

**Approved Minutes  
Regional Planning Commission Meeting  
West Hartford Town Hall, 50 South Main Street, West Hartford, CT  
Thursday, January 18, 2018  
7pm**

**Attendance**

Ed Marek  
Lans Perry  
Stephen Roczynski  
Anthony Koos  
Tim Bergin  
Jay Stoppelman  
Susan Westa  
Stanley Sobieski  
Jennifer Bartiss-Earley  
Nancy Brescia  
Ron Robbins  
Alan Needham  
Bart Pacekonis  
Steve Wagner  
Bruce Mayer  
Lamont Aheart  
Walter Parsell

**Town/Organization**

Coventry  
Canton  
East Hartford  
Hartford P&Z  
Manchester  
Manchester  
Mansfield  
Newington P&Z  
Plainville P&Z  
Rocky Hill P&Z  
Rocky Hill P&Z  
Simsbury  
South Windsor P&Z  
South Windsor (Alternate)  
Tolland  
Vernon  
Willington P&Z

**Staff**

Mary Ellen Kowalewski  
Emily Hultquist  
Mike Cipriano  
Kimberly Bona

CRCOG  
CRCOG  
CRCOG  
CRCOG

**Guests**

NONE.

With a quorum present, Vice-Chair Jennifer Bartiss-Earley called the meeting to order at 7:00pm.

**1. Welcome and Introductions**

Emily Hultquist introduced CRCOG Executive Assistant Kimberly Bona, to the RPC.

Jennifer Bartiss-Earley welcomed everyone, and asked members to introduce themselves, as there were new elected members.

**2. Adoption of Minutes: November 16, 2017**

Vice-Chair Jennifer Bartiss-Earley asked for a motion to adopt the minutes of the November 16, 2017 RPC meeting.

**Stanley Sobieski moved to approve the RPC meeting minutes of November 16, 2017 Lamont Aheart seconded the motion and it carried with Nancy Brescia, Bruce Mayer, Steve Wagner, Walter Parsell and Tony Koos abstaining.**

**3. Presentation: Update on CRCOG Complete Streets and Bicycle and Pedestrian Planning**

Emily Hultquist provided a **Regional Complete Streets** presentation and discussed CRCOG's active transportation planning to date. She explained that CRCOG consists of 38 communities, the core being Hartford and New Britain. The purpose behind complete streets planning is to make streets as accessible as possible for all users i.e. walking, bicycling, transit use, special needs, etc. She stated that CRCOG received a state grant to update the Bicycle Pedestrian Plan as a Complete Streets Plan.

Mike Cipriano stated that the 2017 Bike/Ped Count was made up of approximately 150 locations total, and the counts are done by volunteers around the region. Emily Hultquist explained that these counts have been taking place since 2009 and that we rely on volunteers.

Emily Hultquist provided a project overview of Regional Complete Streets Plan process to date, and stated that the focus is to bring out the best practices and support for communities, and to improve other means of transportation other than automobiles. Between 2012-2016, there has been a 67% increase in crashes involving pedestrians. Pedestrian and bicycle mobility is increasing. CRCOG's vision is that the transportation system needs to be realigned with the triple bottom line goals (economic, environmental, social) of a sustainable region. She discussed project elements, leadership and guidance. She explained that CRCOG reached out to the public by holding pop-up events at regional events seeking feedback on biking and walking concerns. Some of the walking results were less and slower traffic, more sidewalks and

crosswalks, less litter, landscaping, lighting, parks. Some biking results were more off road paths, more sidewalks, more events and destinations, slower traffic.

Ms. Hultquist explained some of the preliminary methodology for determining the regional complete streets network and explained the process potential results of a new Complete Streets Policy for the Capitol Region.

Emily Hultquist encouraged members to reach out to thier communities to partake in the Complete Streets survey at <http://crocog.org/2017/05/12/capitol-region-complete-streets-plan-study/>.

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

Emily Hultquist presented this item to the committee. She stated that there were two Plan of Conservation and Development (POCD) referrals; Bristol and East Windsor as well as multiple zoning referrals.

**Stanley Sobieski moved to approve the referrals. Monty Aheary seconded and the 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**

**Plainville**-The town has a new funeral home under construction. Onsite work at UHAUL is complete, waiting for landscaping.

**Rocky Hill**- The town received appointments last night. There is preliminary discussion regarding what to do with the old Ames Building – perhaps 1-2 bedroom apartments on second level, and a retail store below. Unsure of what to do with center or town. New regulations consist of “mixed use” regs and are causing some confusion. CREC School has been approved.

**Vernon**- The town is working on conversion of the old mills to housing.

**Simsbury**- The town has completed a 200+ unit apartment building. Adopted Planned Area Development (PAD) regulation. Delayed housing portion for 3 years. Workforce housing division has begun.

**Canton**-The town has an apartment complex going before P&Z for approval at next meeting. An industrial building has been approved.

**Mansfield** – Mansfield is continuing to work on updating its zoning code. With regard to zoning for housing, the Commission is seeking to reconcile the need for housing for

students with the need to maintain the integrity of residential neighborhoods. The zoning changes will take into account new water and sewer service areas.

**Tolland** – The town is getting ready to create a POCD. They have proposed an “Adaptive Re-use” amendment to Zoning Regulations.

**Willington** – The town is putting the finishing touches on its POCD. They are hearing concerns from residents in regards to a “village district” which was voted on to move forward.

**Manchester** – The town has adopted regulations for solar energy parking canopies at Buckland Mall. They are in the early stages of proposing zoning change on Route 30 (across from CVS) from residential to commercial.

**Hartford**- The town will be eliminating some parking minimums.

**South Windsor**- The town has completed a 200+ unit apartment building located behind Evergreen Walk and there are potentially more to come. A senior living complex has been approved and an assisted living complex will come before P&Z next. They are replacing 5 schools with 4 schools. One has been completed, others to begin in 2018. Last school possibly be larger to accommodate enrollment requirements. Toll Brothers are building 54 homes in town.

**Coventry**- The town approved the Cumberland Farms at the intersection of Route 31 and Route 44 with outdoor seating and it should be completed and operating in spring of next year. Library referendum was voted down.

**Newington**- The town voted and approved a new town hall building. They are waiting on funds from CTDOT for a parking garage at the National Welding Site.

**East Hartford**- The town approved Goodwin College. There is a new annex building off Route 2.

## **6. Other Business**

Emily Hultquist asked members if they had any particular interests they would like to learn more about. I-84, New Haven/Springfield Railroad and Archaeological Guidelines were topics of interest.

With no further discussion items, Nancy Brescia made a motion to adjourn. Stanley Sobieski seconded the motion and it carried unanimously. The meeting adjourned at 8:04 pm.