



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

April 28, 2023

The Honorable Kevin Cunningham
First Selectman
Town of Plainfield
8 Community Avenue
Plainfield, CT 06374
kcunninghamselectman@plainfieldct.org

Dear First Selectman Cunningham:

Subject: **Town Notification**
State Project No. 0108-0191
Federal-Aid Project No. 6108(027)
Replacement of Bridge No. 01647 carrying Route 664 over Snake Meadow Brook
Plainfield

The Department of Transportation's (Department) Office of Engineering is developing plans to replace Bridge No. 01647 carrying State Route 664, also known as Snake Meadow Road, over Snake Meadow Brook. The location plan is enclosed. The purpose of the project is to remove this existing bridge, built in 1927 and in poor condition, and construct a new bridge meeting the required current design standards.

The present schedule indicates that the design will be completed in June 2026, with construction anticipated to start in the spring of 2027 assuming acceptance of the project, availability of funding, and receipt of any required right-of-way and environmental permits. This project will be undertaken with 80 percent Federal and 20 percent State funds.

Please advise this office of any work that may be contemplated along this route by any municipally owned utilities. By completing such work prior to or at the same time as the proposed construction, the traveling public can be better served upon completion of the project with a pavement that would not have to be disturbed for installations of this kind for many years.

It is the Department's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share its concerns with the Department to assist in the project's development. Accordingly, the enclosed press release describing the proposed improvement is scheduled to be released shortly. A public informational meeting will be conducted upon the completion of the preliminary design. At this time, it is not anticipated that a formal public hearing will be necessary.

May 15, 2023

TO: MANSFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-50: Proposed zoning regulations regarding Temporary or Seasonal Outdoor Dining and electric Vehicle Charging Station regulations.

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 6/5/2023.

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

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



TOWN OF ASHFORD

Planning & Zoning Commission

5 Town Hall Road, Ashford CT

Tel.: (860)487-4415

MEMORANDUM

TO: Ashford Planning & Zoning Commission
FROM: Michael D'Amato, AICP, CZEO, Zoning Enforcement Officer
DATE: May 9, 2023
SUBJECT: **PZ-23-7: TEXT AMENDMENT: §300-14: DEFINITION OF PRIMARY RESIDENCE**

Summary

Over the past several meetings, the Commission has discussed the need for additional clarity in the Zoning Regulations, particularly related to the application of §300-17D pertaining to Short-term rentals. Our current regulations include different criteria for primary and non-primary residences but the term itself is not defined. Since adoption of the short-term rental regulations the Commission has determined that providing this additional language will ensure a consistent application and interpretation of the Regulations. Accordingly, the PZC has determined that the definition included below would be appropriate for inclusion to §300-14.

A public hearing is to be held on June 5th for consideration of the language below:

Amendment for Consideration

§300-14: Definitions:

(new) **Residence, Primary:** A dwelling unit that is the residence where the occupant owner or occupant tenant spends most of the time, (where most is defined as at least 183 days in any one calendar year). The occupant asserting that the property is their primary residence must provide evidence of residency including copies of at least two of the following types of documents:

1. Motor vehicle registration
2. Unexpired driver's license,
3. Current voter registration
4. Redacted United States Internal Revenue Service income tax documentation.
5. Monthly utility bills demonstrating primary residency.
6. A United States passport.

RECEIVED

APR 10 2023

ASHFORD LAND USE

Ashford Planning and Zoning Commission
5 Town Hall Road, Ashford Connecticut 06278

Zoning Application

(Land Use Office File # P2-23-6)

Property Owner/Applicant: _____
Address: _____
Telephone # _____ Fax # _____
Email _____

Applicant, if other than Property Owner: Charles Vidich
Company Name: (If Applicable) _____
Address: 40 Frontage Road, Ashford, CT 06278
Telephone # 860 487-3597 Fax # _____
Email cvidich@gmail.com

Name of Surveyor or Engineer (if Applicable): Not Applicable
Address: _____
Telephone # _____ Fax # _____
Email _____

Description of Property:

- A. Parcel Identification: Tax Map # _____, Block # _____, Lot # _____
B. Street Address of Property: (if Available) _____
C. Number of Acres: 129 acres
D. Existing Zone: Interstate Interchange Development Zone
E. Is any portion of the Property within 500 feet of the boundary of an adjoining town? ☒ Yes ☐ No
If Yes, name the adjoining town Union
F. Does the Property contain wetlands or watercourses? Yes
If Yes, has an application been submitted to the Ashford Inland Wetlands Commission? Not applicable - this is a moratorium application

Type of Application:

- ☐ Change of Zone
- ☒ Amendment of Zoning Regulations
- ☐ Zoning Permit (see Article 4B, Section 2; Article 4C, Section 2; Article 4D, Section 2; Article 4E, Section 2, Article 6B, Section 3, Article 6H, Section 2)
- ☐ Special Permit (see Article 4B, Section 3; Article 4C, Section 3; Article 4D, Section 3; Article 4E, Section 3, Article 6B, Section 3, Article 6E, Section 3, Article 6J, Section 2)

Description of Proposed Activity or Request:

Purpose and brief description of the proposed activity or request (attach additional sheet(s) if necessary):

The purpose of the proposed zoning amendment is to establish a moratorium on development in the Interstate Development Zone as described in the attached document.

Additional Information:

1. For Zoning Permits and Special Permits, attach Site Plan (See Article 5B, Section 1 and Article 5C, Section 4).
2. For Change of Zone, attach Zoning Map and Statement of Justification (See Article 5E, Section 1)
3. For Amendment to Zoning Regulations, attach exact wording of proposed amendment(s) and Statement of Justification (See Article 5E, Section 1)
See attached exact wording and statement of justification.
4. Names and mailing addresses of all property owners within 200 feet of the Property (for Special Permits) and within 500 feet of the Property (for Change of Zone). (See Article 5G, Section 4 for notification requirements)
See attached list of property owners within 500 feet of the Interstate Interchange Development Zone
5. Evidence of Filing with Town Clerk – for Change of Zone or Amendment to Zoning Regulations (See Article 5G, Section 6)
6. Evidence of notice to Willimantic Water Works (if applicable) (See Article 5G, Section 8)

Applicant's Agreement

The Applicant understands and agrees that this Application will be considered complete only when all information and documents required are submitted. The Applicant further understands and agrees that failure to complete the information and requirements requested in this Application or in the Regulations, and failure to provide such additional information the Commission may require, or to provide accurate and truthful information, will result in denial of this request for permit and may result in the revocation of any issued permit wrongfully obtained.

The Applicant and the Property Owner hereby grant permission to the Ashford Planning and Zoning Commission and their designated agents to enter upon and inspect the property which is the subject of this Application during reasonable hours and for a period of time from the submission date of this Application to the completion date of the approved activity.

Signature of Applicant(s)

 Dated April 10, 2023

Signature of Owner(s), if different from Applicant(s)

_____ Dated _____

Acknowledgement of Submission and Receipt for Payment of Fees

N/A
This is to acknowledge the receipt of the required ten copies of the application, 3 full sized copies (24x36), 12 reduced sized copies (11x17) and 1 pdf electronic copy of site plan/map in this office on 5/1/23.

Further, this office acknowledges the receipt of the Application Fee
In the amount of \$250, on 5/1/23

By: MD, Town of Ashford, Land Use Office

(Land Use Office to copy and attach check)

Ashford, Connecticut Zoning Regulations

Article 1, Section 4 Moratorium on Warehouses, Distribution Centers and Research Facilities including Research and Development and Testing Laboratories or Centers

The Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approval of, new truck and freight terminals, warehouse/distribution centers and research and development and testing laboratories or centers throughout the Town, including the Interstate Interchange Development zone, so the Commission can pause to fairly assess and revise its regulations, in keeping with the goals in the town's Plan for Conservation and Development. During the moratorium the commission shall address the impacts of new warehouse/distribution centers and research facilities including facilities that are functionally equivalent to those industrial and commercial uses, as determined by the commission, to ensure long term environmentally and economically sustainable uses of land. Given the existence of Pyrrhotite in the subsurface geology underneath the IID zone, development constraints will impact the scale of development and the level of acceptable disturbance of existing land contours.

The Commission will also distinguish the Interstate Interchange Development Zone on the north side of I-84 from that on the south side. This will be achieved by creating Interstate Development Zone A (on the north side of I-94) and Interstate Development Zone B (on the south side of I-84). Items to be reviewed during the moratorium include but are not limited to:

- Restrictions on the size of new buildings not to exceed 50,000 square feet (acreage, square feet, impervious cover, building coverage, and building height)
- Clear definition of buildable land located within the Interstate Interchange Development zone including restrictions on development impacting existing slopes of 15% or more.
- Restrictions on the size, width and height of retaining walls
- Adoption of noise standards applicable to acceptable noise levels in residential, commercial and industrial development
- Restrictions on "bundling" adjacent properties for development
- Enhanced buffers for residential areas abutting both commercial, industrial and state forest lands
- More stringent groundwater and surface water quality protections for land falling within the public water supply watershed of the Windham Water Works including riparian corridor protections authorized by Public Act 21-29.
- More stringent visual and sound barrier requirements for new developments
- A review of (and possible upgrade to) current traffic and noise standards (adopted through State statutes) and their application to trucks and trucking companies
- Clear definition of permissible warehouses and distribution centers;
- Quality, state-of-the-art traffic and noise studies provided by objective third parties
- Current best practices for noise abatement/reduction
- Best practices for reducing nighttime light pollution

The expiration date of this moratorium shall not exceed 12 months from the effective date of adoption unless extended by the Planning and Zoning Commission.

No text amendments or zone changes will be accepted that affect the Interstate Interchange Development Zone. Furthermore, no application will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for new truck and freight terminals, warehouses and/or distribution centers and functional equivalent development proposals during this period. This moratorium also includes any proposals for subdivision or bundling of adjacent property during the moratorium.

Note: This moratorium will become effective 30 days after approval by the commission.