

SUPPLEMENTAL MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 11/19/20

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the November 19, 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.

Municipality: Windsor Locks

Reference Number: Z-2020-89

Public Hearing Date: 12/14/2020

Description: Proposed zoning amendment pertaining to the elimination of maximum building coverage and impervious surface requirements in the Main Street Overlay Zone (MSOZ), and to eliminate density maximums for multifamily residential uses in the MSOZ.

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 increased residential density in appropriate locations as a means to increase housing options, but also wants to encourage that elimination of building coverage and impervious surface requirements are done in such a way that appropriately consider stormwater management and potential impacts on climate change. As such, if the regulations don't currently include considerations for low impact development (LID) and/or green infrastructure, staff would encourage the Town to consider including such elements.

Municipality: Newington

Reference Number: Z-2020-91

Public Hearing Date: 11/23/2020

Description: Proposed zoning amendment pertaining to dwelling units permitted on upper floors of new and existing buildings by special permit in the B Business 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. Staff encourages residential uses in upper stories as a way to provide a greater diversity of housing types and housing costs and supports the regional Plan of Conservation and Development goal to Increase the Range of Choice in Housing for People of All Incomes and All Ages.

Municipality: Manchester

Reference Number: Z-2020-88

Public Hearing Date: 12/7/2020

Description: Proposed zoning amendment pertaining to sections 1.00.02(e) and 9.14.04(a) to allow the commission to waive or modify landscape/screening requirements for special exceptions for schools and places of worship.

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.