

## MEMO

**To:** Regional Planning Commission

**From:** CROCOG 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://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.