

## MEMO

To: Regional Planning Commission  
From: CRCOG Staff  
**Re: Report on Zoning, Subdivision and Plan of Development Referrals**  
Date: 5/11/16

The following zoning referrals will be discussed at the May 19, 2016 Regional Planning Commission meeting. *Please let us know if you believe there are any issues of concern for your community.*

**Municipality: West Hartford**  
**Reference Number: Z-2016-51**  
**Public Hearing Date: 6/14/2016**

**Description:** Proposed zoning ordinance amendments to Special Development District #125 for 645 Prospect Avenue. The proposed amendment shifts the financial responsibility for waste and recycling pick-up services from the Loomis-Wooley Condominium owners to the Town of West Hartford.

**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: South Windsor**  
**Reference Number: Z-2016-52**  
**Public Hearing Date: 6/14/2016**

**Description:** Proposed zoning regulation amendments to Article VII Section 7.3 (Assisted Living Facilities) pertaining to increases in maximum size and number of units for assisted living facilities in the Gateway Development (GD) 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.

**Municipality: Newington**  
**Reference Number: Z-2016-53**  
**Public Hearing Date: 6/11/2016**

**Description:** Proposed zoning regulation amendments to Section 6.15 (Stormwater Management) to remove requirements for conformance with Low Impact Development regulations for residential lots, redevelopment of parcels under 4 acres, and new construction and redevelopment of less than 1,200 square feet of previously unreviewed surface area.

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and has concerns regarding the proposed amendment.

Although low impact development will continue to be required for commercial, institutional and multi-unit residential developments which increase impervious surface areas by 1200 square feet or more, the elimination of this requirement for development on redevelopment parcels of less than four acres and any residential lot regardless of the size is counter to the following Policy Recommendations of the 2014-2024 Regional Plan: 1) Natural Resources Conservation Policy Recommendation A. 4. Work with municipalities and developers to employ current best management practices (BMPs) to prevent nonpoint source pollution from construction and existing development and encourage use of Low Impact Development (LID) techniques for new development, and 2) Land Use Policy Recommendation C.10. Encourage revisions to local regulations which strengthen erosion control and stormwater management and which promote low impact development (LID) and other means of preserving and restoring the functions of natural systems. We encourage the Town to continue to work with homeowners, developers and contractors to encourage use of LID on residential lots and for smaller developments.

**Municipality:** Newington

**Reference Number:** Z-2016-54

**Public Hearing Date:** 6/11/2016

**Description:** Proposed zoning regulation amendments to Sections 3.4 and 6.7 pertaining to interior lots. The proposed amendments will allow interior lots in all residential zones by special permit.

**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:** Mansfield

**Reference Number:** Z-2016-55

**Public Hearing Date:** 6/20/2016

**Description:** Proposed zoning regulation amendments to various sections of the regulations. Proposed amendments address alcohol and live music, temporary liquor permits, stormwater management, and water service connections.

**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. For brew pubs, breweries and farm wineries located on a municipal border, we recommend that the town take into consideration the uses across municipal boundaries and that any more limiting/restrictive setback requirements, screening or restrictions on intensity of uses, particularly for sites bordering residential uses in neighboring towns, be applied so as to mitigate impacts across municipal borders. Regarding the proposed stormwater management regulations, we commend the town for its consideration of requirements to use of low impact development (LID) practices on applicable sites and we encourage the town to also promote the use of LID on sites with smaller disturbances. Regarding the amendments pertaining to water service connections, we commend the town for proactively regulating land uses within the water service corridor.