

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 11/7/18

The following zoning referrals will be discussed at the November 15, 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 by their reference number.

Municipality: Berlin
Reference Number: Z-2018-106
Public Hearing Date: 11/15/2018

Description: Proposed zone regulation change to allow brew pubs in the Planned Industrial (PI) zone if within 250 feet of the Berlin Turnpike right-of-way.

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: Southington
Reference Number: Z-2018-107*
Public Hearing Date: 11/6/2018

Description: Proposed zoning regulation amendments to Section 3-08 - Housing Opportunity District to provide for Elderly Housing Opportunity Districts. EHOD developments are proposed to have access from collector streets and provide for deed restrictions on not less than 10% of units to ensure affordability. (Note, this proposal was previously referred to CRCOG on July 11, 2018.)

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: West Hartford
Reference Number: Z-2018-108
Public Hearing Date: 12/11/2018

Description: Proposed zoning ordinance amendments pertaining to sponsorship signage in municipal parks.

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: Ellington
Reference Number: Z-2018-109
Public Hearing Date: 12/17/2018

Description: Proposed zoning regulation amendments pertaining to Section 7.9 - Rear Lots.

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.