

January 30, 2026

TO: WETHERSFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL POCD-2025-5: A comprehensive update to the municipal POCD.

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. Staff commends the strides taken within this POCD update. This comprehensive does an excellent job at not only outlining actions that align with the Regional Plan of Conservation and Development (POCD) but also goals outlined in the previous Wethersfield POCD. The new zoning map planned in this update would expand the potential for vibrant economic development as well as the diversification of local housing stock to provide housing choice and opportunity for persons of all backgrounds. A direct example of alignment is the municipal plan's strategy to "Provide a diversity of housing choices" is aligned with the regional plan's goal to "Diversify the region's housing stock." Additional points of alignment include using streetscape improvements as a way to connect commercial destinations and support economic development, enhancing conditions for mobility accessibility and choice through a series of bike/ped and transit actions, and implementing appropriate preservation tactics to preserve natural resources and open space. CRCOG looks forward to working with the municipality to accomplish many of the actions and strategies that identify CRCOG as a partner in the plan.

The public hearing date has been scheduled for 3/17/2026.

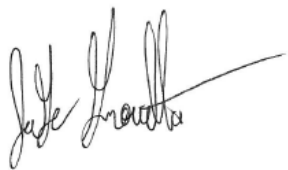
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Rocky Hill, Glastonbury, East Hartford, Newington, Hartford

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