

# MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 2/27/18

The following zoning referrals will be discussed at the March 8, 2018 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 referrals are indicated with an asterisk following their reference number.

**Municipality: Enfield**

**Reference Number:** Z-2018-10

**Public Hearing Date:** 3/15/2018

**Description:** Proposed zoning regulation amendment to Section 4.60 (Requirements for Non-residential Uses in Residential Zones) to allow chickens/fowl on residential properties.

**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 amendments are generally supportive of the 2014 Capitol Region Plan of Conservation and Development's Food Systems and Food Security Goals.

**Municipality: Manchester**

**Reference Number:** Z-2018-11

**Public Hearing Date:** 3/19/2018

**Description:** Proposed zoning regulation amendment to revise Art. II Sec. 7 (Planned Residential Development Zone) to add procedures for major changes to approved plans in a PRD zone and for the revocation of a PRD zone when its associated Preliminary Plan expires and construction has not begun.

**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-2018-12

**Public Hearing Date:** 3/7/2018

**Description:** Proposed zoning regulation amendment to create a new floating zone, The Diverse Housing Development Zone which would allow a developer to construct a common interest ownership community with a density of up to six (6) units per developable acre.

**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-2018-13

**Public Hearing Date:** 3/19/2018

**Description:** Proposed zoning regulation amendments pertaining to stormwater management standards and the Mixed Use Floating Zone, including parking for mixed use zoning.

**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:** Newington

**Reference Number:** Z-2018-14

**Public Hearing Date:** 3/14/2018

**Description:** Proposed zoning regulation amendments pertaining to in-home dog care.

**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-2018-15

**Public Hearing Date:** 3/27/2018

**Description:** Proposed zoning regulation amendment to revise Sections 4.5 pertaining to in-law apartments and 7.6 pertaining to convenience stores and to add 7.19 to provide for accessory agricultural uses and events (Ag-tivities) and non-agriculturally related uses.

**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 regulations pertaining to "in-law apartments" provide for affordable housing opportunities which advance 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 proposed accessory regulations addressing agricultural uses and events (Ag-tivities) and non-agriculturally related uses generally support the Regional Plan's policy recommendations to "Encourage zoning regulations that address urban agriculture and local food systems" and " Support continued marketing of the region's arts and tourism opportunities."