

MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 5/9/19

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the May 16, 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.

Municipality: Andover

Reference Number: Z-2019-31

Public Hearing Date: 5/20/2019

Description: Proposed zoning amendments to various sections of the zoning regulations including but not limited to accessory apartment, lighting, home occupation, parking, keeping of animals, and solar access.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. In particular, the addition of solar energy systems to the zoning regulations as well as the subdivision regulations is in keeping with CRCOG's Land Use goal to Increase Sustainable Redevelopment and Infill Development Efforts by encouraging energy efficient development. The town may find CRCOG's model of sustainable land use regulations useful in this process, particularly for any height or size related questions, which are available here: <http://crcog.org/2016/04/sustainable-land-use-regulation-project-crcog-model-land-use-regulations/>.

Municipality: West Hartford

Reference Number: Z-2019-42

Public Hearing Date: 5/28/2019

Description: Proposed zoning amendments to previously established Special Development District at 527 Prospect Avenue to allow a 984 square foot expansion of a professional office.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies. The waiver request related to side yard setbacks will primarily impact a residential property in the subject municipality and is therefore not of regional significance, however staff noted the other waiver request in regards to providing the required amount of parking. CRCOG land use policies discourage residential and commercial development in areas that are out of scale relative to the

character and capacity of those areas, and while otherwise the scale of the addition itself is not of regional concern, staff would caution against an addition of a size that would require utilizing the front yard to park vehicles or would otherwise encourage waiving the space requirement permanently due to the surrounding residential land use, including that of the adjacent municipality.