

## MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 3/10/21

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the March 18, 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: East Granby**

**Reference Number: Z-2021-10**

**Public Hearing Date: 4/13/2021**

**Description:** Proposed zoning amendments pertaining to yard requirements in residential zones.

**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-2021-11**

**Public Hearing Date: 4/13/2021**

**Description:** Proposed zoning amendments pertaining to signage sizing in all zones.

**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-2021-17**

**Public Hearing Date: 4/15/2021**

**Description:** Proposed zoning amendment pertaining to a Planned Residential Infill Development Zone and the conversion of hotels and motels to permanent residential housing 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. The staff commends the efforts to convert hotel and motel spaces into permanent housing units, which furthers CRCOG policy to encourage and support changes to zoning regulations to permit a greater diversity of housing types and costs.

**Municipality:** Enfield

**Reference Number:** Z-2021-20

**Public Hearing Date:** 4/8/2021

**Description:** Proposed zoning amendment pertaining to child day-care facilities as a special permit use in the limited office 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:** Somers

**Reference Number:** Z-2021-21

**Public Hearing Date:** 4/5/2021

**Description:** Proposed zoning amendment pertaining to farm wineries/vineyards, breweries, and distilleries as a special use in all zones.

**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.