Yes

4. Building Projections 2.4.A.4 should be updated to reflect the definition which now includes insulation and finishes. I feel that 36" is generous for some of the elements listed, and suggest that it be broken down into two categories as follows.

4. Building Projections			
<p>a. The following building projections provided no portion projects more than 36 inches from the wall of the building:</p> <ul style="list-style-type: none"> (1) Roof eaves / overhangs. (2) Chimneys. (3) Balconies. (4) Bow or bay windows. (5) Rain gutters and leaders. (6)(5) Awnings. (7) Columns, brackets, and pilasters. (8)(6) Other minor architectural features. 	No	No	No
<p>b. The following building projections provided no portion projects more than 12 inches from the wall of the building:</p> <ul style="list-style-type: none"> <u>(1) Rain gutters and leaders.</u> <u>(2) Insulations and Finishes</u> <u>(3) Columns, brackets, and pilasters.</u> <u>(4) Other minor architectural features.</u> 	No	No	No
<p>b-c. If projects more than <u>12/36</u> inches from the wall of the building</p>	Yes except for the outer <u>12/36"</u>	No	Yes

Thank you for your consideration.

Sincerely,


 Russell Campaigne, AIA



April 24, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: R1 R2 Lot Coverage

Dear Planning and Zoning,

The proposed zoning in the R1 and R2 charts under 3.4.A&B.9 only allows 15% coverage for "Principal Buildings". Footnote 3 then allows for an additional 10% coverage through Special permit for non-vertical accessory structures such as swimming pools, tennis courts and decks. Currently as written there is no lot coverage allotment for vertical accessory structures such as detached garages, sheds, or pool house. Is the intention to have these accessory structures count under the 15% coverage, if so, the coverage should not only reference the "Principal Building".

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9. Maximum Principal Building Coverage	(see note #3)	15%
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3. The Commission may, by Special Permit, allow an additional 10% of building coverage for swimming pools, decks, tennis courts and similar structures provided the Commission determines that:
 - a. Such additional building coverage will not infringe on the primary sewage system or reserve area for said system, and
 - b. The impact of the proposed construction on views from adjacent public and private property and on the use and enjoyment of said adjacent properties will not be unreasonably affected.

I realize that I am an advocate for minimizing the substantive changes to the current zoning in this update, but one of the topics that was raised in the public forums in the beginning of this process as a potential area to study and update is the limited lot coverage in the R1 and R2 districts. The proposed update maintains the 15% lot coverage with a special permit process for an additional 10% coverage for non-vertical structures.

I have lobbied for an increase in building coverage for the R1 and R2 zones for a very long time. The 15% coverage is very restrictive to the smallest lots in our zoning code. This is the opposite of most municipalities which allow the highest coverage allowance for the smallest lots. I have always been pointed toward the Special Permit option and have used it many times, but it only applies to non-vertical structures, when most projects need additional storage or living spaces. I have also received many variances to maintain existing non-conforming coverage on projects in these zones, as many properties are above these coverage limitations. I suggest the special permit option be removed and the by right coverage be increased to 25% so it is proportional to the existing historic conditions in these zones. Alternative the 10% special permit process could be expanded to allow all accessory structures to be included, not just surface improvements.

Sincerely,



April 24, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: R2 Rear Setback

Dear Planning and Zoning,

After noticing the proposed changes to the R2 Rear Setback, I would like to share my concerns. I am submitting this inquiry in a similar format for consistency.

In the proposed zoning, under the Residential tables in 3.4B, the rear setback for R2 has been increased from 15 ft to 20 ft.

7. Minimum Rear Setback (feet)	(see note #2)	
a. Principal Building, Swimming Pool, Or Sport Court		20
b. Accessory Building 200 SF In Coverage Or Less		8
c. Accessory Building More Than 200 SF In Coverage		20
d. Deck, Terrace Or Patio Raised 2'+		20
e. Rear Lot		20

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I have long expressed concern with the lot coverage limitations in the R2 zone being a challenge and not representative of the existing density of this area, but to further restrict the zone by increasing the rear setback by 5 ft will put many properties into nonconformity and further limit options. There is a greater setback for shoreline properties so this will only affect inland properties and I have witnessed no debate about this proposed change.

Sincerely,

Russell Campaigne, AIA



April 24, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Sum of Side Setbacks

Dear Planning and Zoning,

I noticed that the concept of the Sum of the Side Setbacks was removed from the proposed zoning draft, and I would like to express my concerns.

The sum of the setbacks from the two side lot									
lines shall not be less than the following number of feet:									
(273-26 thru 272-30)	24	24	30	36	50	50	50	50	50

The sum of the setbacks is a concept in zoning that provides more porosity with deeper views into the lots from the public way. This is very important in the denser neighborhoods with narrower lots in the R1,R2 and R3 zones. It also reinforces Guilford’s historic growth where structures tend to favor one side lot line, dating back several centuries.

This is an important zoning tool that should be maintained in the proposed zoning updates. It is easily enforced given the survey and as built requirements and is a familiar concept found in many shoreline zoning codes. I suggest that the application be clarified to treat each structure (Accessory and Principle) on the lot separately, measuring the minimum side and the sum of the sides for each structure separately, which is not clear in the current regulations but has historically been enforced that way.

Sincerely,

Russell Campaigne, AIA

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April 24, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Exterior Insulation

Dear Planning and Zoning,

I am pleased to see that the concept of exterior insulation is introduced under 8.1.D. The CT Energy Conservation Code adopted In October of 2022, makes it difficult to meet the new standards in new or substantially renovated projects without exterior insulation. Exterior insulation will be part of most new residential construction. In the draft regulations the Definition of PROJECTION was updated to include Insulation and finishes which will address this building code requirement without penalizing the interior floor area due to thicker wall construction. This will also allow for easier as-built review as it can occur when the foundation is complete rather than having to wait until all the finishes are installed.

PROJECTION – Any building element attached to a building and extending beyond the face of a building foundation wall, including, **insulation, finishes**, roofs, cornices, chimneys, bay windows, shading devices, areaways, balconies, fire escapes, outside stairways, steps, and open porches.

The proposed section 8.1.D is no longer necessary given that insulation and finishes are now considered to be a PROJECTION under the above definition.

If the Commission wishes to limit this new allowance for insulation, then this section can remain, but should be modified like below to apply to all structures, new and existing .

8.1.D Insulation Upgrades

1. A six-inch (6") *additional* intrusion ~~from a pre-existing wall~~ into a required setback is permitted by Zoning Permit ~~provided such intrusion will be used to insulate and increase the energy efficiency of a structure in existence as of~~ **effective date of these Regulations**.
2. Such intrusion is permitted for a building which may already be non-conforming as to setback provided that the existing and proposed yard dimension is documented to the satisfaction of the Zoning Enforcement Official prior to the work taking place.
3. ~~Such intrusion is permitted one time only.~~

Sincerely,

Russell Campaigne, AIA

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April 24, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Projections

Dear Planning and Zoning,

After reviewing the proposed changes to how projections apply to accessory structures, I would like to share my concerns.

In the proposed zoning, under the Residential tables in 3.4A-H, projections are only allowed for principal buildings.

e. Rear Lot	50
7. Minimum Rear Setback (feet) (see note #2)	
a. Principal Building, Swimming Pool. Or Sport Court	50
b. Accessory Building 200 SF In Coverage Or Less	10
c. Accessory Building More Than 200 SF In Coverage	50
d. Deck, Terrace Or Patio Raised 2'+	50
e. Rear Lot	50
8. Maximum Building Projection (feet) For Principal Buildings Only	3
9. Maximum Building Coverage	5%

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The Current zoning regulations allow the 3-foot projections to apply to all structures. To no longer allow any projections on accessory structures will likely put the majority of accessory structures built under the current code into nonconformity because most have a roof eave overhangs and most are built close to the side or rear setback. In addition, all accessory structures built under a variance with a roof eave will immediately be made non-conforming with their variance because changing where the setback is measured will immediately put them closer than the granted variance.

Are you hoping to encourage flat roofed accessory structures with no eaves? A compromise might be a proportional 1 ft or 2 ft projection for accessory structures. This is a very sweeping change from the current regulations, and I have witnessed no discussion of it in a public hearing.

Sincerely,

Russell Campaigne, AIA



CAMPAIGNE
KESTNER
ARCHITECTS

May 8, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437

RE: Affordable Housing

Dear Planning and Zoning,

I recognize and support the need to increase entry level and affordable housing options in Guilford. The zoning regulations provide important tools to help to accomplish this. The addition of the Incentive Housing Development, Density Bonus for affordable and Commercial Adaptive Reuse with affordable set aside are all strong, creative strategies in the new regulations that will encourage the addition of affordable units. Developers that are familiar with developing affordable units and have properties able to leverage these incentives will add affordable units through a win / win relationship with the Town.

The 12% affordable housing mandate throughout town seems less strategic. It does not recognize the scale, location, septic capacity, public water access and underlying land values which all work together with the zoning to inform the highest and best use for the limited land that remains in Guilford. For smaller infill parcels, the cost and management of the affordable units will prove to be intimidating to potential developers. Because Guilford is the only shoreline town proposing such a mandate, it will lead development elsewhere. If projects do proceed, the cost of subsidizing the affordable units will be passed directly onto the market rate housing, increasing the gap between what is affordable and unaffordable in Guilford. This will have the opposite effect from the stated goal, creating fewer new affordable units, escalating market rate units and less value added to the grand list.

If the Commission decides to proceed with adding 6.11B Affordability Requirements, I have a few suggestions to clarify the requirements and make the language less of a deterrent to developers exploring the feasibility of projects in Guilford.

In 6.11.B.3 it appears that fractional units less than .5 are rounded down to zero. If this is correct, then a 4-unit multifamily development would not be required to include an affordable unit or pay a fee. ($4 \text{ units} \times 12\% = .48 < .5$) If this is true, why not simply state in 6.11.B.1 that "any new residential development of **five (5)** or more dwelling units..." This is clearer and more precise, which is the primary goal of the zoning rewrite.

As written, I believe the language regarding the fee in lieu calculation is unclear and discouraging to a developer exploring multifamily housing in Guilford. I understand that the Commission has been referencing the "Calculated Value" outlined in the building permit fee schedule, as a method of calculation, but this is not currently clear in the proposed language. The Calculated Value is a prescriptive set of cost per square foot values that are used to equalize permit costs based on scale of construction rather than the actual cost of construction. These prescriptive costs per square foot values are often significantly less than the actual cost of construction on most projects due to the huge variation in the level of finish and site development costs. As currently written the 12% fee in lieu is applied to the "development's declared cost of building construction". This suggests the fee is 12% of the

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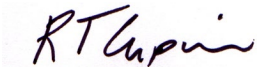
actual cost of construction, which has not yet been determined at the land use permitting phase and a fee of this magnitude would severely undermine the viability of the project.

If the Commissions intent is to use the prescriptive method used for calculating the Building Permit fee, then the terms used in the zoning should direct applicants to this method and terms should be consistent, referencing the "Calculated Value." Ideally this calculation method is incorporated directly into the zoning update. This would make it clear and put the maintenance of square footage numbers under the control of the Commission. If the Commission chooses to reference the Building Permit prescriptive method, then the code should clearly direct the applicant to the attached sheet from the Building Department outlining the prescriptive method of determining the Calculated Value to which the 12% fee is applied so it is accessible, clear, and consistently applied.

In reviewing the Building Departments examples, I see that renovation projects use the actual cost of construction rather than a uniform, prescriptive square foot value to calculate the fee. This could penalize adaptive reuse projects, which is counterintuitive, especially given that adaptive reuse projects are environmentally desirable and often inherently challenging to include an affordable component. I suggest a prescriptive square foot method be added, similar to new construction to create a predictable, consistent method of determining the Calculated Value and fee calculation for renovation projects. The option for an applicant to use the actual construction cost for very small projects should remain, but the uniform prescriptive method should be available for all new and renovation projects to stabilize and equalize the fee.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "RT Campaigne".

Russell Campaigne, AIA



Guilford Building Department Permit

Fee Schedule For Residential and Commercial Building Permits

Permits-includes building permits, trade permits, demolition permits

(Based on calculated value*)	First \$1,000 of value	\$50
	Each Additional \$1,000 of value	\$12
*Calculated value includes labor & materials		
State Fee	per \$ 1,000 of value	\$.26

EXAMPLES of: Value Calculation for Residential and Commercial Building Permits

APPLICATION No. 11841 – PROJECT COST NEW CONSTRUCTION - BUILDING PERMIT

SINGLE FAMILY HOME - RESIDENTIAL: **CONSTRUCTION COST: \$ TO BE DETERMINED BY VALUE CALCULATION**

1ST FL. - 2100 SQFT, 2ND FL. - 1850 SQFT, FINISHED BASEMENT - 1100 SQFT, GARAGE – 875 SQFT, BACK DECK – 200 SQFT.

Value Calculations shall be policy established by the Board of Selectman with recommendations by the Building Official and based on market fluctuations.

Residential (see chart below):

New Construction or Addition:

Main Floor	\$150/sf
Additional floor	\$95/sf
Garage	\$75/sf
Deck with or without rails *Estimated cost	\$25/sf higher prevails
Porch/shed *Estimated cost	\$30/sf higher prevails

1ST fl.: 2100 sqft. x \$ 150.00 = **\$ 315, 000.00**

2nd fl.: 1850 sqft. x \$ 95.00 = **\$ 175, 750.00**

Finished Basement: 1100 sqft. x \$ 95.00 = **\$ 104, 500.00**

Garage: 875 sqft. x \$ 75.00 = **\$ 65, 625.00**

Deck: 200 sqft. x \$ 25.00 = **\$ 5, 000.00**

NEW SINGLE FAMILY HOME - RESIDENTIAL: VALUE CALCULATION CONSTRUCTION COST: \$ 665, 875.00

\$ 666,000.00 [First \$ 1,000 is \$ 50.00, then each additional \$ 1,000 dollar of value is at \$ 12.00]

1st \$ 1,000.00 = **\$ 50.00**

\$ 665,000.00 [\$ 665,000.00 / \$ 1,000.00 = \$ 665.00 x \$ 12.00] = **\$ 7, 980.00**

STATE FEE [PER \$ 1,000 dollar of value is at \$.26]

\$ 666,000.00 [\$ 666,000.00 / \$ 1,000.00 = \$ 666.00 x \$.26] = **\$ 173.16**

TOTAL FEES PAID FOR THIS PERMIT: \$ 8, 203.16

APPLICATION No. 3921 – PROJECT COST FULL RENOVATION - BUILDING PERMIT

RENOVATION - RESIDENTIAL: **CONSTRUCTION COST: \$ 250,000.00**

\$ 250,000.00 [First \$ 1,000 is \$ 50.00, then each additional \$ 1,000 of value is at \$ 12.00]

1st \$ 1,000.00 = **\$ 50.00**

\$ 249,000.00 [\$ 249,000.00 / \$ 1,000.00 = \$ 249.00 x \$ 12.00] = **\$ 2, 988.00**

STATE FEE [PER \$ 1,000 dollar of value is at \$.26]

\$ 250,000.00 [\$ 250,000.00 / \$ 1,000.00 = \$ 250.00 x \$.26] = **\$ 65.00**

TOTAL FEES PAID FOR THIS PERMIT: \$ 3, 103.00

APPLICATION No. 14539 – PROJECT COST COMMERCIAL FITOUT - BUILDING PERMIT

COMMERCIAL - FITOUT: **CONSTRUCTION COST: \$ 60,350.00**

\$ 61, 000.00 [First \$ 1,000 is \$ 50.00, then each additional \$ 1,000 of value is at \$ 12.00]

1st \$ 1,000.00 = **\$ 50.00**

\$ 60,000.00 [\$ 60,000.00 / \$ 1,000.00 = \$ 60.00 x \$ 12.00] = **\$ 720.00**

STATE FEE [PER \$ 1,000 dollar of value is at \$.26]

\$ 61,000.00 [\$ 61,000.00 / \$ 1,000.00 = \$ 61.00 x \$.26] = **\$ 15.86**

TOTAL FEES PAID FOR THIS PERMIT: \$ 785.86



May 8, 2023

Guilford Planning and Zoning
31 Park St
Guilford CT 06437
RE: Parking

Dear Planning and Zoning,

In reviewing the proposed changes to the 7.3 Parking regulations, I wanted to make a few suggestions.

In 273-50, the current regulations allow most public uses to count all public parking within a radius of 300-500 ft toward the onsite requirements in all zones. This is a logical planning approach to reduce impervious coverage and open up more development options in the denser areas of town that are near on street and public parking. It also provides a by right avenue when exploring feasibility of a new use on a property.

In 7.3.C.1, the proposed regulations eliminate this and simply say uses within 300 ft of the Green or in the GGD require no parking. There is a lot of public on street parking outside of this limited area that will no longer be able to leverage available public parking. This is a significant change that will limit new and expanding businesses in town.

In 7.3.F.4.d a Temporary Parking Installation Reduction path has been added. The concept is great as it is hard to forecast parking needs and the construction of unnecessary impervious area is not aesthetically or environmentally in the interests of the town. However, as currently written the applicant must include the installation of the full drainage system to support the future parking area as part of the initial construction. This only defers the paving, which is a negligible cost compared to the drainage and subsurface preparations. To require that the catch basins and swales be installed and piped and the treatment systems be oversized for a potential future need, undermines all of the incentive to defer the installation. A more prudent approach would be to allow the applicant to present two phases of work within the site plan approval, allowing the drainage, paving and landscaping to be installed as a separate project if deemed required by the Commission in the future.

Sincerely,

Russell Campaigne, AIA

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