

## MEMO

To: Regional Planning Commission  
From: CRCOG Staff  
**Re: Report on Zoning, Subdivision and Plan of Development Referrals**  
Date: 5/11/17

The following zoning and Plan of Conservation and Development referrals will be discussed at the May 18, 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.

**Municipality:** Avon  
**Reference Number:** POCD-2017-1  
**Public Hearing Date:** 6/27/2017

**Description:** Proposed Plan of Conservation and Development amendment to add Chapter 13 - Agricultural Preservation.

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Avon on proposing an Agricultural Preservation chapter for the Town's Plan of Conservation and Development which strives to protect, strengthen and support agriculture and farming. These efforts will help to preserve open space; protect historic, scenic, cultural and natural resources including floodplains while promoting the local economy.

**Municipality:** Rocky Hill  
**Reference Number:** Z-2017-49  
**Public Hearing Date:** 5/24/2017

**Description:** Proposed comprehensive update of the Rocky Hill Zoning Regulations and Zoning Map.

**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 incorporation of affordable housing provisions in the Town Center regulations, and for inclusion of the Glastonbury Avenue Overlay District as a Village District, the Groundwater Protection District, and provisions to encourage pedestrian and bicycle amenities. As the Commission considers the revisions to its Zoning Regulations, it may find useful the recent CRCOG *Sustainable Land Use Code Project Model Regulations* as a resource. These guidelines can be found at <http://crocog.org/2016/04/28/sustainable-land-use-regulation-project-crocog-model-land-use-regulations/>. We note that there are areas designated on the proposed Zoning Map as BP-2 and RC which are within Priority Conservation Areas as shown on the regional Land Use Policy Map. Some of these areas are coterminous with Floodplain or Aquifer Protection Areas as shown on the town's proposed Zoning Map. Development should be carefully considered and controls applied within these areas to protect the natural functions of these environmentally sensitive areas.

**Municipality:** South Windsor  
**Reference Number:** Z-2017-54  
**Public Hearing Date:** 5/23/2017

**Description:** Proposed zoning regulation amendments to Article 7-Assisted Living Facilities, Article 6-Site Development Regulations, and Article 10-Definitions pertaining to Independent Living Facilities.

**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 would permit additional housing choice, and thus supports the Capitol Region Plan of Conservation and Development's regional 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:** Mansfield  
**Reference Number:** Z-2017-55  
**Public Hearing Date:** 6/5/2017

**Description:** Proposed zoning regulation amendments pertaining to definitions of dormitory, dwelling, and student.

**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, however, we feel the proposed revisions are not supportive of the Capitol Region Plan of Conservation and Development's regional 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:** Newington  
**Reference Number:** Z-2017-58  
**Public Hearing Date:** 6/4/2017

**Description:** Proposed zoning regulation amendments to Sections 3.14, 3.18, 4.4, 6.1, 6.4, 6.15, and 7.4 pertaining to the PZC's ability to issue waivers and modifications to proposed development applications.

**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:** Cromwell  
**Reference Number:** Z-2017-59  
**Public Hearing Date:** 5/16/2017

**Description:** Proposed zoning regulation amendment to Section 3.5.C.4 to add pet day-care and pet boarding facilities as special permit uses in the Industrial 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.

**Municipality:** Stafford  
**Reference Number:** Z-2017-61  
**Public Hearing Date:** 5/9/2017

**Description:** Comprehensive update of zoning regulations.

**Note:** The public hearing was closed prior to regional review - no comments will be provided.