

## MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 9/13/19

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 19, 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: Tolland**

**Reference Number:** POCD-2019-3

**Public Hearing Date:** 9/23/2019

**Description:** Proposed comprehensive update to the Plan of Conservation and Development.

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Tolland on proposing a Plan of Conservation and Development which strives to protect and strengthen its community character including efforts to support and encourage agriculture, restore and promote historically significant resources, and protect natural resources while encouraging development appropriate to each distinct area of town. We also commend the Town for its proposals to implement low impact development and energy-efficiency strategies, to create additional opportunities for safe pedestrian and bicycle transportation and for integrating natural hazard mitigation issues into the POCD. Lastly we also commend the Town on incorporating a robust, thoughtful, and realistic discussion on providing increased affordable housing options. The Town might find useful the CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at [www.crcog.org/community\\_dev/sustainable-dev.html](http://www.crcog.org/community_dev/sustainable-dev.html).

**Municipality: Ellington**

**Reference Number:** POCD-2019-4

**Public Hearing Date:** 9/30/2019

**Description:** Proposed comprehensive update to the Plan of Conservation and Development.

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Ellington on proposing a Plan of Conservation and Development

which strives to protect and strengthen its community character including efforts to support and encourage agriculture, promote historically significant resources, and protect natural resources while encouraging development appropriate to each distinct area of town. We also commend the Town for its proposals to implement low impact development and energy-efficiency strategies, to create additional opportunities for safe pedestrian and bicycle transportation, and the potential to integrate public transit. Lastly, we also commend the Town on incorporating a robust, thoughtful, and realistic discussion on providing increased affordable housing options. The Town may want to consider integrating aspects of the Natural Hazards Mitigation plan more directly, particularly issues identified in the Plan as a high priority, i.e. access to Crystal Lake to address issues of isolation in the Transportation Chapter. Additionally, the Town might find useful the CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at [www.crcog.org/community\\_dev/sustainable-dev.html](http://www.crcog.org/community_dev/sustainable-dev.html).