

January 6, 2026

TO: MANCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-148: Proposed zoning regulation amendment at Art. II, Sec. 5.1 to show Community Building as a permitted accessory use in the Planned Residential Development (PRD) zone; and at Art. II, Sec. 5.2 to show Community Building, Sports Court, and Swimming Pool as permitted accessory uses in the Comprehensive Urban Development (CUD) zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

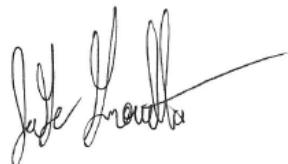
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: East Hartford, South Windsor, Vernon, Bolton, Glastonbury

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: MANCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-149: Proposed zoning regulation amendment at Art. II, Sec. 4.2 to remove Medical Office from the Principal Uses Summary Table; at Art. III, Sec. 9.7.B.2 to remove a reference to Medical Offices; at Art. V, Sec. 16.4.2 to specify parking requirements for General Office for Medical Professionals and to replace the use "Medical Offices / Clinics" with "Medical Clinics"; at Art. V, Sec. 17.3.3.B to remove a reference to "medical office"; and at Art. VII (Definitions) to add "medical professionals" to the definition for General Office and to delete the definition for Medical Office.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

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

DISTRIBUTION: Planner: East Hartford, South Windsor, Vernon, Bolton, Glastonbury

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: EAST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-150: Proposed text amendment regarding agricultural and home-based business activities.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/14/2026.

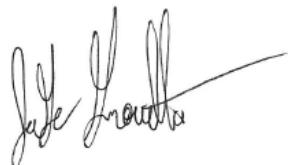
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Glastonbury, Manchester, South Windsor, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-151: Proposed text amendment pertaining to variances that may be issued by our Zoning Board of Appeals.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 2/9/2026.

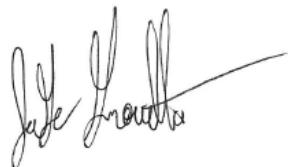
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Windsor, Bloomfield, West Hartford, Newington, Wethersfield, East Hartford, South Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: CANTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-152: Proposed text amendment pertaining to Adult Day-Care uses.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

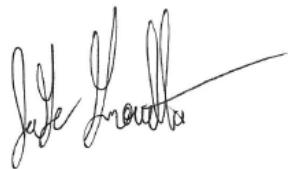
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Granby, Simsbury, Burlington, Barkhamsted, New Hartford, Northwest Hills COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: CANTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-153: Proposed text amendment regarding agricultural regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/21/2026.

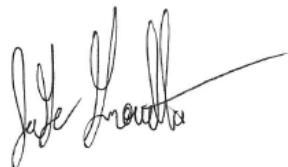
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DISTRIBUTION: Planner: Avon, Granby, Simsbury, Burlington, Barkhamsted, New Hartford, Northwest Hills COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-154: Proposed map change of approximately 2.49 acres at 230 Newington Road from R-6 One-family Residence District zone and IG, General Industrial District zone, to RM-1 Multifamily Residence District zone with a Special Development District (SDD) overlay for the redevelopment of the site into a new 54-unit, 100 percent for-sale affordable housing, multifamily residential community consisting of six (6) two-story building, along with associated parking areas, storm drainage infrastructure and landscaping.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. CRCOG commends most of the amendments in this referral as many of the amendments align with both regional and local goals outlined in the respective Plans of Conservation and Development related to housing choice and opportunity for persons of all backgrounds.

The public hearing date has been scheduled for 1/27/2026.

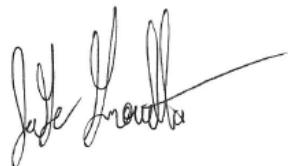
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-155: Proposed application to amend the code of ordinances to allow storage of recreational vehicles to the schedule of permitted accessory uses in single family residential districts.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/27/2026.

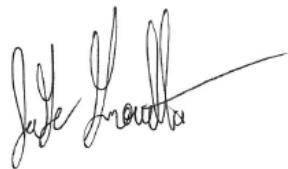
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Farmington, Bloomfield, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: EAST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-156: Proposed text amendment regarding drive-through regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 1/28/2026.

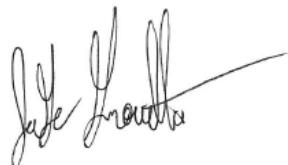
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Glastonbury, Manchester, South Windsor, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

January 6, 2026

TO: MANCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2026-1: Proposed text amendment regarding an update to nonconforming uses and structures; an update to prohibited uses; an update to uses permitted in residential zones; an update to residential principal uses regulations; an update to residential accessory use regulations; amend residential zone standards; and the restructuring of historic zone regulations and provide a village district overlay zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. CRCOG commends most of the amendments in this referral as many of the amendments align with both regional and local goals outlined in the respective Plans of Conservation and Development related to housing choice and opportunity for persons of all backgrounds.

The public hearing date has been scheduled for 2/3/2026.

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

DISTRIBUTION: Planner: East Hartford, South Windsor, Vernon, Bolton, Glastonbury

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
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Jacob Knowlton
Community Development Planner