

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 11/15/20

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 17, 2020 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. These are marked below with an “***”

Municipality: West Hartford
Reference Number: Z-2020-81
Public Hearing Date: 11/24/2020

Description: Proposed zoning amendment pertaining to a nine month moratorium on certain uses not supportive of transit-oriented development including but not limited to car wash facilities, contractors yards, drive-in facilities, junkyards, kennels, motor vehicle sale

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 town for exploring appropriate zoning regulations that will best promote more livable town centers and compact, mixed use developments and that will provide appropriate mixed use in areas of transit stations.

Municipality: South Windsor
Reference Number: Z-2020-82
Public Hearing Date: 11/24/2020

Description: Proposed zoning amendment pertaining to home occupations and related requirement regarding product made on the premises.

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: Newington
Reference Number: Z-2020-83
Public Hearing Date: 11/23/2020

Description: Proposed zoning amendment pertaining to sidewalks in B, B-TC, B-BT, I, CD, and PD zones and fee-in-lieu of sidewalks.

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 accordance with CROG regional goals to revise zoning regulations in order to address local and regional concerns, this regulation would support the policy encouraging the modification of street design and sidewalk regulations to encourage pedestrian and bicycle uses by ensuring certain uses provide sidewalks or provide reasonable exemptions to provide fee in-lieu of sidewalks instead.

Municipality: Bloomfield

Reference Number: Z-2020-84 ***

Public Hearing Date: 11/19/2020

Description: Proposed zoning amendment pertaining to craft café license by special permit in the Industrial 1 and 2 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: Bloomfield

Reference Number: Z-2020-85 ***

Public Hearing Date: 11/19/2020

Description: Proposed zoning amendment pertaining to manufacturing and outside storage in the Industrial 1 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. Staff encourages additional consideration when adjacent to residential properties but appears sufficient protections are proposed through special permit processes and ability of the commission to require additional controls to protect adjacent properties.

Municipality: Ellington

Reference Number: Z-2020-86

Public Hearing Date: 11/23/2020

Description: Proposed zoning amendment pertaining to allowing Farm Brewery, Cidery, Distillery and Winery as a new use.

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: Hebron

Reference Number: Z-2020-87

Public Hearing Date: 12:00:00 AM

Description: Proposed zoning amendment pertaining to the creation of agricultural tourism regulations.

Comment: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies of neighboring towns. The proposed agri-tourism regulations support to an extent the Regional Plan's policies to "Encourage zoning regulations that address urban agriculture and local food systems," and "Encourage preservation of farmland in the Capitol Region." For sites located on a municipal border we recommend that the Town take into consideration the uses across municipal boundaries and that any more limiting/restrictive measures related to traffic management, hours of operation, parking, screening, noise, lighting or signage, particularly for sites bordering residential uses in neighboring towns, be applied so as to mitigate potential impacts across municipal borders.