

## MEMO

To: Regional Planning Commission

From: CRCOG Staff

**Re: Agenda Item #3: Report on Zoning, Subdivision and Plan of Development Referrals for January 19, 2012 Regional Planning Commission Meeting**

Date: 1/10/12

The following zoning referrals will be discussed at the January 19, 2012 Regional Planning Commission Meeting. Please note: All referrals with public hearing dates prior to or on or about the RPC meeting date will be or have been completed with staff commentary and forwarded to the referring municipality to allow a timely consideration of regional comments.

**Municipality:** Vernon

**Reference Number:** Z-2011-97

**Public Hearing Date:** 1/19/2012

**Description:** Proposed amendments to the Zoning Regulations regarding property redevelopment and the regulatory review process.

**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. The proposed changes will reclassify most special permit and special exception uses in nonresidential zones to permitted uses, however, threshold provisions requiring special permit approval will still apply. For sites located on a municipal border, we recommend that the town take into consideration the uses across municipal boundaries and that any setback requirements, screening or restrictions on intensity of uses, particularly for sites bordering residential uses in neighboring towns, be applied so as to mitigate impacts across municipal borders.

**Municipality:** West Hartford

**Reference Number:** Z-2011-98

**Public Hearing Date:** 1/24/2012

**Description:** Proposed amendments to the Zoning Regulations regarding Special Development District 6 (Corbins Corner) pertaining to a restaurant with outdoor dining.

**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:** Enfield

**Reference Number:** Z-2011-99

**Public Hearing Date:** 1/19/2012

**Description:** Proposed amendments to the Zoning Regulations requiring gas stations to have backup generators.

**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:** Enfield  
**Reference Number:** Z-2011-100  
**Public Hearing Date:** 1/19/2012

**Description:** Proposed amendments to the Zoning Regulations to correct grammatical and typographical errors in sign 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.

**Municipality:** Enfield  
**Reference Number:** Z-2011-101  
**Public Hearing Date:** 1/19/2012

**Description:** Proposed amendments to the Zoning Regulations pertaining to agricultural uses in industrial districts.

**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:** Hartford  
**Reference Number:** Z-2011-102  
**Public Hearing Date:** 1/24/2012

**Description:** Proposed amendments to the Zoning Regulations to add Accessory Historic Barn Units.

**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:** Enfield  
**Reference Number:** Z-2011-103  
**Public Hearing Date:** To Be Determined

**Description:** Proposed amendments to the Zoning Regulations regarding solar energy systems.

**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. This proposal is in keeping with the intent of the Regional Plan of Conservation and Development's Natural Resource Conservation Goal A: Protect the Air, Water and Soil Quality of the Capitol Region.

**Municipality:** Rocky Hill  
**Reference Number:** Z-2011-104  
**Public Hearing Date:** 2/15/2012

**Description:** Proposed amendments to the Zoning Regulations regarding community buildings.  
**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:** Canton  
**Reference Number:** Z-2012-01  
**Public Hearing Date:** 2/15/2012

**Description:** Proposed amendments to the Zoning Regulations regarding vehicle maintenance in the Light Industrial District.  
**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:** Ellington  
**Reference Number:** Z-2012-02  
**Public Hearing Date:** 1/30/2012

**Description:** Proposed amendments to the Zoning Regulations regarding cluster housing zones, post approval requirements, subdivision density limitations.  
**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:** Marlborough  
**Reference Number:** Z-2012-03  
**Public Hearing Date:** 2/15/2012

**Description:** Proposed amendments to the Zoning Regulations regarding signs and various definitions.  
**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:** Hartford

**Reference Number:** Z-2012-04

**Public Hearing Date:** 2/7/2012

**Description:** Proposed amendments to the Zoning Regulations regarding static and changeable electronic outdoor signs.

**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-2012-05

**Public Hearing Date:** 2/8/2012

**Description:** Proposed amendments to the Zoning Regulations regarding site plan review procedures.

**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.