

January 29, 2021

**TO: SOMERS PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2020-104: Proposed zoning regulation and zoning map amendment pertaining to a complete update of the zoning regulations including but not limited to: a new "Residence A-2" zoning district; revised approach to open space subdivisions; new "Village Business" zone; ne**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The staff commends the inclusion of open space subdivisions to help preserve open space and farmland, which supports the regional Plan of Conservation and Development goal to encourage cluster subdivisions and protect environmentally sensitive areas. Staff also supports the addition of pedestrian improvement regulations that align with regional goals of providing complete streets. Lastly, staff also commends the addition of accessory dwelling unit uses, which supports the regional policies and goals increasing the range of choice in housing for people of all incomes and all ages. As the Town continues to consider provisions for accessory dwelling units, consider smaller residential lots, and supporting aging-in-place, it may find the Sustainable Land Use Code Project Model Regulations: Housing Diversity and Affordability Accessory Dwelling Units helpful that can be found at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>.

The public hearing date has been scheduled for 2/2/2021.

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

**DISTRIBUTION:** Planner: Enfield, Ellington, Stafford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

January 29, 2021

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

**REPORT ON SUBDIVISION REFERRAL S-2021-1: Proposed subdivision two lots totalling 62.43 acres located at 102 East Main Street into two additional residential building lots located in the Agriculture (A) zoning district.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-26(b) 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 2/9/2021.

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

**DISTRIBUTION:** Planner: Bloomfield, Granby, Simsbury, Suffield, Windsor, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

January 29, 2021

**TO:** MANCHESTER PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2021-1: Proposed zoning amendment pertaining to the maximum setback from Main Street, tattoo parlors and/or body piercing studios in the Central Business District zone; and sidewalk cafes and seasonal vestibules.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and 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 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 2/17/2021.

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

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

January 29, 2021

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

**REPORT ON ZONING REFERRAL Z-2021-2: Proposed zoning amendment pertaining to Special Development District #94 (511 New Park Avenue) to permit the sale of beer in grocery stores.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and 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 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 2/23/2021.

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

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

January 29, 2021

**TO:** GRANBY PLANNING AND ZONING COMMISSION

**REPORT ON SUBDIVISION REFERRAL S-2021-2: Proposed subdivision of one lot totalling 66 acres located at 33 Moose Horn Road into one additional residential building lot located in the Rural (R2A) zoning district.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-26(b) 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 2/9/2021.

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

**DISTRIBUTION:** Planner: Suffield, East Granby, Simsbury, Canton, Hartland, Barkhamsted, Northwest Hills COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

January 29, 2021

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

**REPORT ON ZONING REFERRAL Z-2021-3: Proposed zoning amendment pertaining to the removal of grocery stores as a prohibited use when located within 1500 feet of another grocery store in the Buckland Road Gateway Development Zone.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and 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 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 2/23/2021.

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

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner