

## MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 9/22/21

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 23, 2021 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: Windsor**

**Reference Number: Z-2021-100**

**Public Hearing Date: 11/9/2021**

**Description:** Proposed zoning amendment pertaining to single-family detached housing in the Great Pond Village Zone.

**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.

**Municipality: Berlin**

**Reference Number: Z-2021-101**

**Public Hearing Date: 10/21/2021**

**Description:** Proposed zoning amendment pertaining to private transportation or auto rental services as a special permit use the in the Planned Shopping-A District.

**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.

**Municipality: Hartford**

**Reference Number: Z-2021-102**

**Public Hearing Date: 10/12/2021**

**Description:** Proposed zoning amendment pertaining to commercial temporary real estate sign sizing.

**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.

**Municipality:** Hartford

**Reference Number:** Z-2021-103

**Public Hearing Date:** 10/12/2021

**Description:** Proposed zoning amendment pertaining to the number and heights of small cell node antennas.

**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.

**Municipality:** Bolton

**Reference Number:** Z-2021-104

**Public Hearing Date:** 10/13/2021

**Description:** Proposed zoning amendment pertaining to outdoor dining and accessory dwelling units as a permitted use with single family detached dwelling units.

**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. Staff commends the efforts around accessory apartments and which furthers CROCG policy to encourage and support changes to zoning regulations to permit a greater diversity of housing types and costs.

**Municipality:** Wethersfield

**Reference Number:** Z-2021-105

**Public Hearing Date:** 10/19/2021

**Description:** Proposed zoning amendment pertaining to a temporary moratorium on cannabis establishments.

**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.

**Municipality:** Vernon

**Reference Number:** Z-2021-106

**Public Hearing Date:** 11/4/2021

**Description:** Proposed zoning amendment pertaining to cannabis retail as a special permit use in the Commercial, HD-RC, PCZ, and HD-DBR districts and accompanying operational procedures.

**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.

**Municipality:** Vernon

**Reference Number:** Z-2021-107

**Public Hearing Date:** 11/4/2021

**Description:** Proposed zoning amendment pertaining to overnight parking regulations in the Planned Development Zone.

**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.

**Municipality:** Vernon

**Reference Number:** Z-2021-108

**Public Hearing Date:** 11/4/2021

**Description:** Proposed zoning amendment pertaining to electric vehicle charging stations with LED display kiosks as an accessory use in Commercial and Industrial Zoning Districts.

**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.

**Municipality:** South Windsor

**Reference Number:** Z-2021-109

**Public Hearing Date:** 10/26/2021

**Description:** Proposed zoning amendment pertaining to a temporary moratorium on cannabis establishments.

**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.

**Municipality:** Cheshire

**Reference Number:** Z-2021-110

**Public Hearing Date:** 10/13/2021

**Description:** Proposed zoning amendment pertaining to the keeping of poultry; storage, warehousing, and distribution centers with truck servicing; and off-street loading areas.

**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. The staff commends the efforts around home animal agriculture, which directly supports the regional Plan of Conservation and Development policy to encourage zoning regulations that address urban agriculture and local food systems.

**Municipality:** Cheshire

**Reference Number:** Z-2021-111

**Public Hearing Date:** 9/27/2021

**Description:** Proposed zoning amendment pertaining to site locations and prohibited uses in the Special Design District.

**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.

**Municipality:** East Granby

**Reference Number:** Z-2021-113

**Public Hearing Date:** 11/9/2021

**Description:** Proposed zoning amendment pertaining to a temporary moratorium on cannabis establishments.

**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.