

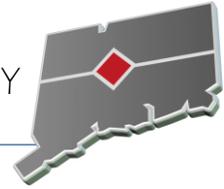
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: April 7, 2011

RECEIVED BY CCRPA ON: February 17, 2011
REFERRAL NAME: Proposed Amendment to Plan of Conservation and Development

INITIATOR: City of Bristol
MUNICIPAL HEARING: TBD
REFERRED TO: CCRPA

DESCRIPTION: The City of Bristol proposes an amendment to its Plan of Conservation and Development. They propose adopting the West End Neighborhood Study as an amendment to the city's current Plan of Conservation and Development.

COMMENTS: No comments have been received from any neighboring town.

STAFF RECOMMENDATION: CCRPA recommends that this proposal be found **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

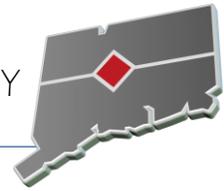
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Please note that the Bristol Referral Original Submittal, the West End Neighborhood Study, is listed as a separate PDF due its length of 35 pages.

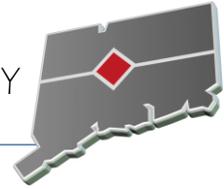
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: April 7, 2011

RECEIVED BY CCRPA ON: March 15, 2011
REFERRAL NAME: Proposed Amendment to the Town of Berlin's Zoning Regulations

INITIATOR: Attorney Lewis K. Wise
MUNICIPAL HEARING: April 28, 2011
REFERRED TO: CCRPA

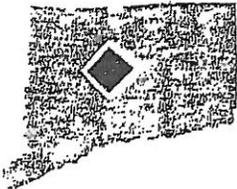
DESCRIPTION: On behalf of his client High Road Professional Center, LLC, Attorney Lewis K. Wise proposes an amendment to Section XI(H)(3) of the Town of Berlin's Zoning Regulations. The section currently requires that a child daycare center have one square foot of outdoor space for each square foot of gross building area. Mr. Wise proposes that the Town of Berlin adopt the standard set forth by CT Department of Health, which states that "There shall be access to a minimum of seventy-five (75) square feet per child of outdoor space for the number of children using the space at any one time".

The following clarifying information was received from Berlin Town Planner Hellyn Riggins:

Our regulations required more outdoor space than the State. Yes, there is a proposal to have a daycare but they don't have enough space to meet our requirements. It was the consensus of staff that what the State requires should be adequate as they have studied day care centers...I have not. I do not know who wrote the previous ordinance and on what it was based. I'm betting the State laws may have changed. I can't imagine that we ever required more than the State would require. But one never knows for sure.

COMMENTS: No comments have been received from any neighboring town.

STAFF RECOMMENDATION: CCRPA recommends that this proposal be found **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.



CENTRAL CONNECTICUT
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Zoning and Subdivision Referral Form

225 North Main St., Suite 304
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(860) 589-7820
(860) 224-9888
FAX or TDD (860) 589-6950
ccrpampo@ct1.nal.net

FROM: Planning Commission Planning & Zoning Commission
 Zoning Commission City Council acting as Zoning Commission

Berlin
Municipality

March 14, 2011
Date

Zoning: Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zone change potentially affects an area within 500 feet of a municipal boundary is referred to the Central Connecticut Regional Planning Agency at the above address for review and an advisory report.

Public Hearing on Said Change is Scheduled for: April 28, 2011
(date)

The Zoning Commission should give written notice of its proposed zoning change to the regional planning agency(ies) not later than thirty-five (35) days before the public hearing.

Subdivisions: Pursuant to the provisions of Section 8-26b of the General Statutes of Connecticut, as amended, the following proposed subdivision abuts or crosses a municipal boundary line and is referred to the Central Connecticut Regional Planning Agency at the above address for review and an advisory report.

Public Hearing on Said Proposal is Scheduled for: _____
(date)

The Planning Commission should give written notice of the proposed subdivision to such regional planning agency(ies) not later than thirty (30) days before the public hearing.

Note: Statutes may also require referrals of open space grants (7-131e(c)), foreign trade zones (7-136 d-e(a)), and interlocal agreements or the proposed formation of a district (8-35d).

[Signature]
Signature

Director of Development Services
Title (please print)

certified mail (return receipt requested): 7009 0080 0002 2255 0686
and PDF

ROGIN NASSAU LLC

Attorneys at Law

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185 Asylum Street
Hartford, CT 06103-3460
Tel: 860.256.6300
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LEWIS K. WISE
lwise@roginlaw.com

March 8, 2011

Berlin Planning & Zoning Commission
ATTENTION: Ms. Hellyn Riggins, Town Planner
Berlin Town Hall, 240 Kensington Road
Berlin, CT 06037

Re: Application to Amend Zoning Regulations

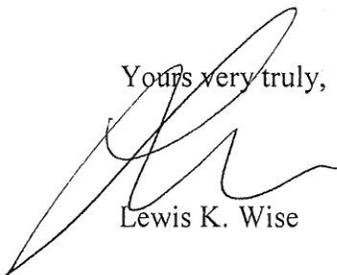
Dear Commission Members:

I represent High Road Professional Center, LLC which intends to submit an application for special permit and site plan approval for a child daycare center on its property located at 9 High Road.

By this letter, my client hereby applies for an amendment to Section XI(H)(3) of the Berlin Zoning Regulations. That section requires that a child daycare center has one square foot of outdoor space for each square foot of gross building area. This standard is inconsistent with the standards of the Connecticut Department of Health. The proposed amendment would simply substitute the state's outdoor space standard for the town's standard.

Thank you for your cooperation.

Yours very truly,



Lewis K. Wise

LKW:pgl

TOWN OF BERLIN
2010 MAR - 8 P 2:42

Application Fee Paid
\$280.- 3/8/11

**PROPOSED AMENDMENT TO SECTION XI(H)(3)
OF THE BERLING ZONING REGULATIONS**

The first sentence of Section XI(H)(3) of the Berlin Zoning Regulations is hereby deleted
and replaced by the following:

There shall be access to a minimum of seventy-five (75) square feet per
child of outdoor space for the number of children using the space at any
one time.

TOWN OF BERLIN
2010 MAR -8 P 2:42

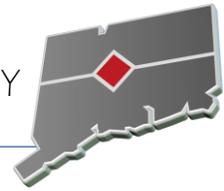
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: April 7, 2011

RECEIVED BY CCRPA ON: March 15, 2011
REFERRAL NAME: Proposed Amendment to the Zoning Regulations

INITIATOR: Town of Berlin
MUNICIPAL HEARING: April 28, 2011
REFERRED TO: CCRPA

DESCRIPTION: The Town of Berlin proposes an amendment to Section XI.AA.2.A.6 of its Zoning Regulations. This section currently reads:
"6. In no event shall an adult dwelling unit be occupied by a person under the age of 18 years".

The amendment proposes it read as follows:
"6. In no event shall any dwelling unit within the development be occupied by a person under the age of 18 years".

The following clarifying information was received from Berlin Town Planner Hellyn Riggins:

We have always had the intention of not having under 18 in Adult Communities as per the Federal Regulation...as I understand it. Someone proposed an amendment a couple of years ago to all the 80/20 (we had 100 percent of Adult requirements.) The Planning Commission approved the 80/20 but still keeping the lowest age at 18+. But when rereading the amendment, it was vague at best. So this is proposed by me to clarify the Commission's intent.

COMMENTS: No comments have been received from any neighboring town.

STAFF RECOMMENDATION: CCRPA recommends that this proposal be found **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.



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Zoning and Subdivision Referral Form

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FAX or TDD (860) 589-6950
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FROM: Planning Commission Planning & Zoning Commission
 Zoning Commission City Council acting as Zoning Commission

Berlin

Municipality

March 14, 2011

Date

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(date)

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Note: Statutes may also require referrals of open space grants (7-131e(e)), foreign trade zones (7-136 d-e(a)), and interlocal agreements or the proposed formation of a district (8-35d).

[Signature]

Signature

Director of Development Services

Title (please print)

9/97

Certified mail (return receipt requested) PDF

7009 0080 0002 2255 0686

Amendment to Berlin Zoning Regulations
Adult Housing
Section XI. AA. 2. A. 6

Currently reads:

6. In no event shall an adult dwelling unit be occupied by a person under the age of 18 years.

Amend to read:

6. In no event shall any dwelling unit within the development be occupied by a person under the age of 18 years.