

**NOTICE OF
CRCOG REGIONAL PLANNING COMMISSION MEETING**

DATE: THURSDAY, SEPTEMBER 15, 2016
TIME: 7:00 P.M.
**PLACE: WEST HARTFORD TOWN HALL
ROOM 400
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107**

AGENDA

1. Adoption of Minutes: May 19, 2016 (attachment);
2. Meeting Topics for Upcoming RPC Meetings
3. Presentation and Q&A: Overview of Public Drinking Water Supply Planning in Connecticut, Presentation by Lori J. Mathieu, Public Health Section Chief, Drinking Water Section and Eric McPhee, Supervisor, Source Assessment/Protection Unit
4. Report on Zoning and Subdivision Referrals (attachment);
5. What's New in My Town—A Discussion and Report on Local Planning and Development Activities in the Municipalities of the Capitol Region; and
6. Other Business.

**DRAFT MINUTES OF
REGIONAL PLANNING COMMISSION MEETING**

Draft May 19, 2016

ATTENDANCE

RPC Attendees:	Robert Kulikowski - Simsbury
Lansford Perry - Canton	David Brassard – East Granby
Lawrence Niland	Jennifer Bartis-Earley - Plainville
Sandra Bobowski - Hartford	Susan Westa - Mansfield
Jay Fraprie	
Lamont Aheart - Vernon	Staff Attendees:
Stanley Sobieski - Newington	Mary Ellen Kowalewski
Ted Cabata - Southington	Emily Hultquist
Nancy Mayeda-Brescia – Rocky Hill	
Brendan Malone - Suffield	
Ed Marek - Coventry	
Jay Stoppelman - Manchester	

The meeting was called to order at 7:00 p.m.

Adoption of Minutes, March 17, 2016

Stanley Sobieski made a motion seconded by Lamont Aheart to approve the minutes of the March 17, 2016 RPC Meeting. The motion passed with two abstentions, Kulikowski and Westa.

Presentation & Q&A: Lessons Learned from CRCOG Participation on the Step it Up! Walkability Action Institute

Emily Hultquist, Principal Planner and Policy Analyst gave a presentation on lessons learned from CRCOG participation in the Step it Up! Walkability Action Institute.

A CRCOG-led team was selected by the National Association of Chronic Disease Directors to participate in this unique training opportunity. The Walkability Action Institute provided an opportunity for the regional team to explore best practices to increase communities' walkability, and to further regional bike and pedestrian planning and implementation. An interdisciplinary team of public health professionals, a CRCOG staff representative, transportation representative and elected official from the Capitol Region attended the Institute which will take place April 26 – 28 in Atlanta, GA. The team was joined by nine other MPO-led teams from across the country.

Activities at the Institute included learning from experts in the field of active transportation planning as well as successful MPO regions, participating in walkability audits with leaders in the field such as Mark Fenton, a nationally acclaimed walkability expert, and developing the basis for a team action plan to encourage more walking and complete streets in our regions. The team members will be working on a mutually-agreed upon work plan of follow-up activities over the next six months.

Ms. Hultquist described some of the key takeaways learned from presentations from experts in the field. One main lesson from an expert named Ian Lockwood is that over time, communities and state DOTs have been planning and engineering for longer, faster trips, usually in and out of a central business district such as downtown Hartford or other regional centers of employment and commercial activity. In order to plan for better pedestrian and active transportation infrastructure, the shorter trip must be valued.

The city of Decatur, Georgia where the Institute took place offered a great example of a community that has learned to value the short trip through policy and practice. The city's parks and recreation department has been re-named the Active Living department and regularly sponsors programs to get residents walking and moving. The City of Atlanta has also invested in pedestrian and bicycle infrastructure which is exemplified in its Atlanta Beltline Project. The Beltline is a multi-use trail which, when finished, will be a 22 mile loop around the city. Currently, businesses and housing have chosen to locate directly on the beltline which is viewed as a transportation corridor, not just a recreational amenity.

Update on Regional Planning Commission Rules of Procedure

Mary Ellen Kowalewski provided an update on the adoption process of the Regional Planning Commission Rules of Procedure. The Rules of Procedure were presented to the CRCOG Policy Board on April 27th. The Board will take a vote on incorporating them into the CRCOG bylaws on May 25th.

Report on Zoning and Subdivision Referrals

Emily Hultquist presented the report on zoning and subdivision referrals. Stanley Sobieski made a motion seconded by Kulikowski to approve the zoning and subdivision referral reports of 5/11/16 and 5/19/16 as presented. The motion passed unanimously.

What's New in My Town?

Sandra Bobowski reported that the stadium project in the City of Hartford is delayed, but that the project is a small piece of a larger development that will be a stimulus for other development. The stadium project connects the north end of Hartford to the downtown. Ms. Bobowski stated that Hartford is an 8x10 city, meaning that it is an 8 minute walk East to West of downtown and a 10 minute walk north to south of downtown.

The Town of Suffield's representative Brendan Malone asked about a town changing the percent affordable housing required under 8-30g. Other RPC members recommended discussing with the town attorney. The town is starting an infrastructure expansion project to Bradley International Airport.

The Town of Plainville has recently had hearings on a crematorium which has come in under state statute.

The Town of Simsbury is continuing discussion of an 8-30g application in June.

Other Business

There being no other business, the meeting was adjourned at 8:15 PM

TO: CRCOG REGIONAL PLANNING COMMISSION
FROM: MARY ELLEN KOWALEWSKI, DIRECTOR OF POLICY AND PLANNING
SUBJECT: OVERVIEW OF PUBLIC DRINKING WATER SUPPLY PLANNING IN CONNECTICUT
DATE: SEPTEMBER 6, 2016

The provision of pure, safe and adequate public drinking water supplies is critical to maintaining public health, economic development, and a high quality of life in all communities of the state. At its September 15, 2016 meeting, the CRCOG Regional Planning Commission will receive an overview presentation on the Central Connecticut Water Utility Coordinating Committee (WUCC) planning process. Our guest speakers from the Connecticut Department of Public Health will be Lori J. Mathieu, Public Health Section Chief, Drinking Water Section and Eric McPhee, Supervisor, Source Assessment/Protection Unit. This timely presentation will help communities understand this important planning process, and prepare for the upcoming public comment period on the draft Central Connecticut Public Water Supply Management Area Preliminary Water Supply Assessment. The meeting will also provide RPC members with an opportunity to share information on the specific water supply needs or concerns facing your communities.

The WUCC planning process provides for a coordinated approach to long-range water supply planning by addressing water quality and quantity issues from an area-wide perspective in regional coordinated plans. Three management areas for water supply planning were delineated by the State. The Capitol Region lies within the Central Connecticut area.

WUCC's are convened by the Connecticut Department of Public Health and are comprised of representatives from public water systems and councils of governments in each delineated management area. Water utility representatives and local officials use a team or consensus approach in the WUCC process to solve problems in a management area. Once convened, the WUCC management area has two years to prepare a coordinated, area-wide water supply plan. The Central Connecticut WUCC was convened in June 2016, and has begun the process of preparing an area-wide water supply plan.

We hope you will join us on September 15th to learn more about this public drinking water supply planning process, and its importance to your municipal planning and zoning efforts. Additional summary information on the WUCC process follows this memo, and information related to the Central Corridor WUCC meetings and planning documents can be accessed at <http://www.ct.gov/dph/cwp/view.asp?a=3139&q=576506>.



DEPARTMENT OF PUBLIC HEALTH

Drinking Water Section

Water Utility Coordinating Committees

What is a WUCC?

'WUCC' is an acronym for 'Water Utility Coordinating Committee'. WUCCs were created by statute in 1985 (Public Act 85-535, "An Act Concerning a Connecticut Plan for Public Water Supply Coordination"). They are intended to "maximize efficient and effective development of the state's public water supply systems and to promote public health, safety and welfare." WUCC members are public water systems and Councils of Government. WUCCs are split into management areas. There are three WUCCs in Connecticut: Western, Central Corridor, and Eastern.

What does a WUCC do?

WUCCs are initially charged with completing a planning document for public drinking water supply for their management area. The document development has several elements: a Water Supply Assessment, Exclusive Service Area Boundary delineations, an Integrated Report, and an Executive Summary. The three planning documents will also be compiled into a single, statewide water supply planning document.

Does a WUCC end when this document is done?

No. WUCCs will continue to exist and meet regularly after the plan is completed. The WUCCs are an important long-term and short-term planning tool. Responsibilities will include: future water supply needs, potential conflicts over future sources, competition for service areas, areas of growth where public water is currently not available, changing status of individual water systems, economic impacts on demographics, and environmental impacts on our drinking water supplies.

How do WUCCs protect public health?

The WUCCs will work to protect Connecticut's most important natural resource, our public drinking water sources, and simultaneously ensure that a safe and adequate water supply is provided to areas that need it. A critical planning component of the WUCCs will be to ensure that the land around present and future water supplies is protected (RCSA Sec. 25-33h-1(d)(C)(ii)).

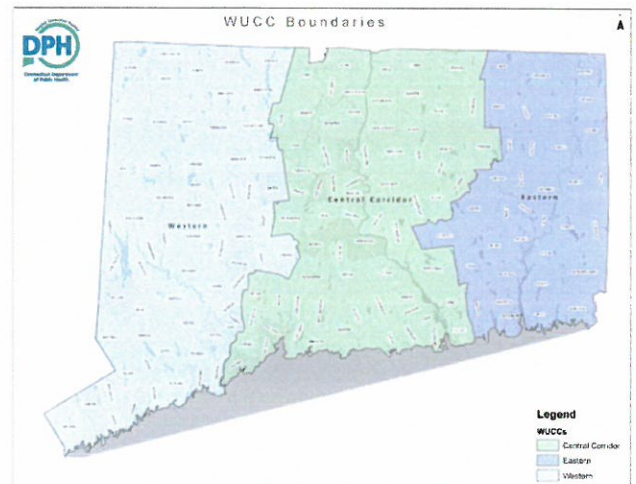
How do I know if I am a member?

If you represent a public water system of any classification or if you have been designated by a Council of Government, you are a member of a WUCC. Where your service area, water supply source, or Council of Government is located will determine which WUCC(s) you are a member of.

Can I get involved if I am not a member?

Yes. WUCC meetings are public meetings and anyone is free to attend. You will be given an opportunity to speak (at a designated time and duration) if you wish.

If you need additional information, please go to www.ct.gov/dph/wucc. To the right is a map of the three WUCC management areas:



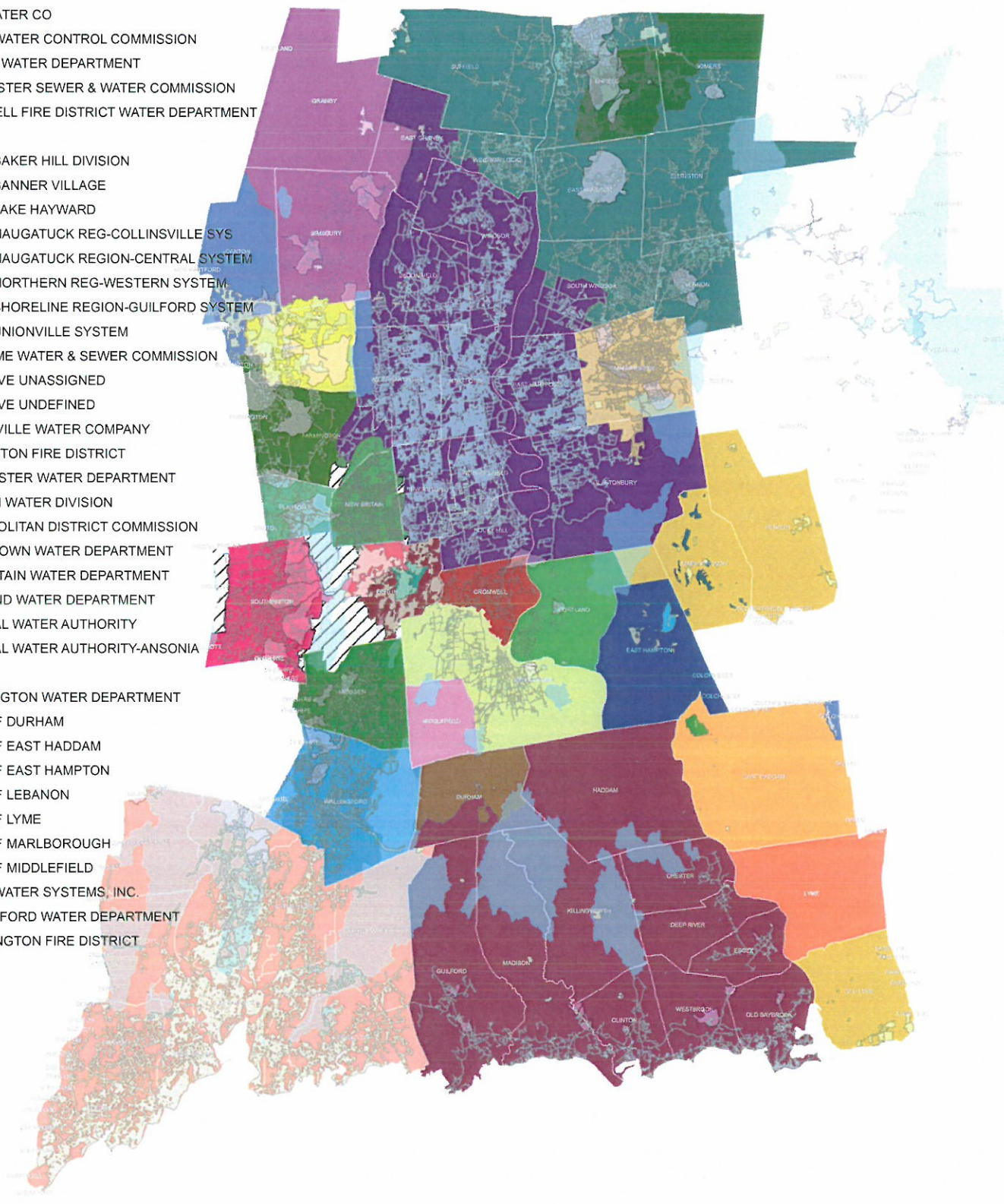
Central Corridor WUCC

- AQUIFER_PROTECTION_AREAS_CENTCOR
- PWS_WATERSHEDS_CENTCOR
- Small_PWS_SERVICE_AREA_CENTCOR
- Large_PWS_SERVICE_AREA_CENTCOR

Existing Central Corridor WUCC Exclusive Service Areas

PWS_NAME

- AQUARION WATER CO OF CT-SIMSBURY SYSTEM
- AQUARION WATER CO OF CT-VALLEY SYSTEM
- AVON WATER CO
- BERLIN WATER CONTROL COMMISSION
- BRISTOL WATER DEPARTMENT
- COLCHESTER SEWER & WATER COMMISSION
- CROMWELL FIRE DISTRICT WATER DEPARTMENT
- CTWC
- CTWC - BAKER HILL DIVISION
- CTWC - BANNER VILLAGE
- CTWC - LAKE HAYWARD
- CTWC - NAUGATUCK REG-COLLINSVILLE SYS
- CTWC - NAUGATUCK REGION-CENTRAL SYSTEM
- CTWC - NORTHERN REG-WESTERN SYSTEM
- CTWC - SHORELINE REGION-GUILFORD SYSTEM
- CTWC - UNIONVILLE SYSTEM
- EAST LYME WATER & SEWER COMMISSION
- EXCLUSIVE UNASSIGNED
- EXCLUSIVE UNDEFINED
- HAZARDVILLE WATER COMPANY
- KENSINGTON FIRE DISTRICT
- MANCHESTER WATER DEPARTMENT
- MERIDEN WATER DIVISION
- METROPOLITAN DISTRICT COMMISSION
- MIDDLETOWN WATER DEPARTMENT
- NEW BRITAIN WATER DEPARTMENT
- PORTLAND WATER DEPARTMENT
- REGIONAL WATER AUTHORITY
- REGIONAL WATER AUTHORITY-ANSONIA
- SCWA
- SOUTHTON WATER DEPARTMENT
- TOWN OF DURHAM
- TOWN OF EAST HADDAM
- TOWN OF EAST HAMPTON
- TOWN OF LEBANON
- TOWN OF LYME
- TOWN OF MARLBOROUGH
- TOWN OF MIDDLEFIELD
- VALLEY WATER SYSTEMS, INC.
- WALLINGFORD WATER DEPARTMENT
- WORTHINGTON FIRE DISTRICT



- Where is additional water supply needed?
- Is the creation of a public water system desired in any village center where one does not now exist? If so, what are the issues such a system would be looking to address?
- Are there any areas where a water main extension is needed to address poor water quality and/or availability issues?
- Are there issues with existing small water systems?
- Are there any small water systems with unmet needs and/or operating challenges?
- Are there any instances where it may be prudent to consolidate water systems?
- Is there a desire to reduce the number of small systems, even where options are limited?
- Are there financial challenges?
- Has the town lacked funding for desired water system expansion?
- Are any town-owned water system capital and/or O&M needs unmet?

MEMO

To: Regional Planning Commission
From: CROG Staff
Re: **Report on Zoning, Subdivision and Plan of Development Referrals**
Date: 9/8/16

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 15, 2016 Regional Planning Commission meeting. *Please let us know if you believe there are any issues of concern for your community.* Please note: All referrals with public hearing dates prior to, on or near the RPC meeting date will be or have been completed with staff commentary and forwarded to the referring municipality to allow for a timely consideration of regional comments.

Municipality: East Hartford

Reference Number: Z-2016-93 **

Public Hearing Date: 9/14/2016

Description: Proposed definition of College.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Manchester

Reference Number: Z-2016-94

Public Hearing Date: 9/19/2016

Description: Proposed zoning amendments to the Comprehensive Urban Development (CUD) Zone, Article II Section 8. The current regulations would be repealed and replaced with revised regulations.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Manchester

Reference Number: Z-2016-95

Public Hearing Date: 9/19/2016

Description: Proposed amendments to the zoning regulations to revise Article IV Section 9 to add requirements for private driveways designed for vehicular traffic and to modify the parking requirements for shopping centers or malls.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. We encourage the Town to consider use of permeable pavers and other low impact development measures to reduce the stormwater and environmental impact of large parking lots.

Municipality: Manchester

Reference Number: Z-2016-96

Public Hearing Date: 9/19/2016

Description: Proposed amendments to the zoning regulations to revise Article IV Section 13 (Signs) to add requirements for theaters.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Manchester

Reference Number: Z-2016-97

Public Hearing Date: 9/19/2016

Description: Proposed amendments to the zoning regulations to revise Article I Section 4 to change the requirements for minor modifications to approved plans.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Bloomfield

Reference Number: Z-2016-98

Public Hearing Date: 9/22/2016

Description: Proposed amendments to the zoning regulations to revise Sections 4.2.C.4 and 7.15 to allow Multi-family uses in the Professional Office District.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposed regulation is generally aligned with CRCOG's regional Plan of Conservation and Development Policy Recommendations of encouraging mixed use development in areas already served by sewer and water lines.

Municipality: Manchester

Reference Number: Z-2016-99

Public Hearing Date: 10/5/2016

Description: Proposed revision to Article IV Section 13.07.01 of the Zoning Regulations to modify the maximum sign areas for wall, canopy, marquee and roof signs.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Ellington

Reference Number: Z-2016-100

Public Hearing Date: 9/26/2016

Description: Proposed revision to Article 2 Section 2.1.13 of the Zoning Regulations pertaining to donation bins.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Ellington

Reference Number: Z-2016-101

Public Hearing Date: 9/26/2016

Description: Proposed revision to Article 3 Section 3.1 of the Zoning Regulations pertaining to garages in residential zones.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Farmington

Reference Number: POCD-2016-10

Public Hearing Date: 9/26/2016

Description: Petitioned proposal to amend the Town's Plan of Conservation and Development including Future Land Use Map with regard to land on the north side of Colt Highway (Route 6), just east of the intersection with Finemann Road and Birdseye Road.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposed regulation is generally aligned with CRCOG's Regional Plan of Conservation and Development's Policy Recommendations of encouraging mixed use development in areas already served by sewer and water lines.

MEMO

To: Regional Planning Commission

From: CROG Staff

Re: **Supplemental Report on Zoning, Subdivision and Plan of Development Referrals for September 2016 Regional Planning Commission Meeting**

Date: 9/15/16

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 15, 2016 Regional Planning Commission meeting in addition to those reported on in our memo of September 8, 2016. *Please let us know if you believe there are any issues of concern for your community.*

Please note: All referrals with public hearing dates prior to or on or near the RPC meeting date will be or have been completed with staff commentary and forwarded to the referring municipality to allow for a timely consideration of regional comments.

Municipality: Avon

Reference Number: POCD-2016-8

Public Hearing Date: 10/18/2016

Description: Proposed comprehensive update of the Town's Plan of Conservation and Development.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Avon on drafting an informative Plan of Conservation and Development which strives to protect and strengthen its community character including efforts to preserve open space and protect historic, scenic and natural resources while encouraging more diverse housing to meet the needs of its residents, improving economic opportunities, and expanding transportation connections and options. We recommend the plan further highlight some of the energy efficient practices and patterns of development which are proposed in the plan as well as display on a single map the future land uses. Also, although agricultural land represents a small portion of overall land in the Town, we encourage the Town to highlight the actions it may be considering to retain its existing farmland and promote local agriculture. We also commend the Town for addressing natural hazard issues in the POCD and encourage the Town to consider integrating the POCD's proposals for updating flood mapping and incorporating Low Impact Development provisions into the zoning and subdivision regulations into the next update of the Capitol Region Natural Hazards Mitigation Plan (NHMP).

Municipality: East Windsor

Reference Number: POCD-2016-9

Public Hearing Date: To be Determined

Description: Proposed comprehensive update of the Town's Plan of Conservation and Development.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of East Windsor on proposing a Plan of Conservation and Development which strives to protect and strengthen its community character including efforts to support agriculture; preserve open space; protect historic, scenic and natural resources while encouraging development appropriate to distinct areas of town. We also commend the Town for integrating natural hazard issues into the POCD, and encourage the Town to continue this integration when the Capitol Region Natural Hazard Mitigation Plan (NHMP) is updated in the next few years. As the Commission considers the proposed implementation measures outlined in the plan, it may find the recent CRCOG Sustainable Land Use Code Project Model Regulations useful as a resource particularly with regard to transit oriented development, infill development, and in diversifying housing options, These guidelines can be found at <http://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.

Municipality: Middletown

Reference Number: Z-2016-88

Public Hearing Date: 9/28/2016

Description: Proposed comprehensive update to the zoning code and zoning map.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Ellington

Reference Number: S-2016-5

Public Hearing Date: 9/26/2016

Description: Proposed 8 lot residential resubdivision located on a 73 acre parcel on Tripp Road abutting the Town of East Windsor.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: West Hartford

Reference Number: Z-2016-102

Public Hearing Date: 9/27/2016

Description: Proposed revision to the Zoning Ordinance to create a new section for the alteration of Floor Area Ratio Standard up to 1.5 for buildings accommodating residential living above a commercial ground floor in the Central Business District (BC) zone.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposed regulation is generally aligned with CRCOG's regional Plan of Conservation and Development Policy Recommendations of encouraging mixed use development in areas already served by sewer and water lines.

Municipality: Southington

Reference Number: Z-2016-103

Public Hearing Date: 10/18/2016

Description: Proposed revision to Section 12 of the Zoning Regulations to modify parking and loading provisions.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposed regulation amendments are generally aligned with CRCOG's Regional Plan of Conservation and Development's Policy Recommendations of promoting low impact development. As the Commission considers the proposed amendments, it may find the recent CRCOG Sustainable Land Use Code Project Model Regulations useful as a resource. In particular, the parking guidelines in Tailored Standards for Infill Development model regulations may be useful as they apply to parking space credits for mixed uses. These guidelines can be found at <http://crocog.org/2016/04/28/sustainable-land-use-regulation-project-crocog-model-land-use-regulations/>.