

MEMO

To: Regional Planning Commission
From: CRCOG Staff
Re: Report on Zoning, Subdivision and Plan of Development Referrals
Date: 2/17/21

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the September 17, 2020 Regional Planning Commission meeting. *Please let us know if you believe there are any issues of concern for your community.* Please note: All referrals with public hearing dates prior to, on or near the RPC meeting date will be or have been completed with staff commentary and forwarded to the referring municipality to allow for a timely consideration of regional comments.

Municipality: Willington
Reference Number: Z-2021-4
Public Hearing Date: 3/2/2021

Description: Proposed zoning amendment pertaining to the keeping of livestock, poultry, and horses on non-commercial properties.

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 efforts around home animal agriculture, which directly supports the regional Plan of Conservation and Development policy to encourage zoning regulations that address urban agriculture and local food systems.

Municipality: Meriden
Reference Number: Z-2021-5
Public Hearing Date: 3/16/2021

Description: Proposed zoning amendments pertaining to places of worship in commercial and industrial districts.

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.

Municipality: East Windsor
Reference Number: Z-2021-6
Public Hearing Date: 3/9/2021

Description: Proposed zoning amendment pertaining to addition of carwashes as an allowable accessory use in the business (B3) zone.

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.

Municipality: Bloomfield

Reference Number: Z-2021-7

Public Hearing Date: 2/25/2021

Description: Proposed zoning amendment pertaining to the addition of a commercial (C) district to business zones.

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.

SUMMARY OF ZONING SUBDIVISION AND FOOD REFERRALS

SAPPHIRE REGION COUNCIL OF GOVERNMENTS
 251 West St. Hartford, CT 06106

CRCOG REF #	TOWNS/CT	DATE SENT	DATE DUE FOR CERTIFIED OR E-MAILING	ABUTTING TOWNS	DESCRIPTION	MUNICIPAL AGENCY/ PETITION	NEXT SCHEDULED RPC MEETING	PUBLIC HEARING DATE	SENT BY CERTIFIED MAIL OR E-MAIL?
RECEIVED	2/8/2021	through	2/12/2021						
Z-2021-8	Berlin	2/8/21	2/16/21	Newington, Rocky Hill, Southington, New Britain, Cromwell, Middletown, Meriden, River COG, South Central COG	Proposed zoning amendment pertaining to gas stations with convenience stores, with regards to placement and square footage, in the Berlin Turnpike (BT-1) Commercial Zone.	Petition	3/18/2021	3/18/21	email
Z-2021-9	Colchester	2/9/21	2/15/21	Marborough, Hebron, Southeastern COG	Proposed zoning amendment pertaining to the cultivation of marijuana, including medical marijuana in a new Large Scale Indoor Agricultural Zone, while prohibiting it in all other zones.	Petition	3/18/2021	3/17/21	email
Z-2021-10	East Granby	2/12/21	3/14/21	Bloomfield, Granby, Simsbury, Suffield, Windsor, Windsor Locks	Proposed zoning amendments pertaining to yard requirements in residential zones and signage sizing in all zones.	Petition	3/18/2021	4/13/21	email
RECEIVED	2/1/2021	through	2/5/2021						
Z-2021-5	Meriden	2/5/21	2/14/21	Southington, Berlin, South Central COG	Proposed zoning amendments pertaining to places of worship in commercial and industrial districts.	Municipal Agency	3/18/2021	3/16/21	email
Z-2021-6	East Windsor	2/3/21	2/7/21	South Windsor, Ellington, Enfield, Windsor, Windsor Locks	Proposed zoning amendment pertaining to addition of carvashes as an allowable accessory use in the business (B3) zone.	Petition	3/18/2021	3/9/21	email
Z-2021-7	Bloomfield	2/5/21	1/26/21	Avon, East Granby, Hartford, Simsbury, West Hartford, Windsor	Proposed zoning amendment pertaining to the addition of a commercial (C) district to business zones.	Municipal Agency	3/18/2021	2/25/21	email
RECEIVED	1/25/2021	through	1/29/2021						
Z-2021-4	Willington	1/27/21	1/31/21	Tolland, Ellington, Stafford, Mansfield, Coventry, Ashford, Union, Northeastern COG	Proposed zoning amendment pertaining to keeping of livestock, poultry, and horses on non-commercial properties.	Municipal Agency	3/18/2021	3/2/21	email
RECEIVED	1/18/2021	through	1/22/2021						
RECEIVED	1/11/2021	through	1/15/2021						
Z-2021-1	Manchester	12/29/20	1/18/21	East Hartford, South Windsor, Vernon, Bolton, Glasstonbury	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.	Municipal Agency	3/18/2021	2/17/21	email