

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: **Supplemental Report on Zoning, Subdivision and Plan of Development Referrals for March 2018 Regional Planning Commission Meeting**
Date: 3/8/18

The following zoning referrals will be discussed at the March 8, 2018 Regional Planning Commission meeting in addition to those reported on in our memo of February 27, 2018. *Please let us know if you believe there are any issues of concern for your community.*

Municipality: Hebron
Reference Number: Z-2018-16
Public Hearing Date: 3/27/2018

Description: Comprehensive update to the zoning regulations. Included in the update are the renaming of certain zoning districts with associated zoning regulation revisions: the General Business (GB) zone will become the Main Street (MS) zone; the Commercial Industrial (CI) zone will become the Commercial Technical (CT) zone; the Aquifer Protection (AP) zone will become the Groundwater Protection Overlay (GPO) zone; and the Village Green (VG) zone will become the the Village Square (VS) 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. We commend the Town for its thorough work to prepare a set of regulations which appear easier to navigate and interpret, as well as to provide regulations which will protect and strengthen community character and vitality. The proposed regulations are in conformance with several Land Use Policy Recommendations of CRCOG's regional Plan of Conservation and Development including those which seek to promote more livable town centers and compact, mixed use developments; encourage pedestrian and bicycle uses; and encourage use of Low Impact Development (LID).

Municipality: Ellington
Reference Number: Z-2018-17
Public Hearing Date: 3/26/2018

Description: Proposed revision to the zoning regulations pertaining to Section 7.1, Accessory Apartments, to increase the permissible area from 35% to 50% of usable floor area of primary unit; to delete the one-bedroom restriction; and to increase the maximum size from 800 SF to 1,000 SF.

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: Manchester

Reference Number: Z-2018-18

Public Hearing Date: 4/2/2018

Description: Proposed revision to the zoning regulations pertaining to Article II Section 22.04 - Special Design Commercial Business Zone - Special Exception Uses, to permit multi-family historic mill conversion in accordance with Article II, Section 9.14.03 - Multi-family historic mill conversion special exception.

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 will 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."