

## MEMO

To: Regional Planning Commission

From: CRCOG Staff

**Re: Agenda Item #4: Report on Zoning, Subdivision and Plan of Development Referrals for December 17, 2009 Regional Planning Commission Meeting**

Date: 12/9/09

The following zoning, subdivision, and Plan of Development referrals will be discussed at the December 17, 2009 Regional Planning Commission Meeting. Please note: All referrals with Public Hearing Dates prior to the RPC meeting date will be completed with staff commentary and forwarded to the referring municipality.

**Municipality:** Lebanon

**Reference number:** Z-2009-84

**Public Hearing Date:** 12/21/2009

**Description:** Proposed amendments to special regulations regarding signage and earth excavation & filling

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

**Municipality:** Suffield

**Reference number:** Z-2009-85

**Public Hearing Date:** 12/21/2009

**Description:** Proposed amendment to add new section on adaptive reuse regulations

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. We commend the commission on its effort to promote adaptive reuse in residential zones. Adaptive reuse is a practice that fulfills key development themes and goals of the CRCOG Regional Plan, particularly the those that deal with guiding future growth toward existing centers and areas already able to support it. Adaptive reuse is also an important tool toward creating more sustainable communities which the Regional Plan strongly supports.

**Municipality:** Burlington

**Reference number:** S-2009-13

**Public Hearing Date:** 1/14/2010

**Description:** Proposed 20-lot subdivision, Washington Farms, Alpine Drive Extension - North side of Alpine Drive, just north of intersection with Alto Road

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. As we have commented before it is typically CRCOG's priority to promote street connectivity throughout the region and across town borders. We commend the town and applicant on their efforts to connect Taine Mountain Road with new roadway associated with this subdivision.

**Municipality:** Farmington

**Reference number:** Z-2009-86

**Public Hearing Date:** 1/11/2010

**Description:** Proposed amendments to Article II Section I A.3a and Article II Section I B.18 regarding private garages, proposed addition of Article II Section 1A7 regarding detached non-habitable areas which will also be added to Article II Section 2A, 3A, 4, 5, 6 and 6A, proposed addition of Article IV Section 2A5 regarding the maximum size of a detached building or structure

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of

Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

**Municipality:** East Hartford

**Reference number:** Z-2009-87

**Public Hearing Date:** 1/13/2010

**Description:** Proposed zone change from I-3 to DDD-1 for parcels on Colt Street and Riverside Drive to allow the environmental clean-up of the parcels and continued development which is a part of the Goodwin College River Campus

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

**Municipality:** South Windsor

**Reference number:** Z-2009-88

**Public Hearing Date:** 1/5/2009

**Description:** Proposed amendment regarding Section 4.4, I-291 Corridor Development Zone

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

**Municipality:** Berlin

**Reference number:** Z-2009-89

**Public Hearing Date:** 1/14/2009

**Description:** Proposed amendment to add Section IV (A) 16 (f) regarding permitting accessory buildings structures and uses on Town of Berlin owned properties provided that the structure complies with area and bulk requirements of the zone and that it is used for a public purpose

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.