

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: **Supplemental Report on Zoning, Subdivision and Plan of Development Referrals for May 2016 Regional Planning Commission Meeting**
Date: 5/19/16

The following zoning and plan of conservation and development referrals will be discussed at the May 19, 2016 Regional Planning Commission meeting in addition to those reported on in our memo of May 11, 2016. *Please let us know if you believe there are any issues of concern for your community.*

Municipality: Columbia
Reference Number: POCD-2016-4
Public Hearing Date: 6/13/2016

Description: Proposed comprehensive update to 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 Columbia on drafting a thorough and informative 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 more diverse housing to meet the needs of its residents, improving economic opportunities, and developing additional open space and transportation connections. The Town might find useful the CRCOG/EPA *Smart Growth Guidelines for Sustainable Design and Development* and the CRCOG *Sustainable Land Use Code Project Model Land Use Regulations* as resources as it considers measures to implement the Plan including land use regulation revisions. (These guidelines can be found at www.crcog.org/community_dev/sustainable-dev.html and at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>.) We encourage the Town to integrate the natural hazard mitigation efforts of its recently adopted Natural Hazards Mitigation Plan (NHMP) into the POCD by adding references pertaining to the NHMP mitigation objectives and tasks particularly those related to community facilities and infrastructure such as road, drainage and bridge improvements.

Municipality: Burlington
Reference Number: Z-2016-56
Public Hearing Date: 6/9/2016

Description: Proposed zoning regulation amendments to eliminate Article III B.7 (Alcoholic Beverages). The current regulations will continue to permit package stores as special permit uses in the Center Business (CB) zone and as permitted uses in the Neighborhood Business (NB) 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: Farmington
Reference Number: Z-2016-57
Public Hearing Date: 6/27/2016

Description: Proposed zoning regulation amendments to revise Article II Section 3.B. (Residential 12 zone) to allow by special permit off site parking to serve a business on a separate lot under the same ownership as the use being served.

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, however, we recommend that the town consider requiring more limiting/restrictive setback requirements, screening or restrictions on intensity of uses for sites bordering residential sites so as to mitigate potential impacts.

Municipality: Southington
Reference Number: Z-2016-58
Public Hearing Date: 6/21/2016

Description: Proposed zoning regulation amendments to revise Section 12-02.04 (Automobile Parking and Loading Area Provisions) to allow a greater number of parking spaces in a row between curbing and landscaping areas.

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: Hartford
Reference Number: Z-2016-59
Public Hearing Date: 6/14/2016

Description: Numerous proposed minor amendments to the zoning regulations including changing use of the term "ordinance" to "regulation" and various other revisions including non-substantive clerical revisions. Also included are a number of minor amendments to the zoning map affecting three areas within 500 feet of the Town of West Hartford: 1) Lot at the corner of Natalie & Prospect: Change to MS-1; 2) Bulkeley - east side between Park & Carpenter EXCEPT Park Street frontage: Change to N-5-3; and 3) Bulkeley - east side between Carpenter & Kibbe: Change to N-5-1.

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.