

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 9/8/16

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 15, 2016 Regional Planning Commission meeting. *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, 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: East Hartford

Reference Number: Z-2016-93 **

Public Hearing Date: 9/14/2016

Description: Proposed definition of College.

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: Manchester

Reference Number: Z-2016-94

Public Hearing Date: 9/19/2016

Description: Proposed zoning amendments to the Comprehensive Urban Development (CUD) Zone, Article II Section 8. The current regulations would be repealed and replaced with revised regulations.

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: Manchester

Reference Number: Z-2016-95

Public Hearing Date: 9/19/2016

Description: Proposed amendments to the zoning regulations to revise Article IV Section 9 to add requirements for private driveways designed for vehicular traffic and to modify the parking requirements for shopping centers or malls.

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. We encourage the Town to consider use of permeable pavers and other low impact development measures to reduce the stormwater and environmental impact of large parking lots.

Municipality: Manchester

Reference Number: Z-2016-96

Public Hearing Date: 9/19/2016

Description: Proposed amendments to the zoning regulations to revise Article IV Section 13 (Signs) to add requirements for theaters.

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: Manchester

Reference Number: Z-2016-97

Public Hearing Date: 9/19/2016

Description: Proposed amendments to the zoning regulations to revise Article I Section 4 to change the requirements for minor modifications to approved plans.

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: Bloomfield

Reference Number: Z-2016-98

Public Hearing Date: 9/22/2016

Description: Proposed amendments to the zoning regulations to revise Sections 4.2.C.4 and 7.15 to allow Multi-family uses in the Professional Office District.

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: Manchester

Reference Number: Z-2016-99

Public Hearing Date: 10/5/2016

Description: Proposed revision to Article IV Section 13.07.01 of the Zoning Regulations to modify the maximum sign areas for wall, canopy, marquee and roof signs.

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: Z-2016-100

Public Hearing Date: 9/26/2016

Description: Proposed revision to Article 2 Section 2.1.13 of the Zoning Regulations pertaining to donation bins.

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: Z-2016-101

Public Hearing Date: 9/26/2016

Description: Proposed revision to Article 3 Section 3.1 of the Zoning Regulations pertaining to garages in residential zones.

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: POCD-2016-10

Public Hearing Date: 9/26/2016

Description: Petitioned proposal to amend the Town's Plan of Conservation and Development including Future Land Use Map with regard to land on the north side of Colt Highway (Route 6), just east of the intersection with Finemann Road and Birdseye Road.

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's Policy Recommendations of encouraging mixed use development in areas already served by sewer and water lines.