

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 9/6/17

The following zoning and plans of conservation and development referrals will be discussed at the September 14, 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: Farmington
Reference Number: POCD-2017-4
Public Hearing Date: 9/20/2017

Description: Proposed updates to several sections of the town's Plan of Conservation and Development. Included among the updates are the current conditions analyses and discussion and recommendations regarding agriculture, natural drainage systems and flood prone areas, groundwater, hill sides and ridgelines, the Farmington River, inland wetlands and watercourses, flora and fauna, public utilities, and historic resources.

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 for its consideration of Low Impact development (LID). As the Town continues to update its Plan of Conservation and Development, we encourage the Town to incorporate into the plan additional policies to encourage affordable housing; safe and efficient transportation for automobiles, transit, bicycles and pedestrians; and energy-efficiency strategies. We also encourage the Town to highlight in the plan the relationship between the plan's proposed policies on natural resources, water resources, wetlands, open space planning, community and transportation facilities and development with natural hazard mitigation and to address impacts to the community due to climate change. We also encourage the Town to integrate its continuing planning efforts with the upcoming updates to the Capitol Region Natural Hazard Mitigation Plan (NHMP), the Long Range Transportation Plan, and the Regional Complete Streets Plan which will be undertaken over the next two years.

Municipality: South Windsor
Reference Number: Z-2017-97
Public Hearing Date: 10/24/2017

Description: Proposed zoning regulation amendment to Article 6 Site Development Regulations to add Section 6.7 - Pedestrian and Bicycle Accommodations

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 taking this action to promote and support bicycling and walking. The proposed regulation would support the Regional Plan of Conservation and Development's transportation goal to "Provide a Range of Viable Transportation Options within the Region" and help to implement the Regional Pedestrian and Bicycle Plan's vision of a "region where people will choose and be able to walk and bicycle as a way to travel, to be healthy and to relax."

Municipality: Simsbury
Reference Number: Z-2017-98
Public Hearing Date: 11/20/2017

Description: Proposed zoning regulation amendment to Article 10 Section C(1)(b) regarding real estate 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: Berlin
Reference Number: Z-2017-99
Public Hearing Date: 9/14/2017

Description: Proposed zoning regulation amendment to Section IV. A. 17. Rear lots. The proposed change will reduce the amount of area required in the R-43 as R-86 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: New Britain
Reference Number: Z-2017-100
Public Hearing Date: 10/3/2017

Description: Proposed zoning regulation amendment to Section 230-180 to provide supplemental controls for the residential keeping of honeybees as an accessory use in the S-1, S-2 and S-3 zoning 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: Columbia

Reference Number: Z-2017-101

Public Hearing Date: 9/25/2017

Description: Proposed zoning regulation amendment to Section 31.3 to allow Houses of Worship as a special permitted use in the Manufacturing 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.

Municipality: Windsor

Reference Number: Z-2017-102

Public Hearing Date: 10/10/2017

Description: Proposed zoning regulation amendment to Sections 2.2 (Definitions), 8.4 (Industrial Zone Permitted Uses), 8.6 (Industrial Zone Special Uses), and 10.5 (Agricultural Zone Special Uses) to allow breweries and taprooms.

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.