

**Capitol Region Council of Governments
Regional Planning Commission Virtual Meeting
Thursday, June 17, 2021, 7:00 pm**

<u>Attendance</u>	<u>Town/Organization</u>
Jennifer Bartiss-Earley	Plainville
Thomas Armstrong	Avon
Gary Bazzano	Hartford
David Blume	Simsbury
David Brassard	East Granby
Cindy Cooper	Windsor Locks
Tom Manning	Bolton
Ed Marek	Coventry
Bart Pacekonis	South Windsor
Lansford Perry	Canton
Matthew Pogson	Farmington
Andy Powell	Tolland
Bill Rice	Simsbury
Stanley Sobieski	Newington
Mike Stebe	Manchester
Jay Stoppelman	Manchester
Jonathan Thiesse	Canton
<u>Staff</u>	
Chris Henchey	CRCOG
Caitlin Palmer	CRCOG
Lynne Pike DiSanto	CRCOG
Laura Quintiliani	CRCOG
<u>Guests</u>	
Attorney Michael A. Zizka	Halloran & Sage, LLP

1. Call to Order and Introductions

Chairperson Jennifer Bartiss-Earley called the meeting to order at 7:06 pm.

2. Adoption of Minutes: March 18, 2021 ([attachment](#))

Gary Bazzano moved to approve the minutes of March 18, 2021 as presented. Stanley Sobieski seconded the motion; it carried unanimously with the following abstentions: A. Powell, B.Pacekonis, C. Cooper, J. Stoppleman, and M. Pogson.

3. Presentation: Attorney Michael Zizka, Halloran & Sage: CT Land Use/Zoning/Housing Review & Update on the 2021 Legislative Session

Attorney Michael Zizka of Halloran & Sage LLC presented to the Regional Planning Commission a summary of recently enacted state legislation concerning land use, zoning, and housing as well as potential issues of concern for planning and zoning commissions. The acts he discussed from the 2021 Legislative Session included: Public Act No. 21-29 concerning the Zoning Enabling Act, accessory dwelling units, training for land use officials, municipal affordable housing plans, and other matters; Public Act No. 21-34 concerning evictions, inland wetland permits, and extensions to expiration of certain land use permits; Public Act No. 21-101 concerning housing issues, Special Act No. 21-3 concerning the outdoor sale of goods and beverages; and Special Act 21-13 concerning historic preservation. Attorney Zizka also briefed the group on S.B. 1201 regarding recreational use of cannabis and its impact on local land use and zoning regulations.

To view the entire presentation, [please click here.](#)

4. Report on Zoning and Subdivision Referrals (attachment)

Chris Henchey reviewed recent zoning and subdivision referrals with the RPC.

Stanley Sobieski made a motion to approve the referrals as presented. Gary Bazzano seconded the motion and it carried unanimously.

5. What's New in My Town – A Discussion and Report on Local Planning and Development Activities in the Municipalities of the Capitol Region

Coventry – Ed Marek of Coventry stated that the town has had several discussions with Hytone Farm, LLC and Ag-Grid Energy regarding plans for a new anaerobic digester on Hytone Farms property. This dairy farm is one of the largest in Connecticut. This new anaerobic digester can produce electricity and fertilizer for the fields by incorporating the use of manure generated by the farm and food waste from restaurants. This project will begin as soon as it receives formal approval and all parties expect it to be finalized by the end of 2021.

Farmington – Matt Pogson noted that Farmington will be discussing the use of drive throughs at upcoming meetings; the town has not had any drive throughs other than pharmacies and banks. The Town of Farmington is also looking converting the old Marriott Hotel into an apartment complex. Batterson Park is also being rehabbed soon.

Tolland – Andy Powell reported that a new, significantly sized multi-family housing development will be built soon in Tolland. He said the Town is also considering offering incentives to encourage construction of affordable multi-family housing units.

South Windsor – Bart Pacekonis reported that the Town recently approved a Costco at Evergreen Walk. The Town is also considering zoning regulation amendments to allow a new grocery store at Evergreen Walk as well as residential units in the General zone.

Manchester – Jay Stoppelman reported that Manchester is, and has been, renovating several schools in town and intends to update the buildings to a net zero standard. Improvements will include heat pumps, solar energy, and more.

6. Other Business

The next Regional Planning Commission meeting will be held Thursday, September 23, 2021, at 7:00 PM. Please reach out to Lynne Pike DiSanto at lpikedisanto@rcog.org with suggestion for presentation topics.

Members discussed post-pandemic meeting options under consideration in their towns.

With no further business, Andy Powell made a motion to adjourn at 9:17 pm. Jay Stoppelman seconded the motion and it carried unanimously.