

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 11/1/16

The following zoning referrals were received for review by the Regional Planning Commission. Staff reviewed these referrals and we have the following recommended comments. Several of these referrals have public hearings scheduled to open prior to your next meeting. We ask that the Commission review the staff comments below and respond with any concerns or comments you might have to Lynne Pike DiSanto at lpikedisanto@crcog.org or (860) 522 2217 ext. 211 by Tuesday, November 8, 2016. *Please let us know if you believe there are any issues of concern for your community.*

(Please note: Any referrals with public hearing dates on or near this date have been completed with staff commentary and forwarded to the referring municipality to allow a timely consideration of regional concerns. These referrals are indicated with an asterisk following their Reference Number.)

Municipality: Somers

Reference Number: Z-2016-109

Public Hearing Date: 11/21/2016

Description: Proposed revisions to the zoning regulations to create a new overlay zone, the Planned Development 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 sustainable redevelopment and infill development in areas already served by sewer and water lines. As the Commission considers provisions for specific PDDs, it may find CRCOG's *Sustainable Land Use Code Project Model Regulations* helpful. The guidelines can be found at <http://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.

Municipality: Bristol

Reference Number: Z-2016-110

Public Hearing Date: 11/9/2016

Description: Proposed revisions to the zoning regulations to allow public warehousing and storage, including self-storage, as a special permit use in the BG (General Business) 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. However, we recommend that the town consider if any more limiting/restrictive measures related to traffic management, hours of operation, screening, lighting or signage should be applied so as to mitigate impacts to any nearby residential uses particularly across municipal borders.

Municipality: West Hartford

Reference Number: Z-2016-111

Public Hearing Date: 11/9/2016

Description: Proposed revisions to the zoning ordinance pertaining to standards for ground-mounted solar energy systems.

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: Newington

Reference Number: Z-2016-112

Public Hearing Date: 11/21/2016

Description: Proposed revisions to the zoning regulations to correct an error pertaining to the calculation of maximum allowable density (i.e. number of beds) in a hospital, nursing home, assisted living facility, etc..

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: Andover

Reference Number: POCD-2016-11

Public Hearing Date: 12/19/2016

Description: Proposed revisions to the town's Plan of Conservation and Development to incorporate a Complete Streets Master Plan and an Incentive Housing Zone Study.

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 Incentive Housing Study and Complete Streets Plan are generally aligned with CRCOG's Regional Plan of Conservation and Development's Policy Recommendations of encouraging more diverse and affordable housing options and alternative and safer opportunities for non-automobile transportation. We commend the Town for undertaking these initiatives.

Although opportunities to take advantage of the incentives provided under the Connecticut Incentive Housing Zones program may be difficult to achieve for a rural community such as Andover, we encourage the town to continue to strive to provide a greater variety of affordable housing options to meet the varying needs of its residents.

The inclusion of a Complete Streets Master Plan in the Andover Plan of Conservation and Development is supported by a number of goals and policies of the Capitol Region Council of Governments. The 2008 CRCOG Pedestrian and Bicycle Plan put forth recommendations supporting communities in implementing complete streets policies, expanding and enhancing local trails, completing gaps in the East Coast Greenway and other through the Capitol Region and enhancing bicycle commuting opportunities. The CRCOG Regional Plan of Conservation and Development states a goal of providing a range of viable transportation options within the region, and in particular, working with local and state officials to develop new, dedicated bicycle and pedestrian trails and connect existing trails to form regional and interregional trails. The Andover Complete Streets Plan touches on all of these recommendations and policy areas. As the Town continues to consider complete street options and implementation, the resources of the Connecticut Bicycle & Pedestrian Advisory Board may be helpful. For more information see: <http://www.ctbikepedboard.org/resources.html>. Also, the Town may wish to consult the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide (copy available at CRCOG) as it works to implement sharrows and directional signs related to bicycling and walking.

Municipality: Windsor

Reference Number: Z-2016-113

Public Hearing Date: 11/9/2016

Description: Proposed zone change to Warehouse for a 159+ acre site located at 1201 Kennedy Road. The site is within 500 feet of the Town of Windsor Locks.

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 portions of the parcel located on the southern side of the site which are shown as Priority Conservation Areas on the regional Land Use Policy Map, be excluded from the rezoning or protected from development at the time of development application. The regional Land Use Policy Map can be viewed at <http://crcog.org/2016/05/30/regional-plan-of-conservation-and-development/>.

Municipality: South Windsor

Reference Number: S-2016-6 *

Public Hearing Date: 10/25/2016

Description: Proposed 3 lot resubdivision of a 5+ acre site located at 2045 & 2063 John Fitch Boulevard. The site is within 500 feet of the Town of East Windsor and is located in an A-20 (residential) zone with a Route 5 North Overlay Zone designation.

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: Berlin

Reference Number: Z-2016-114

Public Hearing Date: 12/15/2016

Description: Proposed revisions to the zoning regulations: Section VI. Commercial Zones, to allow Sales and Design Centers as Special Permit Uses in the Commercial Core Design Districts (CCD-1 and CCD-2).

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 if any more limiting/restrictive measures related to traffic management, hours of operation, screening, lighting or signage should be applied so as to mitigate impacts to any nearby residential uses particularly across municipal borders.

Municipality: Willington

Reference Number: Z-2016-115

Public Hearing Date: 11/29/2016

Description: Proposed zone change of a 0.619 acre site located on River Road near Baxter Road from Residential (R80) to Designed Commercial (DC). The site is located within 500 feet of Tolland, Coventry and Mansfield.

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: East Hampton

Reference Number: Z-2016-116 *

Public Hearing Date: 11/2/2016

Description: Proposed revisions to the zoning regulations: Sections 2.2 (Definitions), 3.5 F and K (Floodplain Overlay), 7.7 G (Erosion Control), 9.4 C, G and H (Provisions for Administrative Approvals) and 8.4 M (Accessory Dwelling Units).

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.