

MEMO

To: Regional Planning Commission

From: CRCOG Staff

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

Date: 6/3/20

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the June 11, 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 referrals have been marked below with “***” next to their reference number.*

Municipality: Rocky Hill

Reference Number: Z-2020-40

Public Hearing Date: 6/17/2020

Description: Proposed zoning regulation amendment petition to create a new district, WBP (Waterfront Business Park) and associated map amendment to rezone 10, 15 and 45 Evans Road from WF to WBP and 35 Evans Road from BP2 to WBP. The site includes parcels that abut the Connecticut River. All proposed uses in the WBP would require site plan and/or special permit approval. (Note: it appears 10 Evans Road is aka R010Z Evans Road and 15 Evans Road is aka L015Z Evans Road.)

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 the appropriate use of property in proximity to the Connecticut River to take advantage of the river as a resource and amenity but also encourages regulations that support the regional goal to Grow and Develop in Harmony with Natural Resources. As such, staff encourages the town to require, if not already doing so, best management practices (BMPs) to prevent nonpoint source pollution from construction and encourage use of Low Impact Development (LID) techniques for new development and encourages land uses along town lines which are compatible with or prevent harmful development impacts on natural resources and land uses on neighboring lands in abutting municipalities.

Municipality: South Windsor

Reference Number: Z-2020-41 ***

Public Hearing Date: 6/9/2020

Description: Proposed zoning regulation amendment petition to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway 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: West Hartford

Reference Number: Z-2020-42

Public Hearing Date: 6/23/2020

Description: Proposed zoning regulation amendment petition to amend SDD#12 at West Farms Mall, LLC. The applicant proposes a Maggie McFly's Restaurant near Macy's.

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-2020-43

Public Hearing Date: 6/25/2020

Description: Proposed zoning regulation amendment pertaining to the maximum height limit in a Professional Office (PO) 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: Southington

Reference Number: Z-2020-44

Public Hearing Date: 6/16/2020

Description: Proposed zoning regulation amendment pertaining to the Age Restricted Cluster Housing Zone (ARCHZ) to allow a mix of single family and attached duplex units on property that is 20 acres or more with a density not to exceed 3.5 dwelling units per acre.

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.