

MEMO

To: Regional Planning Commission
From: CROG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 3/14/19

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the March 21, 2019 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 have been indicated below with *** following their reference number.

Municipality: Cheshire
Reference Number: POCD-2019-1
Public Hearing Date: 3/25/2019

Description: Proposed POCD referral focused on updating policy related to Highland Avenue.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this POCD referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Stafford
Reference Number: Z-2019-12 ***
Public Hearing Date: 3/12/2019

Description: Proposed zoning regulation amendments for new parking lot landscaping requirements.

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. CROG encourages the proposed revisions that strengthens stormwater management and promotes low impact development.

Municipality: Windsor
Reference Number: Z-2019-14 ***
Public Hearing Date: 3/12/2019

Description: Proposed map amendments to change three parcels on Stone Road from AG - Agriculture zone to W - Warehouse zone.

Comment: One of CROG's goals is to Encourage Preservation of Farmland in the Capitol Region and one policy recommendation to accomplish this is to encourage the retention of existing farmland and proper agricultural zoning. While the proposal is to eliminate land currently utilized and zoned for

agricultural purposes, it is notable in this situation that the proposed location is surrounded by land identified as either Industrial or Business/Commercial/Office by regional and local zoning. Additionally, while the CRCOG Land Use Policy Map and Conservation Focus Areas Map identify small portions at the rear of these parcels as conservation areas, they are primarily designated as Middle Intensity Development Areas and are not part of any Conservation Corridor. Therefore, even with the loss of agricultural land as a result of this map change, 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. Staff would instead encourage the town to identify locations in their Agricultural Resources and their Open Space Preservation Plan maps that are priority Agricultural areas and/or Open Space areas that are currently not properly zoned and need protection, particularly along CRCOG Conservation Corridor recommended locations to help create regionally significant links between sensitive and preserved land across municipalities.

Municipality: Southington

Reference Number: Z-2019-16 ***

Public Hearing Date: 3/19/2019

Description: Proposed zoning regulation amendments to section 13 regarding signage including new requirements for detached signs and prohibiting pylon/monopole signs,

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-2019-17 ***

Public Hearing Date: 3/19/2019

Description: Proposed zoning regulation amendments to permit retail sale of beer at large supermarkets (50,000 sf or larger) within 1,500 feet of another establishment selling alcohol.

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: Granby

Reference Number: Z-2019-18

Public Hearing Date: 3/26/2019

Description: Proposed zoning regulation amendments to define and permit gas stations and/or motor vehicle repair in the Industrial Zone and to allow a new maximum height of 40 feet for self-service storage facilities.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this POCD referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Municipality: Bloomfield

Reference Number: Z-2019-20

Public Hearing Date: 3/28/2019

Description: Proposed zoning regulation amendments to reduce parking space requirements for Medical Uses and to parking locations on corner lots in the General Industry I-1 District.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this POCD referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. CROG supports a reduction in parking minimum requirements as a way to minimize the impact of stormwater from impervious surfaces.