

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 5/3/18

The following zoning referrals will be discussed at the May 10, 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 are marked with an asterisk beside their Reference Number.)

Municipality: East Granby
Reference Number: Z-2018-30
Public Hearing Date: 5/8/2018

Description: Proposed zoning regulation amendments to Section IV. F - Accessory Apartments to allow temporary health care structures as accessory uses in single family 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. 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: East Granby
Reference Number: Z-2018-31
Public Hearing Date: 5/8/2018

Description: Proposed zoning regulation amendments to allow registered marijuana dispensaries as special permit uses in the Commerce Park Zone 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: Suffield
Reference Number: Z-2018-35
Public Hearing Date: 6/18/2018

Description: Proposed zone change from R-25 to PDA (Planned Development Apartment) for a 33.3 acre portion of 414 East Street South, a 40 +/- acre site along the Connecticut River.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent concerns for neighboring towns. With regard to regional plans and policies, the Capitol Region Plan of Conservation and Development's Land Use Policy Map identifies the subject parcel as being primarily within Middle Intensity Development Area - 1. Areas in Middle Intensity Development Area - 1 are identified primarily for detached single family houses and/or neighborhood scale commercial and/or industrial establishments. Although the application materials propose duplex housing units which would increase the range of housing types available in the town there is no provision in the PDA zone regulations to provide for affordable housing thus the proposal provides only limited support for the housing goal of the Capitol Region's Plan of Conservation and Development 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 clustering of the housing units along with the preservation of more than half the site for active agricultural use and the provision of public recreational amenities is supportive of several policies of the regional plan which encourage cluster development with preservation of open space, provision of recreational access to rivers, and the preservation of farmland.

Municipality: Mansfield

Reference Number: Z-2018-36

Public Hearing Date: 6/18/2018

Description: Proposed zone regulation amendment to Article Seven, Section G (RAR-90 zone) to create a new subsection 6 which would allow multifamily housing with on sites with frontage on both Route 44A (Middle Turnpike) and Cedar Swamp Road in accordance with the Design Multiple Residence (DMR) Zone.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent concerns for neighboring towns. Although Mansfield was not a member of CRCOG when the Capitol Region's regional plan was updated and is not shown on the regional plan's Land Use Policy Map, it is appropriate to consider this referral in light of the goals and policy recommendations of the Capitol Region's plan. The proposed regulation would permit additional housing choice, as well as opportunity to meet the need for affordable housing, 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." To assess the appropriateness of the type of development proposed for the location specified by the application, the Windham Region Land Use Plan 2020's Land Use Priorities Map can provide guidance. (Mansfield was a member of the Windham Region Council of Governments prior to joining CRCOG and the WinCOG plan is the most recent regional plan for which Mansfield is included.) It appears the area which would be subject to this proposed regulation change may lie within a Rural Conservation Area as identified in the Windham Region Land Use Plan 2020. The WinCOG plan encourages that new construction be sited in areas with development priorities rather than in Rural Conservation Areas.

Municipality: Granby

Reference Number: Z-2018-37

Public Hearing Date: 6/12/2018

Description: Proposed zone regulation amendment to Section 8.21, Aquifer Protection Overlay Zone, to allow auto service stations or similar engine repair facilities by special permit in the aquifer protection overlay zone.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds the proposal to be in conflict with several policy recommendations pertaining to the following goals of the regional plan: Protect the Air, Water and Soil Quality of the Capitol Region; Protect Water Supply and Increase Water Conservation Efforts; Revise Zoning and Subdivision Regulations to Address Local and Regional Land Use Concerns; and Ensure an Adequate and High Quality Water Supply. The Town's current aquifer regulations acknowledge that automotive service stations or similar uses which involve truck, boat or automobile engine or body repairs pose considerable risk to the town's aquifer and are prohibited in the overlay zone. Although the proposed regulation provides that automobile service stations and similar uses which involve vehicle engine repairs would be regulated by special permit, the protections and oversight provided by the special permit regulations may not be sufficient to negate the risks such operations pose and will place a burden on the Town to inspect and monitor the operations.

Municipality: Avon

Reference Number: Z-2018-38

Public Hearing Date: 6/12/2018

Description: Proposed zoning regulation changes pertaining to Section VII. C. Sign Regulations. The proposed changes will allow temporary and permanent signs in the OP (Office Park) 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: Cheshire

Reference Number: Z-2018-39

Public Hearing Date: 6/11/2018

Description: Proposed zoning regulation changes to Section 45B (Interchange Special Development District) to eliminate the minimum acreage requirement and to Section 48 (Interchange Zone) to reduce the minimum acreage requirement from 10 acres to 3 acres.

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-2018-40

Public Hearing Date: 5/15/2018

Description: Proposed zoning regulation amendment to Section 4.5.B to change the bulk requirement in the ID (Institutional Development) district for Maximum Height from 35 feet to 55 feet.

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.