

February 17, 2022

**TO:** WILLINGTON PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-5: Proposed zoning amendment pertaining to establishment of a Strategic 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. Staff commends the vision to support Low Impact Development techniques in this district, which furthers CRCOG's policies for growth and development in harmony with natural resources.

The public hearing date has been scheduled for 2/22/2022.

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

**DISTRIBUTION:** Planner: Tolland, Ellington, Stafford, Mansfield, Coventry, Ashford, Union, Northeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Christopher Henchey  
Transportation Planner

February 17, 2022

**TO: MANSFIELD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2022-9: Proposed zoning amendment pertaining to a temporary moratorium on cannabis establishments.**

**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 3/7/2022.

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

**DISTRIBUTION:** Planner: Ashford, Chaplin, Willington, Coventry, Tolland, Windham, Northeastern COG, Southeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Transportation Planner

February 17, 2022

**TO:** GRANBY PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-10: Proposed zoning amendment pertaining to outdoor dining facilities.**

**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 3/8/2022.

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

**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



Christopher Henchey

February 17, 2022

**TO:** NEWINGTON PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-11: Proposed zoning amendment pertaining to a reduction of building heights, limiting of locations, and requirement for a traffic study for new residential developments in the Planned 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 conflict with the concerns of neighboring towns. However, the proposal to limit building heights of residential developments in Newington's Planned Development districts discourages housing near major transit facilities and therefore is in direct conflict with the policy and goals of CRCOG's Regional POCD. Further reducing building heights and additionally limiting the location of multifamily housing in the Planned Development districts also generally conflicts with CRCOG's policy to increase housing choice by making it less developmentally feasible to provide a greater diversity of housing types and costs available in a community. Additionally, this proposal conflicts with the Town's own recently adopted Affordable Housing Plan, which states that the Town should focus on areas in proximity to CTFAstrak stations, the future train station, and the Berlin Turnpike for future residential and mixed-use development.

The public hearing date has been scheduled for 3/9/2022.

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

**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



Christopher Henchey  
Transportation Planner

February 17, 2022

**TO:** ELLINGTON PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-12: Proposed zoning amendment pertaining to storage sheds as an accessory use in residential and rural agricultural/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 public hearing date has been scheduled for 2/7/2022.

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

**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



Christopher Henchey  
Transportation Planner

February 17, 2022

**TO:** HEBRON PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-16: Proposed zoning amendment pertaining to extending the temporary moratorium on cannabis establishments.**

**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 3/8/2022.

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

**DISTRIBUTION:** Planner: Andover, Bolton, Glastonbury, Marlborough, Columbia, Colchester, Lebanon, Southeastern COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Christopher Henchey  
Transportation Planner

February 17, 2022

**TO:** GLASTONBURY PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-18: Proposed zoning amendment pertaining to outdoor dining as an as-of-right accessory use for restaurants, removing the requirement for outdoor cafés to obtain a special permit in the PBD and PT zones, broadening the scope of advisory role for Architectural**

**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 2/15/2022.

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

**DISTRIBUTION:** Planner: East Hartford, Manchester, Bolton, Hebron, Marlborough, Rocky Hill, Wethersfield, East Hampton, Portland, Cromwell, River COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Christopher Henchey  
Transportation Planner

February 17, 2022

**TO:** BERLIN PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2022-19: Proposed zoning amendment pertaining to a reduction of required parking spaces at fast food or drive-in restaurants.**

**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 3/17/2022.

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

**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



Christopher Henchey  
Transportation Planner