

## MEMO

To: Regional Planning Commission  
From: CRCOG Staff  
**Re: Report on Zoning, Subdivision and Plan of Development Referrals**  
Date: 1/4/17

The following zoning referrals will be discussed at the January 19, 2017 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. In particular, comments on the Town of Windsor's referral (Z-2016-130) and on the Town of Colchester's referral (Z-2016-129) need to be forwarded before your meeting. Please contact Lynne Pike DiSanto at [lpikedisanto@crcog.org](mailto:lpikedisanto@crcog.org) or 860-522-2217 ext. 211 if you have any concerns on these referrals or others.

**Municipality:** South Windsor

**Reference Number:** Z-2016-128

**Public Hearing Date:** 1/24/2017

**Description:** Proposed amendments to several sections of the zoning regulations including adding a definition of pervious surface coverage, revising requirements for screening of ancillary structures including rooftop units, and adding Section 8.5 E. Minor Modifications to Site 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:** Colchester

**Reference Number:** Z-2016-129

**Public Hearing Date:** 1/18/2017

**Description:** Proposed amendments to several sections of the zoning regulations including revisions to Sections 11.16, 11.17 and 11.18 pertaining to building mounted signs and to Section 8.8 pertaining to sheds for non-residential development.

**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:** Windsor

**Reference Number:** Z-2016-130

**Public Hearing Date:** 1/10/2017

**Description:** Proposed amendments to the form-based code for Great Pond Village. Proposed changes will reduce minimum dimensions of medium and large urban building forms, reduce some sections of previously approved roads, and increase pedestrian access to public 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 the concerns of neighboring towns. The Town may want to examine the proposed street system changes in light of the regional Plan of Conservation and Development's transportation policy recommendation to "... develop street and traffic improvements that are auto, bicycle, pedestrian, and business friendly, including investments in grid street systems." The street system should discourage unsafe mid-block pedestrian crossings of Day Hill Road and should encourage left-turning traffic flow to make turns at signalized intersections.

**Municipality:** Manchester

**Reference Number:** Z-2016-131

**Public Hearing Date:** 2/1/2017

**Description:** Proposed amendments to several sections of the zoning regulations. The proposed revisions to the Comprehensive Urban Development (CUD) Zone (Article II, Section 8) pertain to multi-family dwelling units and accessory uses. Also, Article IV, Section 2 (High Rise Apartments) will be deleted and Article IV Section 20 (Special Exception Criteria) will be revised to remove the reference to the Central Business District (CBD) as it pertains to multi-family residential.

**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 the concerns of neighboring towns. We would encourage the Planning and Zoning Commission to consider adding provisions to provide for affordable housing opportunities in accordance with the regional Plan of Conservation and Development's housing goal to "Increase the Range of Choice in Housing for People of All Incomes and All Ages, but Especially for Those Who Have the Least Choice in Achieving Their Locational Preference."

**Municipality:** New Britain

**Reference Number:** Z-2016-132

**Public Hearing Date:** 2/7/2017

**Description:** Petition for amendments to several sections of the zoning ordinance pertaining to Transit-Oriented Development Districts. The IHZ-TOD will be deleted and replaced by a TOD East Main Street Primary District (TOD-EM-1), TOD East Main Street Secondary District (TOD-EM-2), TOD East Street Primary District (TOD-ES-1), and TOD East Street Primary District (TOD-ES-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. We commend the City for its consideration of zoning regulations which will promote Transit-Oriented Development near CT**fastrak** station areas. We also encourage the City to consider providing provisions for incentivizing affordable housing opportunities. Such incentives would be supportive of the regional Plan of Conservation and Development's housing goal to "Increase the Range of Choice in Housing for People of All Incomes and All Ages, but Especially for Those Who Have the Least Choice in Achieving Their Locational Preference."

The City might also find useful the recent CRCOG Sustainable Land Use Code Project Model Regulations as a resource, in particular, those for Mixed-Use Transit-Oriented Development Districts. These guidelines can be found at <http://crocog.org/2016/04/28/sustainable-land-use-regulation-project-crocog-model-land-use-regulations/>. The City may want to consider incorporating some of the model regulations' development and design standards into the TOD zone regulations. For example, the Model Regulations provide suggested minimum lot areas of 1,500 sf in the core areas ¼ mile around the stations and of 5,000 sf in ring areas ½ mile around the stations.

**Municipality:** New Britain

**Reference Number:** Z-2016-133

**Public Hearing Date:** 2/7/2017

**Description:** Petition for amendments to the zoning map to change the T, Two-Family, B-3, Secondary Business, and I-2, General Industry zoning in the areas surrounding the CT**fastrak** East Main Street station to TOD-EM-1 and TOD-EM-2 Transit-Oriented Development Districts.

**No Comment Necessary:** The zone change area is more than 500 feet from another town and does not require regional referral.

**Municipality:** New Britain

**Reference Number:** Z-2016-134

**Public Hearing Date:** 2/7/2017

**Description:** Petition for amendments to the zoning map to change the B-1, Neighborhood Business; A-2, Multi-family Houses; A-3, High-Rise Apartments; and I-2, General Industry zoning in the areas surrounding the CT**fastrak** East Street station to TOD-ES-1 and TOD-ES-2 Transit-Oriented Development Districts.

**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:** Plainville

**Reference Number:** Z-2016-135

**Public Hearing Date:** 1/24/2017

**Description:** Proposed amendments to several sections of the zoning regulations pertaining to solar energy systems. The proposed amendments will add section 6.05 Solar Energy Regulations to Article 6 Special Standards and will revise Article 9, Section 9.02 (Definitions), Section 1.02 (Residential Zones), and Section 2.02 (Business 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. We commend the Town for its efforts to increase opportunities to expand the use of solar energy sources. The Town might find useful the recent CRCOG Sustainable Land Use Code Project Model Regulations: Alternative Energy and Solar Access as resources. These guidelines can be found at <http://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.

**Municipality:** Plainville

**Reference Number:** Z-2016-136

**Public Hearing Date:** 1/24/2017

**Description:** Proposed amendments to Section 1.03 - Dimensional Standards pertaining to lot area in residential zones and to Section 1.04 - Common Interest and Multi-family Dwellings pertaining to density.

**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:** Southington

**Reference Number:** Z-2016-137

**Public Hearing Date:** 2/7/2017

**Description:** Proposed amendments to Section 11-14 of the Zoning Regulations to allow rear lots in business 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.