

**Draft Minutes**  
**Regional Planning Commission Meeting**  
**West Hartford Town Hall, 50 South Main Street, West Hartford, CT**  
**Thursday, September 14, 2017**  
**7pm**

**Attendance**

Lamont Aheart  
Jennifer Bartiss-Earley  
Brendan Malone  
Lansford Perry  
Julian Stoppelman  
Karl Robert Profe  
Bruce Charette  
Ed Marek  
William Rice  
Dan Mara  
Lansford Perry  
Tony Koos  
Cindy Cooper  
Michael Leblanc  
Ted Cabata  
Bob Ravens-Seger  
Susan Westa  
Jeff Cormier

**Town/Organization**

Vernon  
Plainville  
Suffield  
Canton  
Manchester  
Windsor  
Farmington  
Coventry  
Simsbury  
Bloomfield  
Canton  
Hartford  
Windsor Locks  
South Windsor  
Southington  
East Granby  
Mansfield  
Hebron

**Staff**

Mary Ellen Kowalewski      CRCOG  
Lynne Pike DiSanto          CRCOG  
Brittany Stephenson        CRCOG

**Guests**

Matt Pafford                      CT OPM  
Bruce Wittchen                    CT OPM

With a quorum present, Chairperson Karl Profe called the meeting to order at 7:00pm.

**1. Adoption of Minutes: May 18, 2017**

Chairperson Karl Profe asked for a motion to adopt the minutes of the May 18, 2017 RPC meeting.

**Bill Rice made a motion seconded by Jay Stoppelman to approve the minutes of the May 18, 2017 RPC meeting. The motion passed unanimously.**

**2. Brief Presentation: The State Planning Process and the 2018-2023 Draft Plan of Conservation and Development**

Matthew Pafford of the Connecticut Office of Policy and Management gave a brief overview of the purpose of the State Plan of Conservation and Development and a description of the planning and review process for the 2018-2023 Plan. Mr. Pafford stated that currently, the public comment period is open for the Draft Policy Plan and Locational Guide Map. While the deadline for public comments is October 16, 2017, comment can also be submitted beyond that date and OPM staff will do their best to accommodate them. After the comment period, OPM staff will work to refine the draft plan and map to send to the continuing committee at the State Legislature for review and eventual adoption. During the continuing committee's review there will be another public hearing opportunity.

**3. Public Hearing on the 2018-2023 State Plan of Conservation and Development**

Matthew Pafford of the Connecticut Office of Policy and Management gave a brief overview of the purpose of the State Plan of Conservation and Development and a description of the planning and review process for the 2018-2023 Plan. Mr. Pafford stated that currently, the public comment period is open for the Draft Policy Plan and Locational Guide Map. While the deadline for public comments is October 16, 2017, comment can also be submitted beyond that date and OPM staff will do their best to accommodate them. After the comment period, OPM staff will work to refine the draft plan and map to send to the continuing committee at the State Legislature for review and eventual adoption. During the continuing committee's review there will be another public hearing opportunity.

Two people presented comments to OPM during the public comment period. One comment came from staff of the Town of Vernon and the other comment came from a planning and zoning commissioner from the Town of Canton who also spoke as a private citizen and landowner in the Town of East Hartford.

**4. Report on Zoning and Subdivision Referrals**

Lynne Pike DiSanto presented this item to the committee. Ms. DiSanto highlighted several of the referral comments produced by CRCOG including West Hartford's referral for a zoning amendment regarding the allowance of experiential recreation and

entertainment and restaurant facilities. Tony Koos of Hartford PZC said some of the West Hartford districts affected by the town's experiential recreation facilities ordinance's provisions may border Hartford's TOD areas and the City is concerned about ensuring consistency with the mixed use transit-oriented developments. Lynne Pike DiSanto said she had contacted Caitlin Palmer of Hartford's Planning Department for input. Ms. Palmer said her biggest concern related to the potential for large scale building form that might be permitted and that she had spoken to someone in West Hartford regarding the issue. Ms. Pike DiSanto said the recommended staff comments asked the town to take into consideration the uses across municipal borders and that she had incorporated Ms. Palmer's concern about building form into the recommended staff comment.

**Ed Marek moved to approve the referrals. Tony Koos seconded. Motion carried unanimously.**

**5. What's New in My Town-A Discussion and Report on Local Planning and Development Activities in the Municipalities of the Capitol Region**

**Manchester-**The town of Manchester has designated Goat Yoga as an agricultural tourism use, not recreational. A 21 unit housing development for homeless youth has been approved in town.

**Mansfield-** The town is working on updating its zoning regulations. Currently, they are working on language regarding multi-family housing.

**Simsbury-** Deepwater Wind company is working on a concept for a 300 acre solar farm in town. The application will be ruled on by the siting council. The electricity generated will be shipped to Rhode Island and Massachusetts. After 25 years, the system will have reached the end of its useful life and the land could be converted back into farmland. The land is currently zoned industrial.

**Plainville-** A small subdivision has recently been approved. The process of approving that subdivision brought to the attention of the planning and zoning commission that many members of the public are not aware of how to voice their concerns about development and quality of life in their neighborhoods. The commission is looking at whether there are ways to educate the public on their options for voicing concerns.

**Hartford-** The city has recently addressed cool and green roofs in its zoning regulations. The UCONN greater Hartford campus just opened in downtown Hartford. There has been strong attendance at the Dunkin Donuts Park ballfield all summer which is a positive sign. Using the field for other sports and uses in the off season has been discussed.

**Farmington**-In the vicinity of Route 6 (Colt Highway) and Birdseye Road, zoning has been changed to commercial and a small retail center has been approved in this area. There is conversation about a potential third bridge to address traffic issues on Route 4.

**Coventry**- Currently there is major construction on Route 31. The town is operating on a 30-day budget waiting for the state budget to pass.

**Suffield**-A farm in Suffield was just purchased by a company – Four Seasons Farm – that does all hydroponic farming.

**East Granby**-The town updated its Plan of Conservation and Development in 2016. They have dealt with minor issues recently such as variance applications. The town assumed the state's budget uncertainty and was able to pass a budget assuming no monetary assistance from the state.

**Vernon**- The last of the old mills in town is being converted into housing.

**Bloomfield**-The town is building apartments downtown – the Heirloom Flats are slated to be completed in 2018; Trader Joe's will be opening soon; 38 more units are going for approval shortly. A traffic study will soon commence in town to look at the option of a roundabout.

**Windsor**-Double tracking of the rail line that runs through the center of town (part of the CTrail Hartford Line) will begin soon. 110 of the 130 units available in the new apartment building near the train station are already rented.

**Windsor Locks**- Despite a tough budget situation at the state level, nothing has stalled in Windsor Locks. The old Montgomery Mill building is currently being redeveloped. Money has been awarded to the town for planning for that building. Double tracking of the rail line will be taking place soon as well.

**Canton** – The town is continuing to work on its form based code. There have recently been a series of meetings and presentations on the code in town.

**Hebron** – A 113 unit assisted living facility is currently being built in the center of town. Hebron is also going through a rewrite of its zoning regulations which should be completed by 2018.

**East Hartford** – The outlets at Rentschler Field will be developed shortly in the vicinity of Silver Lane. A Dunkin Donuts was just approved for the corner of Main Street and Pitkin Street which is the former Kahoots property.

**South Windsor** – There are discussions about potential uses for the vacant industrial buildings along Route 5. Some of the farmland in town is being sold off and the town is trying to come up with ways to preserve the open space.

**Southington** – Route 229 which connects I 84 to ESPN has recently seen some new development including a Chip’s Family Restaurant. The town is taking care to make sure that the roadway doesn’t experience any traffic issues into the future associated with expanding development.

## **6. Other Business**

Emily Hultquist highlighted the fact that CRCOG has kicked off its Complete Streets Plan process and will be holding three public engagement events in October.

With no further discussion items, the meeting adjourned at 8:10 pm.