

MEMO

To: Regional Planning Commission

From: CRCOG Staff

Re: Report on Zoning, Subdivision and Plan of Development Referrals

Date: 11/7/17

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the November 16, 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. (These are indicated with an asterisk following their referral reference number.)

Municipality: Newington

Reference Number: Z-2017-117 *

Public Hearing Date: 11/16/2017

Description: Proposed zoning regulation amendments to Section 4 Height, Area and Yard Requirements to provide for a new Section 4.4.8 which would prohibit the location of principal buildings within 50 feet of regulated wetlands or watercourses.

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: South Windsor

Reference Number: Z-2017-118

Public Hearing Date: 11/28/2017

Description: Proposed zoning regulation amendments to Article 10 - Definitions, to add Solar-Parking Lot Canopy and to Section 7.20 - Solar Energy Systems, to allow ground mounted systems taller than 12 feet subject to special exception approval.

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. For sites located on a municipal border, we recommend that the town take into consideration the uses across municipal boundaries and that any more limiting/restrictive setback and screening requirements, particularly for sites bordering residential uses in neighboring towns, be applied so as to mitigate impacts across municipal borders.

Municipality: Lebanon
Reference Number: Z-2017-119
Public Hearing Date: 11/20/2017

Description: Proposed zoning map amendments to rezone to "Agriculture" zone a number of parcels which have conservation easements which limit their use to agriculture. Also numerous proposed zoning regulation amendments pertaining to definitions, use tables, allowed and prohibited uses, signs, parking, and nonconforming uses and buildings, among others. Also, the Neighborhood Business zone will be deleted.

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: South Windsor
Reference Number: Z-2017-120
Public Hearing Date: 11/28/2017

Description: Proposed zoning regulation amendments to provide for a new Section 5.9 Agri-Tourism Overlay Zone. The new regulation will allow agri-tourism uses by special permit on farms of at least five acres located on collector roads. Complementary amendments to Table 3.1.1A - (Table of permitted uses in residential zones), and to Sections 5.3.3 Special Exception Criteria, 6.5.7 - Residential Sign Requirements, and 10 - Definitions are also proposed.

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 of neighboring towns. The proposed regulations support to an extent the Regional Plan's policies to "Encourage zoning regulations that address urban agriculture and local food systems," and " Encourage preservation of farmland in the Capitol Region." For sites located on a municipal border we recommend that the Town take into consideration the uses across municipal boundaries and that any more limiting/restrictive measures related to traffic management, hours of operation, parking, screening, noise, lighting or signage, particularly for sites bordering residential uses in neighboring towns, be applied so as to mitigate potential impacts across municipal borders.

Municipality: Tolland
Reference Number: Z-2017-121
Public Hearing Date: 12/11/2017

Description: Proposed zoning regulation amendments to several sections of the regulations to allow tattoo studios through site plan approval in certain business zones (Community Commercial, Neighborhood Commercial G & T, Gateway Design District, and Commercial/Industrial A & B).

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: Willington
Reference Number: POCD-2017-7
Public Hearing Date: 1/2/2018

Description: Comprehensive update to the Town of Willington's Plan of Conservation and Development.

Comment: This plan is still under staff review. We will report on our review at the RPC's upcoming meeting.

Municipality: Tolland
Reference Number: Z-2017-122
Public Hearing Date: 12/11/2017

Description: Comprehensive update of the zoning regulations. The current zoning districts are not being changed. Most dimensional requirements and allowed uses remain the same.

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: Hartford
Reference Number: Z-2017-123
Public Hearing Date: 11/28/2017

Description: Proposed zoning regulation amendment to allow medical clinics to fill prescriptions for behavioral mental health patients.

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: Z-2017-124
Public Hearing Date: 12/18/2017

Description: Proposed zoning map amendment to reflect a new RA-60 zone to replace existing RA-40 and RA-80 zones. Also, zoning regulation amendments pertaining to a new Mixed Use Floating Zone. Also proposed are new parking standards and stormwater management standards.

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 their consideration of zoning regulations which will promote more sustainable development practices. The proposed regulations are consistent with a policies of the Capitol Region's Plan of Conservation and Development to "Encourage revisions to local regulations which strengthen erosion control and stormwater management and which promote low impact development (LID) and other means of preserving and restoring the functions of natural systems," "Encourage revision of commercial zone regulations, especially in community centers, to allow more human-scale, pedestrian friendly, and context sensitive development" and "Continue to help implement active transportation amenities for more biking and walking opportunities."

Municipality: Columbia

Reference Number: Z-2017-125

Public Hearing Date: 11/27/2017

Description: Proposed comprehensive amendments to Section 62 - Sign Regulations of the zoning 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: Enfield

Reference Number: S-2017-3

Public Hearing Date: 12/7/2017

Description: Proposed 36 lot single family residential subdivision on a 60 + acre site at Simon Road on the Enfield/ East Windsor town line.

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-2017-126

Public Hearing Date: 12/12/2017

Description: Proposed zoning regulation amendments to Section 2.2 - Definitions to add a definition of distillery.

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-2017-127

Public Hearing Date: 12/12/2017

Description: Proposed zoning regulation amendments to Section 2.2 - Definitions and Section 14.1.20A pertaining to solar energy 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 the concerns of neighboring towns. The Town may find the following CRCOG model regulations helpful as it evaluates these proposed regulations addressing solar installations: *Sustainable Land Use Code: Alternative Energy* and *Sustainable Land Use Code: Solar Access*. These guides are located on CRCOG's website at: <http://crcog.org/2016/04/28/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.

Municipality: Granby

Reference Number: Z-2017-128

Public Hearing Date: 12/12/2017

Description: Proposed zoning regulation amendments to Section 8.3 - Alcoholic Beverages pertaining to manufacturers permits for farm breweries.

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.