

STAFF REPORT
Free-Standing Sign for Saputo Dairy Foods USA

July 19, 2013

Petition #40-13:

Special Exception (Section 6.2.4: Free-standing Business Sign)
100 Milk Lane (Saputo Dairy Foods USA)
Sign-a-rama, applicant

Description of Petition #40-13:

This local business would like to install a free-standing on Milk Lane in front of their business. Section 6.2.4 allows such signs in any non-residential zone by special exception.

Staff Comments:

My initial research indicates that this property is eligible for 154 s.f. of "aggregate signage". The applicants are requesting a double-sided sign with a 4' x 8' face, which comes to a total of 64 s.f. I will ask the ZEO to confirm this.

I recommend the public hearing be scheduled for August 28.

cc:
file

Petition # 41-13

CR# 9528

TOWN OF NEWINGTON



TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 626 Willard Ave ZONE: R-12

APPLICANT: Barbara Getsinger, Architect TELEPHONE: 203 828-6032

ADDRESS: 61 Chestnut Tree Hill Rd., Oxford CT 06478 EMAIL: barbara.getsinger@gmail.com

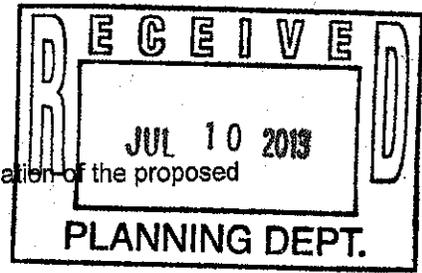
CONTACT PERSON: Joseph Keough, pastor TELEPHONE: 860-666-1591

ADDRESS: 626 Willard Ave., Newington CT 06111 EMAIL: _____

OWNER OF RECORD: St. Mary Parish, Newington CT 06111 Joseph Keough, pastor

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

- Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).
- Zoning Text Amendment to Section _____. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).
- Subdivision
- Resubdivision (Public Hearing required).
- Special Exception per Section 3.2.9 of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).
- Site Plan Approval or Modification
- Other (describe in detail, or attach): _____



SIGNATURE:

| | | | |
|--|--------------------------|----------------------------|------------------------|
| <u>Barbara A. Getsinger</u> APPLICANT | <u>7/10/2013</u> DATE | <u>Joe Keough</u> OWNER | <u>7.10-13</u> DATE |
|--|--------------------------|----------------------------|------------------------|

COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE: PROPERTIES LOCATED IN THE NEWINGTON INDUSTRIAL PARKS (BUDNEY ROAD, PROGRESS CIRCLE, ROCKWELL ROAD, HOLLAND DRIVE AND PANE ROAD) ARE SUBJECT TO THE REGULATIONS, COVENANTS AND RESTRICTIONS OF THE NEWINGTON ECONOMIC DEVELOPMENT COMMISSION. APPLICANTS PROPOSING TO BUILD, MODIFY EXISTING SITE PLANS, CHANGE OR ADD TO BUILDING ELEVATIONS OR PLACE SIGNAGE ON THE PROPERTY ARE RESPONSIBLE FOR SECURING THE NECESSARY APPROVALS FROM THE ECONOMIC DEVELOPMENT COMMISSION PRIOR TO INITIATING THE WORK.

July 9, 2013

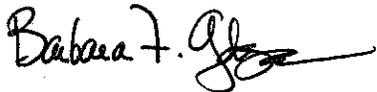
Town Plan and Zoning Commission
Town of Newington
131 Cedar Street
Newington CT 06111

re: Proposed Pre-Kindergarten Program
St Mary Parish
626 Willard Street
Newington CT 06111

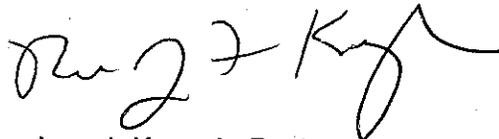
To Whom It May Concern;

St Mary Parish requests approval to relocate existing pre-school classes from the existing school building into the adjacent vacant building that was formerly a Convent. They currently have enrolled approximately 35 students and hope to grow the program to about 60 students.

Respectfully submitted,

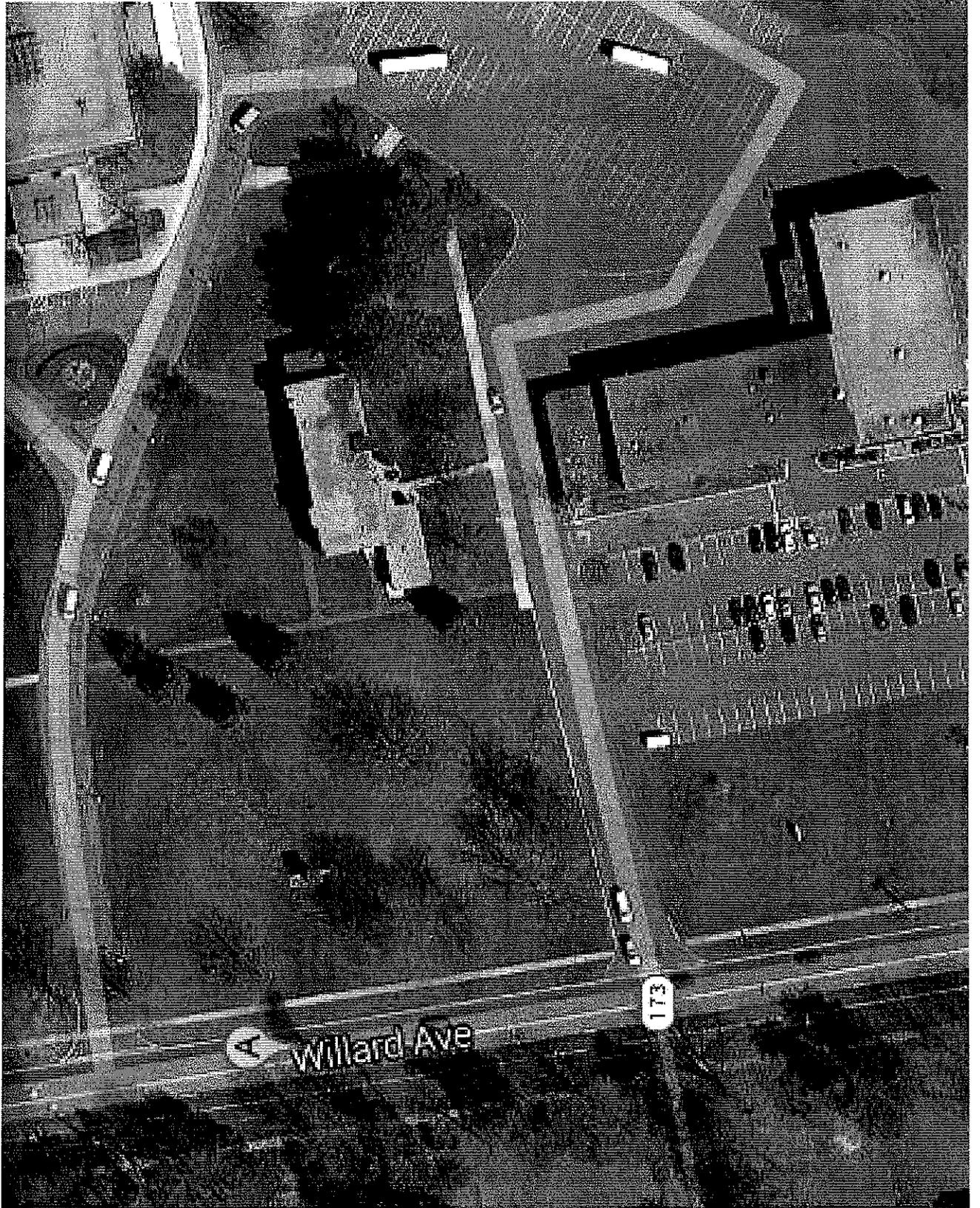


Barbara Getsinger, Architect



Joseph Keough, Pastor

650 Willard Avenue





John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Plan and Zoning Commission

Craig Minor, AICP
Town Planner

July 11, 2013

Barbara Getsinger, Architect
61 Chestnut Tree Hill Road
Oxford, CT 06478

Dear Ms. Getsinger:

Re: TPZ Petition #41-13: Special Exception (Section 3.2.9: Group Day Care Homes and Child Care Centers) for Pre-K Facility at 650 Willard Avenue. St Mary Parish, owner; Barbara Getsinger, applicant; Joseph Keogh, 626 Willard Avenue, Newington CT, contact.

This letter is to acknowledge receipt of the above-referenced application, and to confirm that it will be on the July 24, 2013 agenda of the Town Plan and Zoning Commission for public hearing scheduling (probably August 14). You do not need to be present on July 24, but I recommend you call my office the next day to confirm that the public hearing will in fact be on August 14. If you did not obtain a "Public Hearing" lawn sign when you were here yesterday, please do so at your earliest convenience so that it can be in place the mandatory ten days before the hearing.

I have not completed my review of the application, but I can tell you that the information submitted is inadequate. Specifically: how children will arrive at and depart from a day care facility is a major part of the approval process. I was expecting a site plan that showed where the designated parking would be; how much of it there would be; how far it is from the entrance to the building; pedestrian street and driveway crossings (if any); traffic control signage such as "No Parking or Standing"; etc. It is impossible to tell how much of the information shown on the 1965 site grading plan that you submitted is still present, and what may have been constructed since then. For example, the 1965 plan does not show the new (circa 1988) parking lot in front of the school at 652 Willard Avenue, where presumably some of your parents will want to park. By not being on the plan we can't evaluate the safety of any parking there.

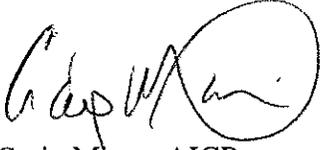
There is a 1988 site plan on file for the school prepared by the engineering firm of Hallisey and Herbert. It is not in CAD, but Hallisey, Pearson and Cassidy, the successor to Hallisey and Herbert, may be able to revise it for you. I strongly recommend you have them or some other firm (such as the Bongiovanni Group, Inc. of Newington) prepare a site plan in compliance with Section 5.2.5 of the zoning regulations:

"To permit proper review, the commission or board shall, in accordance with Section 5.3., require that a site plan be submitted, and may require any other information deemed necessary to determine if the use is in harmony with the intent of the regulation, and the character of the area in which it is located."

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

If you have any questions feel free to call me at (860) 665-8575 or email me at cminor@newingtonct.gov.

Yours truly,

A handwritten signature in black ink, appearing to read 'Craig Minor', with a large circular flourish at the end.

Craig Minor, AICP
Town Planner

cc:
✓ Pastor Joseph Keogh
✓ file

Phone: (860) 665-8575 Fax: (860) 665-8577
planning@newingtonct.gov
www.newingtonct.gov

STAFF REPORT
Pre-K Facility at St Mary

July 19, 2013

Petition #41-13:
Special Exception (Section 3.2.9: Child Care Center)
650 Willard Avenue (St Mary Convent)
Barbara Getsinger, applicant

Description of Petition #41-13:

The parish would like to open a pre-K facility in the vacant former convent building at 650 Willard Avenue. Section 3.2.9 allows child care in any zone by Special Exception.

Staff Comments:

The parish would like to use the vacant convent building to operate a pre-K facility. According to the applicant the church has been operating a pre-K in the adjacent school building at 652 Willard Avenue for some time, but there is no record of TPZ approval.

My only concern with scheduling the public hearing at this time is that the application is substantially incomplete. The site plan that was submitted is from 1965 and does not show the parking lot in front of the school, nor does it show the location of short-term parking for parents who are dropping off and picking up their children.

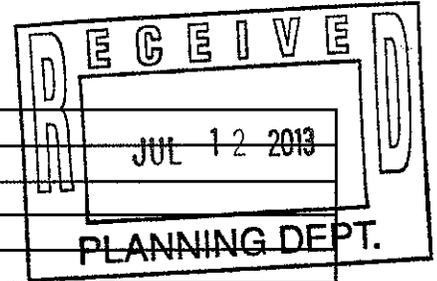
The applicants are aware of this and have told me that they are working on having a suitable site plan prepared. I recommend the public hearing be scheduled for the next meeting (August 28) with the condition that a suitable plan be submitted before the legal notice is published (August 14).

cc:
Barbara Getsinger
file

ck# 2861

TOWN OF NEWINGTON
TOWN PLANNING AND ZONING COMMISSION

APPLICATION FORM



| | |
|------------------------|---------|
| APPLICATION #- | 44-13 |
| SUBMITTED DATE: | 7/12/13 |
| RECEIVED DATE: | |
| PUBLIC HEARING OPENED~ | |
| PUBLIC HEARING CLOSED: | |
| DECISION DATE: | |
| DECISION PUBLISHED: | |
| GOA SENT: | |
| MYLAR FILED: | |

LOCATION OF PROPERTY: 2125 main Street ZONE: PD
 APPLICANT: Middlewoods of Newington Inc. TELEPHONE (203) 929-2107
 ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org
 CONTACT PERSON: David M. Lawlor - President TELEPHONE: (203) 929-2107
 ADDRESS: 580 Long Hill Avenue - Shelton, CT 06484 EMAIL: dlawlor@umh.org
 OWNER OF RECORD: Middlewoods of Newington Inc.

THIS APPLICATION IS FOR. (CHECK ONE OF THE FOLLOWING)

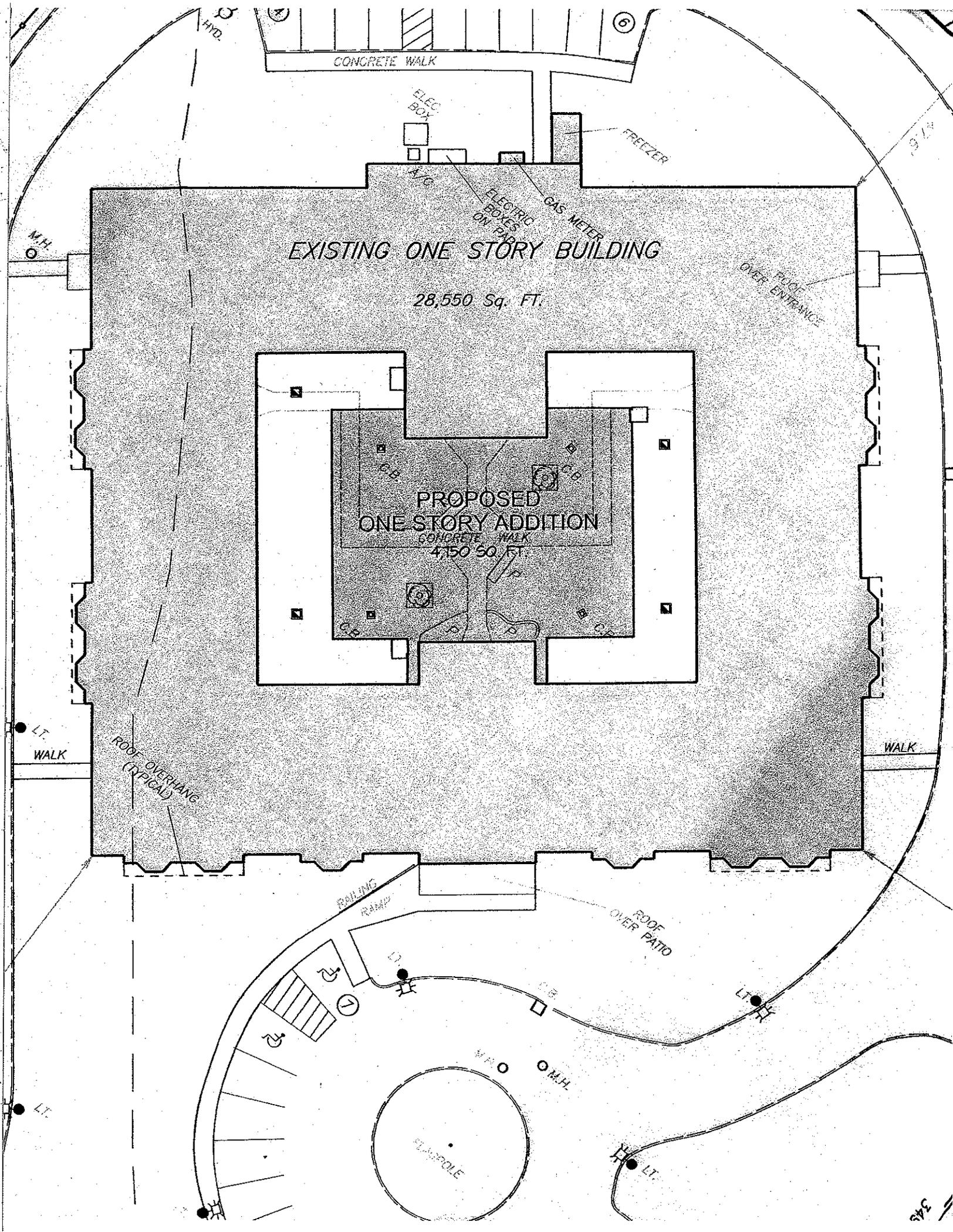
- Zone Change to the _____ Zone (Public Hearing required)
- Zoning Amendment to Section _____ (Public Hearing required)
- Subdivision
- Resubdivision (Public Hearing required)
- Special Exception per Section 3.19.2 of the Zoning Regulations (Public Hearing required) \$ (6x25) 250 + 150 = \$400
- Site Development Plan Approval
- Other (describe in detail) _____

SIGNATURE:

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE OWNER OF THE PROPERTY AND SUBMITTED ALONG WITH SEVEN SETS OF PLANS AND THE REQUIRED FEE.

| | | | |
|---------------------|----------------|---------------------|----------------|
| <u>David Lawlor</u> | <u>7/11/13</u> | <u>David Lawlor</u> | <u>7/11/13</u> |
| APPLICANT | DATE | OWNER | DATE |

NOTE.
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STAFF REPORT
Modification to Middlewoods Assisted Living Facility

July 19, 2013

Petition #44-13:

Special Exception (Section 3.2.5: Senior Independent Living Facility)

2125 Main Street

Middlewoods of Newington Inc, applicant

Description of Petition #44-13:

The owners of this assisted living facility would like to increase the floor area of the building by constructing a 4750 s.f. addition inside the existing interior courtyard. Any substantial to an existing Special Exception activity requires a public hearing and a revised Special Exception. The applicants have also submitted site plans for TPZ review and approval as Petition #43-13.

Staff Comments:

I recommend the public hearing be scheduled for August 28.

cc:
file



UR# 309
TOWN OF NEWINGTON

Petition # 45-13

TOWN PLAN AND ZONING COMMISSION

APPLICATION FORM

LOCATION OF PROPERTY: 260 Stamm Road ZONE: Industrial

APPLICANT: Ghulam Azhar, Manager & Owner TELEPHONE: 860-966-9605

ADDRESS: 260 Stamm Rd
Newington, CT EMAIL: TRIPPO@COX.NET

CONTACT PERSON: Richard Pelletier, Sr. TELEPHONE: 860-997-3200

ADDRESS: 580 Burnside Ave Ste 1E
East Hartford, CT 06108 EMAIL: RAPJRB@GMAIL.COM

OWNER OF RECORD: Integra Realty Associates, LLC

THIS APPLICATION IS FOR (CHECK ONE OF THE FOLLOWING):

Zoning Map Change from the _____ to the _____ Zone (Public Hearing required).

Zoning Text Amendment to Section 6.15. A copy of the proposed amendment and the reason for amendment is attached (Public Hearing required).

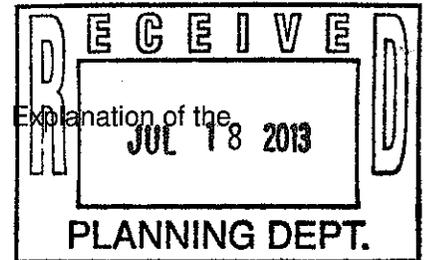
Subdivision

Resubdivision (Public Hearing required).

Special Exception per Section _____ of the Zoning Regulations. Explanation of the proposed activity is attached (Public Hearing required).

Site Plan Approval or Modification

Other (describe in detail, or attach): _____



SIGNATURE:

| | | | |
|-----------|----------------|-------|----------------|
| | <u>7/18/13</u> | | <u>7/18/13</u> |
| APPLICANT | DATE | OWNER | DATE |

COMPLETE APPLICATIONS SUBMITTED TEN DAYS BEFORE THE NEXT TPZ MEETING WILL BE PUT ON THE AGENDA. A COMPLETE APPLICATION INCLUDES THE APPLICATION FEE, TWELVE SETS OF PLANS (IF APPROPRIATE) AND A SEPARATE NARRATIVE EXPLANATION OF THE PETITION (IF APPROPRIATE).

NOTE:

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6.15 Medical Marijuana

A. Purpose. The intent of this section is to regulate the location of Medical Marijuana Dispensaries and Producers. The primary purposes of these regulations are to prevent a concentration of these uses in any one area, to minimize any adverse impacts, and to protect and preserve the quality of Newington's neighborhoods, commercial districts, property values and the quality of urban life through effective land use planning.

B. Definitions – for use in this section of the Regulations:

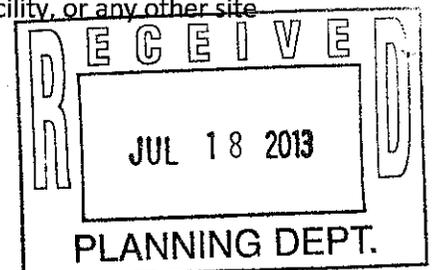
1. "Dispensary facility" means a place of business where marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the department has issued a dispensary facility permit to an applicant under the Act and sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies;
2. "Production facility" means a secure, indoor facility where the production of marijuana occurs and that is operated by a person to whom the department has issued a producer license under the Act and sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies;

C. Applicability:

1. Medical Marijuana dispensaries shall be permitted only in the following Zones: B Business Zone; I Industrial Zone; subject to special permit use approval in accordance with Section 5.2 of these Regulations and site plan approval in accordance with Section 5.3 of these Regulations and the requirements of this section.
2. Medical Marijuana production facilities shall be permitted only in an Industrial Zone, subject to special permit use approval in accordance with Section 5.2 of these Regulations and site plan approval in accordance with Section 5.3 of these Regulations and the requirements of this section.

D. Separation Requirements. Regulated uses identified in this section shall be subject to the following separation restrictions:

1. No Medical Marijuana Dispensary Facility shall be allowed within one thousand feet of a school, church, temple or other place used primarily for religious worship, public building, private recreation area, or a playground, park or child day care facility;
2. No Medical Marijuana Production Facility shall be allowed within one thousand feet of a school, church, temple or other place used primarily for religious worship, public building, private recreation area, or a playground, park or child day care facility, or any other site containing an Medical Marijuana Producer;



3. No Medical Marijuana Production Facility shall be permitted on a site that is less than 750 feet from any residentially zoned land as defined in the town's zoning regulations;
4. No Medical Marijuana Dispensary or Production Facility shall be permitted within the same building, structure or portion thereof that is used for residential purposes or that contains another Medical Marijuana Dispensary or Production Facility;
5. All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site;

E. Sign and exterior display requirements:

1. A Medical Marijuana Dispensary Facility shall:

- a. Restrict external signage to a single sign no larger than 16 X 18 inches;
- b. Not illuminate a dispensary facility sign advertising a marijuana product at any time;
- c. Not advertise marijuana brand names or utilize graphics related to marijuana or paraphernalia on the exterior of the dispensary facility or the building in which the dispensary facility is located; and
- d. Not display marijuana and paraphernalia so as to be clearly visible from the exterior of a dispensary facility.

2. No Medical Marijuana Dispensary or Production Facility shall be conducted in any manner that permits the observation of any material depicting, describing or relating to Medical Marijuana from any public way or from any property not licensed as an Medical Marijuana Dispensary or Producer. This provision shall apply to any display, decoration, sign, show window or other opening.

F. Off-Street Parking requirements:

Required off-street parking shall be in compliance with Section 6.1 of these regulations.

G. Security requirements:

All Medical Marijuana Dispensary and Production Facilities shall have an adequate security system to prevent and detect diversion, theft or loss of marijuana utilizing commercial grade equipment meeting at least the minimum requirements of Sec. 21a-408-62 of the State of Connecticut Regulations.

H. Conditional Approval:

1. Special Exception Permits shall be approved as conditional permits subject to Permittee receiving the appropriate Dispensary or Production Facility permit issued by the State of

Connecticut, Department of Consumer Protection (or other State agency as regulatory changes occur).

2. The conditional approval shall become automatically finalized upon the receipt by the Town Planner of a copy of the State of Connecticut issued permit.

3. The conditional approval shall become voided if the Permittee fails to provide the Town Planner with a copy of the State of Connecticut issued permit within six months of the Town of Newington conditional approval.

a. Six Month Extensions of conditional approval shall be granted to Permittee upon written notification to the Town Planner that the State of Connecticut permit approval is in process and indicating the expected time-line for the State's decision.

To: Craig Minor, AICP, Town Planner, Town of Newington

From: Richard Pelletier, Sr.

Date: July 18, 2013

Re: Application for Zoning Text Amendment

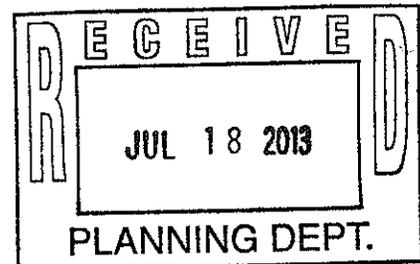
As we discussed, enclosed is the application for zoning text amendment to section 6, adding section 6.15. After careful analysis of other municipality's Medical Marijuana zoning regulations in Connecticut (including Southington, Middletown, Torrington, and Canton), along with news reports regarding the restriction of zoning in municipalities in Massachusetts (copies of several articles are enclosed) we developed the enclosed medical marijuana regulations for the Town of Newington.

We feel that these proposed regulations properly address the State's intentions in legalizing medical marijuana as well as protect and preserve the quality of Newington's neighborhoods, commercial districts, property values and the quality of urban life.

By allowing dispensaries in the Town's industrial zones, subject to the Special Exception Permit process, the Town can preserve it's commercial space as family oriented. No parent wants to be walking with their children in a commercial center and have to explain to them what the "dispensary" is that they just past. We feel that it is much more appropriate to allow for these facilities in the Town's Industrial zones where the general public (parents with children) will not normally come across them.

We appreciate your assistance in this matter and getting this application on the July 24th agenda.

If you need anything else please feel free to call or email me any time.



Freetown, Massachusetts Medical Marijuana Dispensaries to be Limited to Industrial Zone

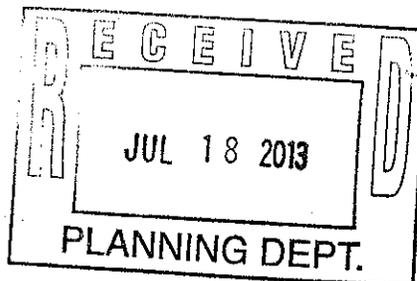
The city of Freetown, Massachusetts is following the direction of other Massachusetts towns and will plan on limiting medical marijuana dispensaries to the city's industrial zone. At the upcoming annual Town Meeting to be held on June 3rd, the voters will be taking the advice of the Planning Board's recommendation and will be voting to limit the location of *medical marijuana dispensaries* to the towns industrial zone which is already established.

Limiting Freetown, Massachusetts medical marijuana dispensaries to industrial zone will require a two-thirds vote.

In order for the recommendation to pass, a two-thirds vote will be required from the participating voters. Not only is the town recommended the **medical marijuana dispensaries** be limited to the industrial zone, but specifically be limited to Industrial 2 Zone which is located on Campanelli Drive. The push to limit the medical marijuana dispensaries to the industrial zone is in an attempt to keep the dispensaries in a confined section of town that would be away from schools and churches. While Massachusetts medical marijuana dispensaries were made legal in last November's vote, some communities still find them to be controversial.

Thirty five Massachusetts medical marijuana dispensaries will be located statewide.

Due to the number of dispensaries that will be allowed across the state, many towns are taking a proactive approach like Freetown so that they are in control of where the medical marijuana dispensaries will be able to do business. Unlike towns that have sought a moratorium which would delay dispensaries from opening, communities such as Freetown that are taking a proactive approach lend themselves to attracting investors that are interested in opening one of the thirty-five dispensaries.



STAFF REPORT
"Medical Marijuana Dispensary and Production Zoning Text Amendment"

July 19, 2013

Petition #45-13

**Text Amendment for New Section 6.15 (Medical Marijuana Dispensary and Production)
Ghulam Azhar, applicant**

Description of Petition #19-13:

The State of Connecticut passed a law last year that allows the dispensing and production of "medical marijuana". Newington's zoning regulations are silent on this, so the owner of property on Stamm Road has drafted a zoning regulation that would allow dispensing and production by Special Exception in certain zones.

Town Planner Comments:

This application arrived only yesterday and I have not yet read it fully. I have also not reviewed it for consistency with the related State regulations (which I understand have been drafted, but not yet adopted).

I suggest the TPZ consider not scheduling the public hearing at this time, to give me the opportunity to review it carefully and discuss it in detail with the applicant. As you know the Connecticut statutes give TPZ sixty-five days from the date of receipt (July 24) to open the public hearing. Your first meeting in September is on the 48th day after receipt, and the second meeting is on the 62nd day.

cc:
Richard Pelletier, Sr.
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: July 19, 2013
Re: Town Planner Report of July 24, 2013

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:**

a. **Unregistered motor vehicle in front of 127 Fenn Road:** The property owner was sent a Zoning Citation on June 4, 2013 ordering him to either pay the \$150 fine or appeal it within ten days. I will have more information at the meeting.

2. **Old Performance Bonds held by Town:** I will have an updated report at the meeting.

3. **Status of the "Modern Tire" Appeal:** The hearing was conducted at the Stamford Courthouse on June 20. My understanding is that the judge has 90 days to render a decision.

4. **Newington Junction TOD Planning:** Nothing new to report.

5. **"Low Impact Development" Regulations Project:** The consultants submitted a detailed review of the current land use regulations (termed the "audit") and an outline of a possible LID manual to the Committee on July 15. The next step is for the consultants to draft actual revisions to the land use regulations and present them to the Committee.

6. **Revision to Sign Regulations:** The subcommittee is scheduled to meet during the afternoon before the July 24 TPZ meeting, to review the latest draft. This version addresses the issue of motor vehicles used to circumvent the signage regulations.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov



Capitol Region Council of Governments

241 Main Street • Hartford • Connecticut • 06106

Telephone (860) 522-2217 • Fax (860) 724-1274

www.crcog.org

Mary Glassman, Chairman
Lyle D. Wray, Executive Director

MEMBERS

June 20, 2013

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Bloomfield

Bolton

Canton

East Granby

East Hartford

East Windsor

Ellington

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Granby

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Hebron

Manchester

Marlborough

Newington

Rocky Hill

Simsbury

Somers

South Windsor

Stafford

Suffield

Tolland

Vernon

West Hartford

Wethersfield

Windsor

Windsor Locks

TO: TOWN OF FARMINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2013-51: Proposed amendment to the zoning regulations pertaining to the Senior Active Adult Housing Zone (S-A). The proposal is to exclude areas of alluvial soils from the areas excluded from the calculation of maximum allowed units and beds.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

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 the concerns of neighboring towns. We do, however, have concerns that the proposal will weaken the town's control over development in floodplains and wetland areas contrary to a policy recommendation of the Regional Plan of Conservation and Development. Although the proposed regulation applies only to the calculation of density of units/beds allowed and associated floodplain and inland wetlands permits for development would also be required as appropriate, we recommend the regulation be further amended to specifically address restrictions to development upon sensitive lands such as those in the 100 year floodplain, those having recognized wetlands soils or consisting of areas of steep slopes.

The public hearing date has been scheduled for June 24, 2013.

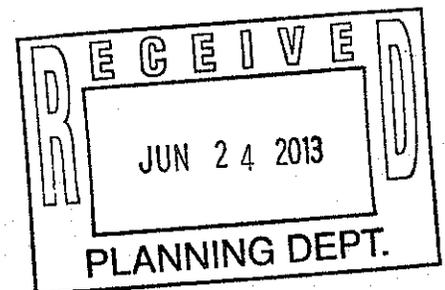
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Lynne Pike DiSanto.

DISTRIBUTION: Planner: Avon, West Hartford, Newington, New Britain, Plainville, Bristol, Burlington, Central CT RPA

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission

Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst





Capitol Region Council of Governments

241 Main Street • Hartford • Connecticut • 06106

Telephone (860) 522-2217 • Fax (860) 724-1274

www.crcog.org

Mary Glassman, Chairman
Lyle D. Wray, Executive Director

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Tolland
Vernon
West Hartford
Wethersfield
Windsor
Windsor Locks

June 20, 2013

TO: TOWN OF WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2013-53: Proposed amendment to the zoning regulations to permit residential dwellings in the General Business District (BG) zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

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 or the concerns of neighboring towns.

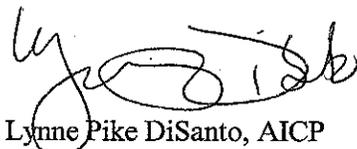
Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for July 23, 2013.

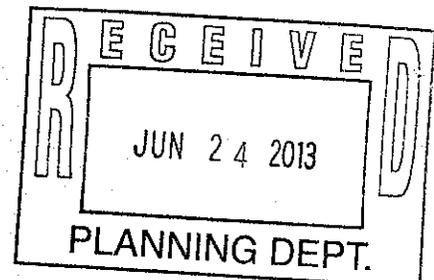
DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

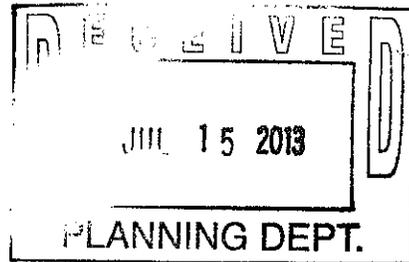
Karl Robert Profe, Vice Chairman
Regional Planning Commission



Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst



Town of Wethersfield
505 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109



July 8, 2013

Tanya Lane
Newington Town Hall
Town Clerk's Office
131 Cedar Street
Newington, CT 06111

RE: APPLICATION NO. 1798-13-Z 44 Victory Lane, Wethersfield, CT 06109.

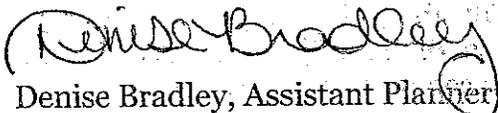
Dear Ms. Lane:

The Planning and Zoning Commission of the Town of Wethersfield will hold a public hearing on Tuesday, July 16, 2013 at 505 Silas Deane Highway, in the Town Hall Council Chambers 7 p.m. to consider APPLICATION NO. 1798-13-Z Gary Catania Seeking a Special Permit in accordance with Section 3.5.2 of the Wethersfield Zoning Regulations to operate a home occupation (Gary's Fitness) at 44 Victory Lane.

If you have any questions please feel free to contact me at (860) 721-2837.

Sincerely,

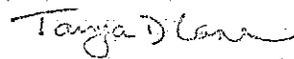
TOWN OF WETHERSFIELD
PLANNING AND ZONING COMMISSION


Denise Bradley, Assistant Planner

cc: Town Manager
Town Planner
Engineering
Building Official

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NEWINGTON LAND RECORDS

2013 JUL 12 A 10:41

BY 
TOWN CLERK