

February 2, 2024

TO: MANSFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-168: Proposed extension of the temporary and limited moratorium on new High Density Housing developments.

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 2/5/2024.

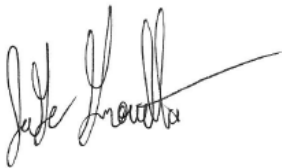
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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

February 2, 2024

TO: SOUTHTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-169: Proposed zoning amendment to Section 6.H.5 to limit the instances where exemptions to sidewalk installation and creates a new section 6.H.6 which allows the Commission to approve a payment-lieu of sidewalk construction in certain circumstances.

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. CRCOG staff commends this amendment as it supports future bike and pedestrian accessibility and sustainable built infrastructure.

The public hearing date has been scheduled for 2/6/2024.

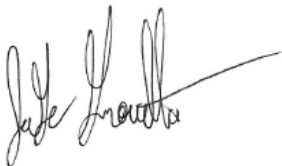
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Plainville, New Britain, Berlin, Meriden, Cheshire, Wolcott, Bristol, Naugatuck Valley COG, South Central COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-170: Proposed zoning amendment to allow for the razing and redevelopment of the Wendy's Restaurant at 331 South Road with a drive-through.

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. It is important to note the implications of expanding allowed land-use for drive-throughs. While modern demand, especially following the pandemic, has shown support for drive-throughs, as planners and officials we have to recognize the impacts that may not be so visible to the public market. Car-centric uses like drive-throughs often induce more automobile traffic demand and provide a space for automobiles to idle. Idling has emission and public health consequences that should always be considered. While there is no regional impact and the existing conditions of the area in the proposed referral seem to fit the use, staff has an advisory responsibility to be aware of the tragedy of the commons effect and therefore make note of some impacts by expanding drive-through uses anywhere in the region.

The public hearing date has been scheduled for 2/27/2024.

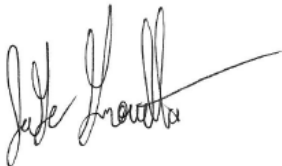
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: EAST GRANBY PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-171: Proposed zoning amendment regarding agricultural zones, specifically regarding facilities that sell mulch, stone and topsoil.

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 2/13/2024.

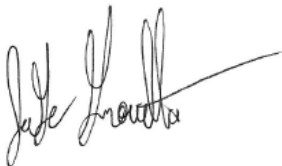
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Bloomfield, Granby, Simsbury, Suffield, Windsor, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: BOLTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-172: Proposed text amendments in the form of a comprehensive update to the municipalities zoning 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 2/14/2024.

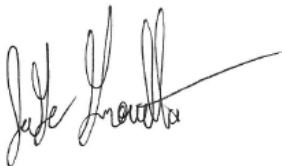
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Andover, Glastonbury, Hebron, Manchester, Vernon, Coventry

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: EAST WINDSOR PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-173: Proposed zoning map changes to establish the bounds of the new Warehouse Point Design 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. CRCOG staff not only commends the municipality for this proposal but is impressed by the design standards taken to incentivize a human scale environment, friendly to bike and pedestrian facility users of all modes. Many design standards included in this proposal align both with CRCOG's POCD as well as the Region's Complete Streets Plan. A combination of bike and pedestrian built infrastructure standards, hidden parking requirements and the applicant parking plan option all are meaningful measures which will add to the health, wellbeing and vibrancy of the Region while reducing the amount of underutilized land allocated to parking due to excessive parking requirements. Staff look forward to the implementation of the new district and the impacts it could have on not only the municipality but the Region as a whole.

The public hearing date has been scheduled for 2/27/2024.

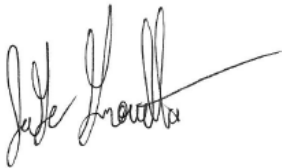
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: South Windsor, Ellington, Enfield, Windsor, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: BLOOMFIELD PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-174: Proposed zoning amendments regarding deck regulations, stormwater management and a number of commercial district 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 2/22/2024.

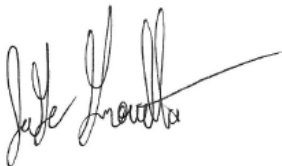
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Avon, East Granby, Hartford, Simsbury, West Hartford, Windsor

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: VERNON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-175: Proposed text amendment which include the assessment of fees for the publication of legal notices and changes to the soil and erosion control plan process. Sections 22.2 & 18.5

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 2/21/2024.

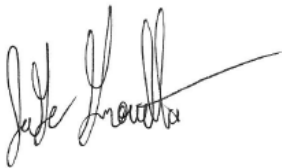
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

February 2, 2024

TO: TOLLAND PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-176: Proposed zoning amendment regarding Section 16-13 “Farm Brewery, Farm Cidery, Farm Distillery and Farm Winery” to allow the sale of alcoholic beverages manufactured within 30 miles of the premises to be sold on site.

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 2/26/2024.

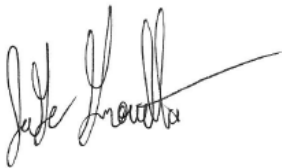
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Ellington, Vernon, Coventry, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner