

MEMO

To: Regional Planning Commission

From: CRCOG Staff

Re: **Report on Zoning, Subdivision and Plan of Development Referrals**

Date: 3/5/21

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: Berlin

Reference Number: Z-2021-8

Public Hearing Date: 3/18/2021

Description: 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.

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: Colchester

Reference Number: Z-2021-9

Public Hearing Date: 3/17/2021

Description: 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.

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: Enfield

Reference Number: Z-2021-11

Public Hearing Date: 3/25/2021

Description: Proposed zoning amendment pertaining to special permit guidelines for Private Farmers' Markets in the Industrial and Industrial Park 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. The staff commends the efforts around local farmers markets, which directly supports the regional Plan of Conservation and Development policy to encourage zoning regulations that promote local food systems.

Municipality: Enfield
Reference Number: Z-2021-12
Public Hearing Date: 3/25/2021

Description: Proposed zoning amendment pertaining to lot coverage restrictions in the Lake Overlay District.

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: South Windsor
Reference Number: Z-2021-13
Public Hearing Date: 3/23/2021

Description: Proposed zoning amendments pertaining to guidelines around Electric Vehicle Charging Stations.

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: Vernon
Reference Number: Z-2021-14
Public Hearing Date: 3/18/2021

Description: Proposed zoning map amendment pertaining to a resubdivision of 2.39 acres of land at 34 & 42 Acorn Road. The western 1.14 acres closer to Hartford Turnpike will be rezoned from residential (R-27) to commercial (C), while the remaining 1.24 acres fronting

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 Hartford
Reference Number: Z-2021-15
Public Hearing Date: 3/10/2021

Description: Proposed zoning amendment pertaining to the definition and distance requirements of dollar stores in any business district.

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: Ellington
Reference Number: Z-2021-17
Public Hearing Date: 3/22/2021

Description: Proposed zoning amendment regarding access management and access points for new multi-family, commercial, and industrial developments, subdivisions of land, and modifications to arterial or collector streets.

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 incorporating access management regulations to improve traffic flow and roadway safety. Staff would also like to emphasize access management as an important consideration to improve pedestrian and bicyclist safety and would encourage including these users in these proposed regulations. As such, access management would align with CRCOG policy goals to support modification of street design and sidewalk regulations to allow more pedestrian friendly development.

Municipality: Newington
Reference Number: Z-2021-18
Public Hearing Date: 3/10/2021

Description: Proposed zoning amendment pertaining to the keeping of poultry on farms and as a non-commercial accessory use in residential 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. 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.