

February 5, 2026

**TO: MANCHESTER PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-2: Proposed comprehensive amendments to the zoning regulations: Recommendation 1: Update Nonconforming Use and Structure Regulations at Section 3.1.2 to:**

- Remove the 6-month time limit for building permit applications for nonconforming structures.
- Eliminate Section 3.1.4.C as there should not be prohibitions on the reconstruction of a building if the building itself is conforming, regardless of whether the use is nonconforming.
- Provide specific detail regarding how the Section 3.1.5 exemption is applied.

**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 2/5/2026.

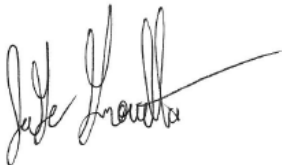
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

February 5, 2026

**TO: MANCHESTER PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-3: Proposed comprehensive amendments to the zoning regulations: Recommendation 2: Update Prohibited Use List to:**

- Add junk yard to the Section 3.2 list of prohibited uses.
- Provide a definition of “Gas manufacture”, which is currently in the Section 3.2 prohibited use list.

**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 2/5/2026.

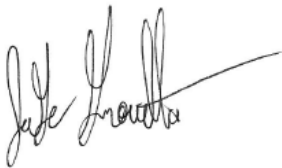
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

February 5, 2026

**TO: MANCHESTER PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-4: Proposed comprehensive amendments to the zoning regulations: Recommendation 3: Update Uses Permitted in Residential Zones to:**

- **Allow nurseries in AA zone as a permitted principal use (it is currently allowed in the RR, RA, RB, and RC zones without a known reason for its exclusion from the AA zone).**
- **Allow two-family residential in the AA zone by Special Exception.**
- **Allow single-family conversion to two-family in the AA zone by Special Exception.**
- **Allow multi-family residential in RB and RC zones by Special Exception and provides a new Section 6.29.3 that establishes regulations for such uses.**
- **Restore renting of rooms as a permitted accessory use in the AA, RA, RB, and RC zones, which had been allowed in those zones prior to adoption of the updated regulations in June of 2025.**
- **Expand Section 24 definition of “place of worship” to include accessory uses such as memorial gardens and eliminates memorial gardens from the accessory use summary table so as to allow memorial gardens in any zone a place of worship is permitted, memorial gardens are currently only permitted in the RR.**

**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 2/5/2026.

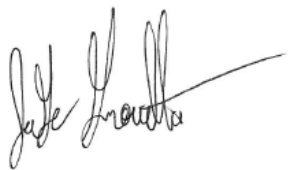
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

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Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: MANCHESTER PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-5: Proposed comprehensive amendments to the zoning regulations: Recommendation 4: Update Residential Principal Use Regulations to:**

- Amend Section 6.14.9 to establish a 40-year minimum for the required affordable housing component of historic mill conversions to multi-family and requires recording of the affordable units on the deed.
- Simplify the Section 6.29.1 multi-family regulations by removing redundant limits on building area.
- Remove the height limit standard of 40 feet in Section 6.29.1 in favor of regulating height from the Section 8.1.1 development standards table. Increases the height limit of the PRD from 35 feet to 40 feet to match the height limit currently allowed for multi-family dwellings by Section 6.29.
- Remove the Section 6.31.3 height limit restriction for conversion of school buildings to residential.
- Add new Section 6.39 Residential, Single-Family and provide a cross-reference before Section 6.30 where this section would be located if provided alphabetically (providing as Section 6.39 avoids the renumbering of subsequent sections) so as to prohibit the construction of an outside stairway providing access above the first floor on any side of a house facing a street.
- Remove language from Sections 6.35.1 and 6.36.1 requiring that the Commission shall find that the conversion will not impair the character of the neighborhood or jeopardize single-family property values. Such conversions require a Special Exception and the Commission is required to consider the Special Exception criteria provided by Section 18.10, which takes these factors into account.
- Remove the lot area requirement from Sections 6.36.2 and 6.36.3, and replaces with a new requirement in Section 6.36.1 that conversions meet the minimum lot area of the zone in which located.
- Simplify the Section 6.30 two-family residence regulations by removing content that is redundant with the Section 8.1.1 Residential Bulk Standards.
- Remove the public water and sewer requirement for two-family residences located in the RA zone.
- Allow for reduced lot standards for two-family residences in the RA zone (as is allowed in other zones) for buildings where each dwelling unit is located on its own lot.
- Remove the Commission's discretion in modifying the lot area and frontage requirement for two-family residences in the PRD zone.
- Introduce new standards for two-family residences in the AA zone contingent upon adoption of the Recommendation 3 amendments.
- Prohibit the construction of outside stairs providing access above the first floor on the front or side of single-family homes.

**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 2/5/2026.

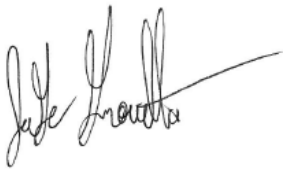
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

A handwritten signature in black ink, appearing to read "Jacob Knowlton", with a long horizontal flourish extending to the right.

Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: MANCHESTER PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-6: Proposed comprehensive amendments to the zoning regulations: Recommendation 5: Update Residential Accessory Use Regulations to:**

- **Amend the Section 7.1 Accessory Uses Prohibited for Residential Uses in Residential Zones to specify that the prohibition on storage of commercial goods or equipment applies to outside storage only.**
- **Amend the Section 7.6 Accessory Dwelling Unit regulations to allow for larger units relative to the size of the principal dwelling, removes restrictions on increases to the size of the principal dwelling unit, and allows for a second curb cut for detached ADU's if located on a separate street from the principal dwelling unit driveway curb cut.**
- **Amend the Section 7.23 Off-Street Parking regulations to expand the permitted parking to vehicles leased by or registered to the resident and replaces the one-ton limit for commercial vehicle parking at a residence to a 12,500-pound gross vehicle weight.**

**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 2/5/2026.

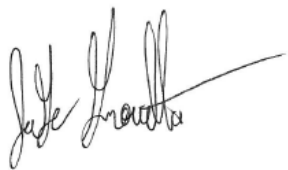
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

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Jacob Knowlton  
Community Development Planner



February 5, 2026

**TO: MANCHESTER PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-7: Proposed comprehensive amendments to the zoning regulations: Recommendation 6:**

**6a: Amend Residential Zone Standards to:**

- Update the development standards table of Section 8.1.1 by specifying “building density” as “subdivision building density” and updates footnotes as required by Recommendation 3 and 4 amendments.
- Eliminate existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
- Amend existing Section 8.1.3 (new Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission’s discretion in varying the standards.
- Add new Section 8.1.3 to restore and update the cluster subdivision standards.
- Provide a definition of Subdivision Building Density in Section 23.
- Change “Maximum building density” in Section 6.29.1 table to “Maximum dwelling unit density” to avoid confusion with subdivision building density and better describe the requirement.

**OR 6b: Amend Residential Zone Standards to:**

- Modify the development standards in Section 8.1.1 by increasing building coverage while reducing minimum lot area, frontage, and building line dimension in the RR, AA, RA, RB, and RC zones in order to reduce non-conformities.
- Eliminate existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
- Amend existing Section 8.1.3 (new Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission’s discretion in varying the standards.
- Add new Section 8.1.3 to restore and update the cluster subdivision standards. – Perhaps we consolidate all these under 8.1: Modify the standards in Section 8.1
- Provide a definition of Subdivision Building Density in Section 23.
- Change “Maximum building density” in Section 6.29.1 table to “Maximum dwelling unit density” to avoid confusion with subdivision building density and better describe the requirement.

**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 2/5/2026.

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.

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

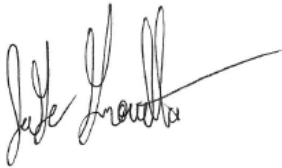
*A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region*

**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

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Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: WINDSOR PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-8: Proposed text amendment to allow for the commission to increase the maximum building height when appropriate in the Day Hill Design Development District, requiring a two-thirds vote.**

**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 2/10/2026.

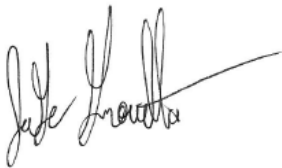
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Windsor Locks, East Granby, East Windsor, Bloomfield, Hartford, South Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: WINDSOR PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-9: Proposed text amendment to the Highway Transitional Design Development.**

**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 2/10/2026.

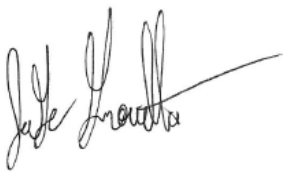
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Windsor Locks, East Granby, East Windsor, Bloomfield, Hartford, South Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: WINDSOR PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-10: Proposed text amendment regarding hotel conversions.**

**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 2/10/2026.

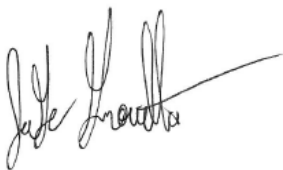
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**DISTRIBUTION:** Planner: Windsor Locks, East Granby, East Windsor, Bloomfield, Hartford, South Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: CANTON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-11: Proposed text amendment regarding as-built 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 2/18/2026.

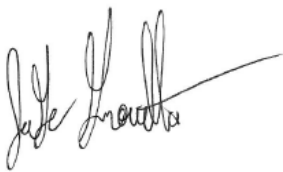
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

February 5, 2026

**TO: EAST WINDSOR PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-12: Proposed zone change/map change at 173 North Rd from zone:B-3 to PCD for a Proposed Multi-Family Development.**

**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 2/10/2026.

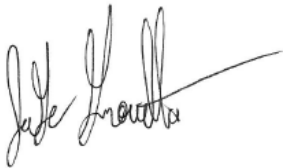
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: South Windsor, Ellington, Enfield, Windsor, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: HARTFORD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL S-2026-1: Proposed subdivision application for 171 North Canaan St, Hartford, CT**

**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 2/24/2026.

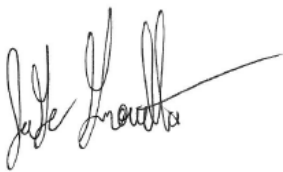
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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



February 5, 2026

**TO: WEST HARTFORD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-13: Proposed text amendment regarding site plan, lot split or lot line revision approval.**

**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 2/24/2026.

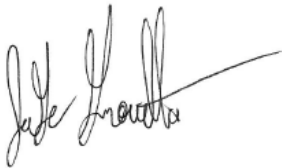
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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

February 5, 2026

**TO: SOUTH WINDSOR PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL S-2026-2: Proposed resubdivision of 555 Dart Hill Road, South Windsor.**

**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 2/24/2026.

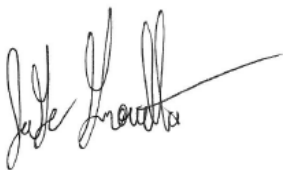
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Hartford, Windsor, East Windsor, Ellington, Vernon, Manchester, East Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: ENFIELD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-14: Proposed text amendment regarding Child Care Homes per PA-23-142.**

**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 2/12/2026.

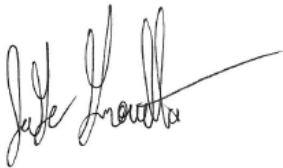
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Somers, Ellington, East Windsor, Suffield, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: BOLTON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-15: Proposed text amendment regarding signage.**

**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 3/11/2026.

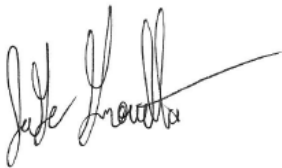
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Andover, Glastonbury, Hebron, Manchester, Vernon, Coventry

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: WINDSOR PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-16: Proposed text amendment regarding adaptive re-use.**

**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 2/10/2026.

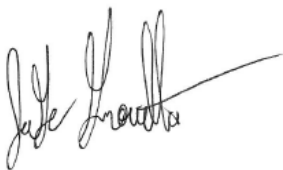
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Windsor Locks, East Granby, East Windsor, Bloomfield, Hartford, South Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO: HEBRON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2026-17: Proposed text amendment regarding building coverage limitations.**

**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 3/11/2026.

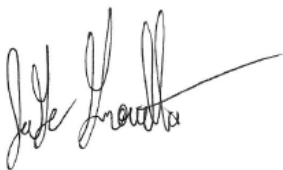
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Andover, Bolton, Glastonbury, Marlborough, Columbia, Colchester, Lebanon, Southeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner

February 5, 2026

**TO:** MERIDEN PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2026-18:** Petition to amend the zoning regulations (City Code, Chapter 213) to add a definition for "Self-storage Facility" and to add "Self-storage Facility as a permitted use in M-1, M-2, M-3 and M-4 zones and a special exception use in C-2/C-3 zones.

**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 3/2/2026.

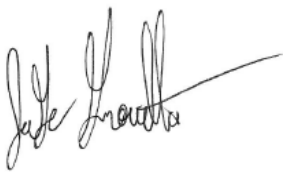
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Southington, Berlin, South Central COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner