

March 12, 2021

TO: BERLIN PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-8: 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.

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 3/18/2021.

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: Newington, Rocky Hill, Southington, New Britain, Cromwell, Middletown, Meriden, River COG, South Central COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: COLCHESTER PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-9: Proposed zoning amendment pertaining to the cultivation of marijuana, including medical marijuana in a new Large Scale Indoor Argicultural Zone, while prohibiting it in all other zones.

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 3/17/2021.

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: Marlborough, Hebron, Southeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: ENFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-12: Proposed zoning amendment pertaining to special permit guidelines for Private Farmers' Markets in the Industrial and Industrial Park Districts.

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 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.

The public hearing date has been scheduled for 3/25/2021.

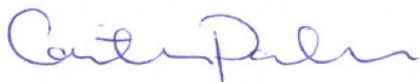
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: ENFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-13: Proposed zoning amendment pertaining to lot coverage restrictions in the Lake Overlay 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 8-3b 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 3/25/2021.

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: Somers, Ellington, East Windsor, Suffield, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: SOUTH WINDSOR PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-14: Proposed zoning amendments pertaining to guidelines around Electric Vehicle Charging Stations.

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 3/23/2021.

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

March 12, 2021

TO: VERNON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-15: 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

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 3/18/2021.

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: Tolland, Ellington, South Windsor, Manchester, Bolton, Coventry

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: EAST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-16: Proposed zoning amendment pertaining to the definition and distance requirements of dollar stores in any business 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 8-3b 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 3/10/2021.

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: Glastonbury, Manchester, South Windsor, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: ELLINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-18: 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.

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 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.

The public hearing date has been scheduled for 3/22/2021.

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: Somers, Enfield, East Windsor, South Windsor, Vernon, Tolland, Stafford, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner

March 12, 2021

TO: NEWINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-19: Proposed zoning amendment pertaining to the keeping of poultry on farms and as a non-commercial accessory use in residential zones.

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 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.

The public hearing date has been scheduled for 3/10/2021.

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: Rocky Hill, Wethersfield, Hartford, West Hartford, Farmington, New Britain, Berlin

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner