CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304
Bristol, CT 06010-4993

Internet: http://ccrpa.org
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820
or (860) 224-9888

TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: May 25, 2011

RECEIVED BY CCRPA ON: May 9, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Donald Baron
MUNICIPAL HEARING: June 15, 2011
REFERRED TO: CCRPA

DESCRIPTION: The City of Bristol proposes an amendment to its Zoning Regulations. They propose amending VII.B.3 of the Zoning Regulations to allow "animal hospitals, including facilities for the care of training animals; boarding of animals or birds; commercial kennels" as a principal use by Special Permit in the Industrial Park (IP-1, IP-3, IP-25) zones.

In speaking with City Planner Alan Weiner, he states that the applicant proposing the amendment is *"a property owner who owns a currently-vacant, suburban-style industrial building on Birch St. It's my understanding that he has a prospective tenant who wants to relocate her dog day care center into his building. At present, such use is not allowed under our Zoning Regulations in the Industrial Park (IP) zones."*

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.

City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: May 5, 2011

TO: Central Connecticut Regional Planning Agency

FROM: Alan L. Weiner, City Planner

RE: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Bristol Zoning Regulations is hereby referred to your agency:

Application #: 2084

Proposal: amendment to VII.B.3. of the Zoning Regulations to allow "animal hospitals, including facilities for the care or training of animals; boarding of animals or birds; commercial kennels" as a principal use by Special Permit in the Industrial Park (IP-1, IP-3, IP-25) zones

Initiated by: Donald Baron

Date submitted: May 2, 2011

Tentative Hearing Date: June 15, 2011

For additional information, please contact the Bristol Land Use Office at 860/584-6225

Enclosure

RECEIVED
MAY 09 2011

Application # 2084

LAW OFFICES

FUREY, DONOVAN, TRACY & DALY, P. C.

William J. Tracy Jr.
Michael C. Daly
Timothy W. Furey
Patrick J. Cooney

Michael F. Auger

Charles L. Furey (1924-2004)
Theodore M. Donovan (Ret.)

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

924 Farmington Avenue
West Hartford, CT 06107
(860) 218-2121

www.fureydonovan.com

Fax No. (860) 583-8674

wtracy@fureydonovan.com

May 2, 2011

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application: Text Amendment
Section: VII.B.3. Special Permit Uses in IP-1 Zone
Applicant: Donald Baron

Dear Commissioners:

I represent Donald Baron of 136 Enterprise Drive, Bristol, CT 06010. Mr. Baron also owns the property at 76 Broderick Road, Bristol, CT which is located in the IP-1 zone.

The applicant seeks an amendment to the text of Section VII.B.3. Special Permit Uses in IP-1 Zone to add the following principal use as a special permit use. The proposed language is as follows: p.51

i. **Animal hospitals, including facilities for the care or training of animals; boarding of animals or birds; commercial kennels.**

The proposed text is similar to the provision found in Section VI.B.2. Please set the matter for public hearing at the June meeting of the commission. p.35

Please send additional copies of correspondence to my attention.

Very Truly Yours,

William J. Tracy, Jr.

WJT/rj
39499

LAW OFFICES

FUREY, DONOVAN, TRACY & DALY, P. C.

William J. Tracy Jr.
Michael C. Daly
Timothy W. Furey
Patrick J. Cooney

Michael F. Auger

Charles L. Furey (1924-2004)
Theodore M. Donovan (Ret.)

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

924 Farmington Avenue
West Hartford, CT 06107
(860) 218-2121

www.fureydonovan.com

Fax No. (860) 583-8674

wtracy@fureydonovan.com

May 5, 2011

Alan Weiner
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application: Text Amendment
Section: VII.B.3. Special Permit Uses
Applicant: Donald Baron

Dear Mr. Weiner:

Thank you for your observation. To clarify, it is the intent of the application to amend the text of Section VII.B.3. Special Permit Uses in each zone in which the section currently applies; it was not the intent to create a new subcategory for just one of the IP zones.

Very Truly Yours,

William J. Tracy, Jr.

RECEIVED
2011 MAY -5 PM 1:03
PUBLIC WORKS DEPT.

WJT/rj

CC:

CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304 Internet: http://ccrpa.org Tel: (860) 589-7820
Bristol, CT 06010-4993 Fax/TDD: (860) 589-6950 or (860) 224-9888

TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: May 25, 2011

RECEIVED BY CCRPA ON: May 9, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Alford Associates, Inc.
MUNICIPAL HEARING: June 15, 2011
REFERRED TO: CCRPA

DESCRIPTION: The Town of Canton proposes an amendment to its Zoning Regulations. They propose adding "Access for Agricultural Property" to Section 53.14.4 Special Exception Uses in the Flood Fringe.

They propose amending Section 53.22.b.iii Flood Plain District Conditions for Variances. The existing text is as follows: *"a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, damage the rights or property values of other persons in the area, cause fraud on or victimization of the public, or conflict with existing local laws, ordinances or regulations."*

They propose adding the following text to the existing text: *"However, for an access to an agricultural property, an increase in flood height is allowed if the proposal will not obstruct flood flows or result in an adverse increase in flood elevations, significantly affect the storage or flood control value of the flood plains, cause an adverse increase in flood velocities, or an adverse flooding impact upon upstream, downstream or abutting properties, or pose a hazard to human life, health or property in the event of a base flood for a critical activity."*

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
REGIONAL PLANNING
AGENCY

Serving the
Town of Berlin
City of Bristol
Town of Burlington
City of New Britain
Town of Plainville
Town of Plymouth
Town of Southington

225 North Main St., Suite 304
Bristol, CT 06010-4993
(860) 589-7820
(860) 224-9888
FAX or TDD (860) 589-6950
ccrpampo@ct1.nai.net

Zoning and Subdivision Referral Form

FROM:
- [ ] Planning Commission
- [ ] Planning & Zoning Commission
- [x] Zoning Commission
- [ ] City Council acting as Zoning Commission

Canton
Municipality

5/3/11
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: June 15, 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).

S Brodner
Signature

Land Use Coordinator
Title (please print)

9/97

For Office Use Only: File No. 420 Application No. 1322
Date Submitted 4/25/11 Date Received by Commission 5/18/11

LAND USE OFFICE
Canton, Connecticut INC. 1806
4 Market Street, Canton, Connecticut 06019

ZONE CHANGE APPLICATION FORM

RECEIVED
APR 25 2011
LAND USE OFFICE

This application is for a: (please check one of the following)

____ **Zoning Map Amendment**

or

_X_ **Zoning Regulation Amendment**

CONTACT INFORMATION

1. Applicant:
Name: Alford Associates, Inc., c/o Wilson M. Alford, Jr.
Address: P.O. Box 484, 200 Pigeon Hill Road
City: Windsor State: CT Zip Code: 06095
Daytime Phone: 860-688-7288 ext.11 E-mail: skipalford@snet.net
Fax: 860-688-3485

2. Property Owner: Not applicable
Name: _____
Address: _____
City: _____ State: ___ Zip Code: _____
Daytime Phone: _____ E-mail: _____
Fax: _____
(Attach additional sheets if necessary)

3. Primary Contact Person: Wilson M. Alford, Jr.
Daytime Phone: 860-688-7288 ext.11 E-mail: skipalford@snet.net
Fax: _____

ZONING MAP AMENDMENT INFORMATION

1. Description of Parcel Not applicable
   A. Address: _____
   B. Assessor's Identification: Map#: _____ Lot #: _____
   C. Land Record Reference to Deed Description: Volume: _____ Page: _____
   D. Lot Size: _____
   E. Zoning District: _____

2. Zoning Map Amendment Information
   A. Existing Zoning District _____
   B. Proposed Zoning District _____
   C. Reasons for Proposed Map Amendment
   _____
   _____
   _____

3. 22 copies* of scaled maps showing the following information (6 full size plans and 16 - 11"x17" reductions are acceptable):
   A. Boundary lines of entire tract or tracts under consideration
   B. Key Map
   C. Location Map at a scale of 1"=1000' indicating the location of the area to be rezoned
   D. North Arrow, Scale, Date of Maps, Origin of Maps
   E. Identification of owners of record
   F. Identification of owners of record of abutting parcels
   G. Existing zoning
   H. Proposed zoning with accurate dimensions and/ or bearings
   I. Acreage of area to be rezoned.
   J. Boundaries of watersheds for public water supplies
   K. Location of buildings, streets, driveways, and other facilities on subject land and adjoining properties within 500 feet.

*(8 Planning Commission, 10 Zoning Commission, 2 Staff, 1 File, 1 Regional Agency)

ZONING REGULATION AMENDMENT INFORMATION

1. Section Number Location to be amended/ added: to be added: Section 53.14.4 p.115
   to be amended: Section 53.22.3.b.iii p.124

2. Existing Text (attach on separate page if necessary):
   See attached sheet

3. Proposed Text (attach on separate page if necessary):
   See attached sheet

ZONING REGULATION AMENDMENT INFORMATION

Section to be added:

Section 53.14.4 <u>Access for agricultural property</u>

Section to be amended:

Section 53.22.3.b.iii

Existing text

iii. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, damage the rights or property values of other persons in the area, cause fraud on or victimization of the public, or conflict with existing local laws, ordinances or regulations.

Proposed text

iii. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, damage the rights or property values of other persons in the area, cause fraud on or victimization of the public, or conflict with existing local laws, ordinances or regulations.
However, for an access to an agricultural property, an increase in flood height is allowed if, the proposal will not obstruct flood flows or result in an adverse increase in flood elevations, significantly affect the storage or flood control value of the flood plains, cause an adverse increase in flood velocities, or an adverse flooding impact upon upstream, downstream or abutting properties, or pose a hazard to human life, health or property in the event of a base flood for a critical activity.

REQUIRED FEE

1. Required Fee

		Amount Included
__ Zoning Map Amendment	$75 plus $25.00 per acre or portion thereof, subject to a minimum fee of $250.00	_____
X Zoning Regulation Amendment	$250.00	$250.00
✓ **All applications require an additional $60 State Fee**		$60.00
	Total Fee	$310.00

NOTICE REQUIREMENTS

1. Is any portion of the site within 500 feet of an adjoining town?

___ No ___ Yes

Not applicable ___ Avon
___ Barkhamsted
___ Burlington
___ Granby
___ New Hartford
___ Simsbury

2. The applicant shall file a copy of any proposed regulation amendment or zone change with the Town Clerk ten (10) days prior to the hearing per Sections 8-3(a) of the Connecticut General Statutes. **Certification by the Town Clerk of the filing under these sections must be presented by the Applicant at the public hearing. (See certification form attached)**

By submitting this application, I hereby verify that all materials contained herein are true and grant permission to Town employees and Commission members to enter and view the subject site.

Owner Name (please print) Owner Signature

Not applicable _____ _____

Date: _____

Applicant Name (please print) Applicant Signature

Wilson M. Alford, Jr. Wilson M. Alford

Date: March 29, 2011

BEFORE SIGNING, OWNERS AND APPLICANTS PLEASE NOTE:

By signing this application, the signer represents as to the owner or applicant, whichever applies, either:

(i) if an individual, that the signer is that individual; or

(ii) if an entity (e.g. corporation, llc, partnership, trust, association) that he or she is legally authorized to sign on behalf of that entity

CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304
Bristol, CT 06010-4993

Internet: http://ccrpa.org
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820
or (860) 224-9888

TO:	COMPREHENSIVE PLAN COMMITTEE
FROM:	KRISTIN THOMAS, PLANNER
DATE:	May 25, 2011
RECEIVED BY CCRPA ON:	May 23, 2011
REFERRAL NAME:	Proposed Zoning Regulation Amendment
INITIATOR:	Town of Rocky Hill
MUNICIPAL HEARING:	July 20, 2011
REFERRED TO:	CCRPA

DESCRIPTION: The Town of Rocky Hill proposes an amendment to its Zoning Regulations. They propose amending:

1. Section 2.2 Definitions for:
"Filling"
"Street"

And;

2. Section 7.12.2 B Minimum Requirements for Filling

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
REGIONAL PLANNING
AGENCY

RECEIVED
MAY 19 2011

Serving the
Town of Berlin
City of Bristol
Town of Burlington
City of New Britain
Town of Plainville
Town of Plymouth
Town of Southington

225 North Main St., Suite 304
Bristol, CT 06010-4993
(860) 589-7820
(860) 224-9888
FAX or TDD (860) 589-6950
ccrpampo@ct1.nai.net

Zoning and Subdivision Referral Form

FROM:
- [ ] Planning Commission
- [ ] Zoning Commission
- [x] Planning & Zoning Commission
- [ ] City Council acting as Zoning Commission

Town of Rocky Hill
Municipality

May 18, 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: July 20, 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: July 20, 2011
(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

ZEO / Ass't Town Planner
Title (please print)

9/97

CORRECTED
LEGAL NOTICE
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION

The Rocky Hill Planning and Zoning Commission will begin a public hearing on Wednesday, July 20, 2011 beginning at 6:30 p.m. in the Town Council Room, second floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

A. Proposed Zoning Regulation Amendments, **Town of Rocky Hill,** proposing to modify the Rocky Hill Zoning Regulations:

1. Proposed definition amendment of "filling" under Section 2.2 of the Rocky Hill Zoning Regulations, as follows:

2.2 Definitions…

FILLING: The depositing of clean fill such as soil, sand, gravel, rock, clay, **asphalt millings,** ***and/or other materials determined to be acceptable under the Connecticut Department of Environmental Protection Regulations, as may be amended.***

And;
2. Proposed amendment to Section 7.12.2 B of the Rocky Hill Zoning Regulation
7.12. EARTH REMOVAL AND FILLING

7.12.2 Minimum Requirements for Filling

B. *Materials used must meet the definition of "Filling."* **No trash, garbage, building materials, or junk of any nature shall be permitted.**

B. Proposed Zoning Regulation Amendment, **Town of Rocky Hill,** add (bold) to the definition of "street" under

Section 2.2 Defined Terms:

STREET: A public thoroughfare that affords the principal means of access to abutting property. The term 'street" shall mean and include only: (1) a street accepted as a Town Street; (2) a street whose layout has been approved by the Commission; or (3) a street maintained by the Town.
Add:
A street, under (1) and (3) above, shall be constructed of a pervious and an impervious layer only, unless located within a Floodplain Overlay District or a wetland, in which case only a pervious layer is required. Such pervious layer shall consist of fill and/or other materials determined to be acceptable under the Connecticut Department of Environmental Protection Regulations, as may be amended.

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 7th and 14th day of July, 2011.

Planning and Zoning Commission
Ronald Angelo, Sr., Secretary

Proposed Zoning Regulation Amendments, **Town of Rocky Hill,** proposing to modify the Rocky Hill Zoning Regulations: (strikethrough is to be deleted bold italic is to be added)

1. proposed definition amendment of "filling" under Section 2.2 of the Rocky Hill Zoning Regulations, as follows:

2.2 Definitions…

FILLING: The depositing of clean fill such as soil, sand, gravel, rock, ~~or~~ clay, ***and/or other materials determined to be acceptable under the Connecticut Department of Environmental Protection Regulations, as may be amended.***

And;

2. proposed amendment to Section 7.12.2 B of the Rocky Hill Zoning Regulation

7.12. EARTH REMOVAL AND FILLING

7.12.2 Minimum Requirements for Filling

B. ~~The fill material shall consist of earth fill, woody vegetation, and masonry only.~~ ***Materials used must meet the definition of "Filling."*** No trash, garbage, building materials, or junk of any nature shall be permitted.

Proposed Zoning Regulation Amendment, **Town of Rocky Hill,** add (bold) to the definition of "street" under

Section 2.2 Defined Terms:

STREET: A public thoroughfare that affords the principal means of access to abutting property. The term 'street" shall mean and include only: (1) a street accepted as a Town Street; (2) a street whose layout has been approved by the Commission; or (3) a street maintained by the Town.

Add:

A street, under (1) and (3) above, shall be constructed of a pervious and an impervious layer only, unless located within a Floodplain Overlay District or a wetland, in which case only a pervious layer is required. Such pervious layer shall consist of fill and/or other materials determined to be acceptable under the Connecticut Department of Environmental Protection Regulations, as may be amended.

CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304 Internet: http://ccrpa.org Tel: (860) 589-7820
Bristol, CT 06010-4993 Fax/TDD: (860) 589-6950 or (860) 224-9888

TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: May 23, 2011

RECEIVED BY CCRPA ON: May 3, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Alderman Louis G. Salvio and Alderman Paul Catanzaro
MUNICIPAL HEARING: June 7, 2011
REFERRED TO: CCRPA

DESCRIPTION: *Alderman Louis G. Salvio and Alderman Paul Catanzaro propose an amendment to the City of New Britain's Zoning Regulations. They propose changing the zone for a portion of the property located at 245 Hartford Road (Route 71) from S-2 (Single Family, 8,000 sq. ft. lots) to B-2 (shopping centers). The portion of the property subject to zone change involves approximately 15 acres located on the northern end of the subject property.*

REPORT INTRODUCTION

This report describes in detail how the Map and Goals of the Central Connecticut Regional Plan of Conservation and Development (RPOCD) relate to the proposed change in New Britain Zoning. The RPOCD Goals impacted by this proposal are listed below:

1. Strive to retain viable industries; support programs that provide opportunities for job training and education.
2. Direct development to areas already served by water, sewer and utilities, along major transportation corridors.
3. Advance projects that consider the context and scale of their setting.
4. Encourage development projects that support and enhance transit corridors.
5. Support redevelopment of city and town centers through infill development, adaptive reuse of historic properties, and brownfields reclamation; promote infill and brownfield redevelopment efforts; encourage compact design that utilizes mixed use development with densities appropriate for transit and pedestrian orientation.
6. Support projects that increase the safety and security of the transportation system.
7. Promote efforts by the communities of the Region to control greenhouse gas (GHG) emissions.

DETAILED GOAL REVIEW

1. ***GOAL: Strive to retain viable industries, and support programs that provide opportunities for job training and education.***

An increase in available jobs through further retail development could help decrease the City's high unemployment rates. As of February 2011, New Britain's unemployment rate was 13.5% versus the region's unemployment rate of 10.8% and the national unemployment rate of 8.9%. New Britain is also considered the 4th most distressed municipality by the CT Department of Commercial and Economical Development. Adjacent retailers on similar sized parcels provide anywhere from 250 to 500 jobs; comparable results could be expected if similar commercial development was established. Retail jobs provide basic levels of on-the-job training, and are accessible to the New Britain workforce.

From 2004 to 2009, research shows that New Britain lost 15% of its employment in the retail sector. In the immediate vicinity of the subject parcel, there is a considerable amount of existing retail development. While the overall retail sector may be declining, further retail development in this specific location may build on the success of existing retail development. The retail sector is also a fitting industry for the disproportionately low-skilled work force in the City of New Britain.

-This Goal supports the proposal.

2. ***GOAL: Direct development to areas already served by water, sewer and utilities, along major transportation corridors***

Due to the close proximity of existing commercial development, municipal sewer, water and utility lines would be easily accessible from the subject parcel.

There are also two major transportation corridors, Routes 9 and 71, immediately north of the parcel. As noted on the City of New Britain's Future Land Use map (see figure 1), the intersection of these transportation corridors creates a gateway to the commercial area, making it easily accessible to visitors, the majority of whom arrive by car.

-This Goal supports the proposal.

3. ***GOAL: Advance projects that consider the context and scale of their setting.***

The surrounding zoning of the subject parcel transitions from S-2 (shopping center) to residential S-2 (single family 8,000 sq. ft. lots). Allowing commercial development on this parcel would be in harmony with its neighboring commercial development to the north. However, it would be in contrast to the nearby residential development to the west, east, and south (see figure 2).

-It is inconclusive as to whether or not this goal supports or is in conflict with the proposal.

4. ***GOAL: Encourage development projects that support and enhance transit corridors.***
   Currently there are two bus lines, the Oak Street and Stanley Street lines, which provide service to retail development adjacent to the subject parcel. However, access to transit could be reduced in the future by 50% with the construction of the New Britain-Hartford Busway. The parcel is not on the busway and, according to the most recent service plan to which CCRPA has access, the busway will result in the truncation of the Oak Street line at Cedar Street. Thus a potential reduction in the frequency of transit service to the parcel may occur. However, this increase in commercial development could generate enough additional ridership to retain the existing Oak Street line.

   - This Goal supports the proposal.

5. ***GOAL: Support redevelopment of city and town centers through infill development, adaptive reuse of historic properties, and brownfields reclamation; promote infill and brownfield redevelopment efforts; and encourage compact design that utilizes mixed use development with densities appropriate for transit and pedestrian orientation.***
   The proposed zone change would allow development which would further encourage the City's residents to leave the city center for shopping and would divert resources from application to the adaptive reuse of historic properties. The proposed B-2 zoning does not permit mixed use development.

   - This Goal is in conflict with the proposal.

6. ***GOAL: Support projects that increase the safety and security of the transportation system.***
   Commercial development results in a larger increase in traffic than residential development. This is exemplified in the City of New Britain's zoning regulations which require a greater number of parking spaces in commercial zones than residential zones. It is expected that changing the zoning to B-2 would most likely result in an increase in traffic. Route 71 near the parcel is nearing capacity according to DOT figures. Projections by DOT indicate that the segment will exceed capacity by 2030 (see figure 3). Without additional capacity or demand management (such as better public transit or infrastructure for walking and biking), high levels of congestion can be expected.

   An increase in pedestrians is also expected. According to 2005-2009 American Community Survey 5 Year Estimates from the US Census Bureau, 3.1 % of New Britain residents walk as their main form of transportation; the national average is 2.9 %. It is likely that introducing commercial development to this parcel would draw more pedestrian visitors than residential development (commercial development generates more trips than residential development-see goal 7 for further information). It is likely that roughly 3.1 % of the trips to the subject site would be made by pedestrians. Due to the subject parcel's location adjacent to an existing transit corridor, pedestrians using the transit system could be forced to walk along the Route 71 corridor to access this commercial development. The State's latest Traffic Accident Surveillance Report (TASR) identifies Route 71 north of the parcel as the most dangerous segment in the region. With a rate of 26.23 accidents per million vehicle miles, the stretch of Route 71 from the

Route 9 ramps north is twice as accident-prone as the second most dangerous site in the region. (Vehicular accidents there occur 4.34 times as often as DOT would expect, given the road design.) While Route 71 south of the Route 9 ramps exhibits fewer accidents, the intersection of Route 71 and the Target access road is identified in the Report as having an accident rate 25% higher than would be expected (see figure 4). The road is also unsafe for pedestrians. Eight serious pedestrian injuries were reported as a result of collisions with vehicles on Route 71 in the proximity of the parcel over the most recent five-year period for which data are available (see figure 5). As a result of this abnormally high concentration, the region's Long-Range Transportation Plan identified Route 71 by Route 9 as designated safety corridor and included safety improvements as a desired long-term project.

- This Goal is in conflict with the proposal.

7. ***GOAL: Promote efforts by the communities of the Region to control greenhouse gas (GHG) emissions.***

Due to the parcel's location near a major existing transportation corridor, the majority of users most likely arrive by personal vehicle. While visitors' trips may be combined with commercial activities at adjacent retailers, the location of this parcel could further the propensity of individual vehicle use, resulting in an increase in greenhouse gas emissions. Based on data from the Institute of Transportation Engineers, the subject parcel would generate 574 vehicular trips if developed under the current S-2 zoning and 9559 vehicular trips if developed under the proposed B-2 zoning (see figure 6 for further information). The large increase in vehicular trips would greatly increase the greenhouse gas emissions. While there may be a small decrease in GHG emissions due to reduced trip lengths for surrounding residents who previously visited the Enfield and Waterbury Costo locations, a significant increase in emissions would still occur.

- This Goal is in conflict with the proposal.

RPOCD MAP

The Regional POCD and State Conservation and Development Policies Plan designate the 15 acres in question as "existing, preserved open space." The State POCD in particular identifies the "permanent protection" of such land as its first priority under listed "Conservation Area Policies."

- The Regional POCD Map is in conflict with the proposal.

Comments to the City Regarding the Proposal

Should 245 Hartford Road be rezoned to B-2, CCRPA encourages the City to work with any potential developer to ensure that development at the site:

- Is as compact as feasible to minimize environmental disturbance, encroachment on the golf course, and the need to relocate holes lost to development. (Examples: reduced parking requirements, shared parking and access points with abutting properties)

- Employs Low-Impact Development principles to the greatest extent feasible to minimize issues with the quantity and quantity of runoff and to protect surface water, groundwater, and wetlands (Examples: permeable pavement, rain gardens, bioswales, green roofs)

- Completes the streets by using site and street designs that make the development safe and accessible to all transportation users, including pedestrians, cyclists, transit users, and drivers (Examples: sidewalks and off-street walkways, raised or textured crossings, pedestrian refuges, planted medians, narrowed travel lanes and crossing distances, bus stops and shelters).

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

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.

ADDITIONAL INFORMATION

The following provides further contextual information but was not considered when making the staff recommendation:

- ***Tax Revenue:*** If the subject parcel was developed commercially, the City of New Britain would also see an increase in tax revenues, a benefit that could be passed onto residents in various ways. An adjacent comparable commercial lot is assessed at a value that would provide $410,256 annually in property taxes. By comparison to other residentially zoned property in the area, if this property were developed under its current residential zoning, it could be expected to be assessed at a value that would provide in the range of $330,00 -$417,000 (based on an average assessed value of $134,000- $170,000) annually in property taxes.

- ***Surface Runoff:*** The transition of these 15 acres to a B-2 zone would allow the property to be developed in a manner that would result in an increase in surface runoff almost twice as high as it would be if the property were developed residentially. Based off estimates found in the Landscape Architects Standards reference manual (see figure 7 for further information):
    - The site currently produces 8.05 ft^3 of surface runoff per second.
    - If developed residentially, it would produce 11.25 ft^3 of surface runoff per second.
    - If developed commercially, it would produce 21.38 ft^3 of surface runoff per second.

  Directly adjacent to these 15 acres lays wetlands which would certainly bear a large majority of that increased runoff. Due to the nature of commercial development, the quality of the runoff would significantly decrease due to the associated impacts of vehicles. An increase in impervious surfaces, and subsequent stormwater runoff, can also lead to significant flooding issues.

- ***Pedestrian Safety and Access:*** CCRPA staff conducted a field visit of the site on May 17th. Despite an absence of highway incidents, staff observed significantly higher levels of congestion than indicated by DOT data. (This suggests that new traffic counts should be taken.) While CCRPA frequently conducts traffic counts, due to the volume and speed of vehicles on Route 71, staff deemed the installation of pneumatic traffic counters too risky to attempt. Despite inclement weather (that included a downpour), high traffic volumes, and a lack of continuous sidewalks and safe road crossings, several pedestrians were noted during the visit. Well-worn desire paths (footpaths made where there are no sidewalks) were also observed along the roadside. These factors suggest high levels of non-motorized use despite the absence of adequate infrastructure and safeguards. In light of this, as well as the proximity of high-density residential development (Brittany Farms to the west) it is expected that pedestrian traffic along and across Route 71 would grow should the parcel be rezoned and developed accordingly. Without changes to the roadway design, such an increase in both motorized and non-motorized traffic would likely result in a corresponding rise in the number of both collisions with pedestrians, potentially resulting in injuries and fatalities.

- ***Relocation of the Golf Holes:***

  The proceeding information was provided by New Britain City Planner Steven Schiller.

  "This was initiated by prospective big box retail Costco, taken up with some enthusiasm by the Mayor on the basis of jobs and taxes. 17 acres of municipal golf course to be re-zoned and sold for retail use, adjoining to the existing Target Store property to the north of the golf course.

  (The) Golf course is owned by the City, land was gift of AW Stanley, who also later gave land for AW Stanley Park across the street. I am told our lawyers and their lawyers did the research and see no restriction on giving up golf course land for commercial use. AW Stanley Park land, I believe, may have come with restrictions for only recreational use, but it has been determined that golf use is okay and the transfer of two holes from the golf course to the park side is proposed with Costco covering the cost of the "improvements" and establishing a golf cart tunnel under Hartford Rd (depending on the ultimate layout of the holes and greens, it maybe more than 17 acres on the park side).

  The park land is most readily accessible, even with expensive tunneling. I don't know if they looked elsewhere, there is very little vacant land nearby, except for narrow band of wooded wetlands bordering route 9 to the east of the golf course."

  The proposed zone change does not indicate where the potentially lost holes would be relocated. State, regional, and local POCDs do not speak directly to the placement of golf courses. As such, any location would be suitable, provided it does not conflict with a principle or policy identified therein, such as the "permanent preservation" of existing, preserved open space. For instance, this policy (from the State POCD) would view relocating the holes, across Route 71, to A.W. Stanley Park in conflict with the State's, Region's, and City's POCD. While the loss of some isolated, poorly used parks may be acceptable, the presence of large, high-density housing units directly to Stanley Park's north (Brittany Farms) suggests that the park serves a considerable public function. Relocation of the lost holes into A.W. Stanley Park would deprive these residents of these complexes—a large number of people—of the only natural and recreational space within walking distances of their homes.

While the area to the west of Route 71 is considered existing, preserved open space, the 35 to 40 acre area between the golf course and Route 9 (i.e., to its east), is not(see figure 2, pg. 10). Research by CCRPA indicates that this property, which has no road access, is likely owned by the State. Because this property is not currently a park and has no public use or even access, relocation of the golf holes here, if possible, would not produce a conflict with the regional or local POCD.

City of New Britain
New Britain, Connecticut 06051

"New Britain: A City for All People"

CERTIFIED

May 3, 2011

Carl J. Stephani, Executive Director
Central Connecticut Regional Planning Agency
225 North Main Street – Suite 304
Bristol, CT 06010-4993

Dear Mr. Stephani:

In accordance with Section 8-3b of the Connecticut General Statutes this letter is to provide notice that the Zoning Committee of the Common Council will hold a public hearing on Tuesday, June 7, 2011 at 7:00 p.m. in the Council Chambers, City Hall, 27 West Main Street, New Britain, Connecticut, for the following:

Petition #31401: To change the zone for a portion of the property located at 245 Hartford Road from S-2 (single-family, 8,000 sq. ft. lots) to B-2 (shopping centers). The portion of the property subject to zone change involves approximately 15 acres located on the northern end of the subject property. A copy of the petition and property description is attached.

Any questions regarding this petition may be directed to the City Planner at 860-826-3430.

John B. Melecsinsky
Clerk of Committees

CITY CLERK'S OFFICE
NEW BRITAIN, CONN.

April 28, 2011

Mr. John Melecsinsky

CLERK OF COMMITTEES

Dear Sir:

Your attention is called to the following petition received by the Common Council at its meeting held Wednesday Evening, April 27, 2011 and referred to CITY PLAN COMMISSION AND ZONING COMMITTEE

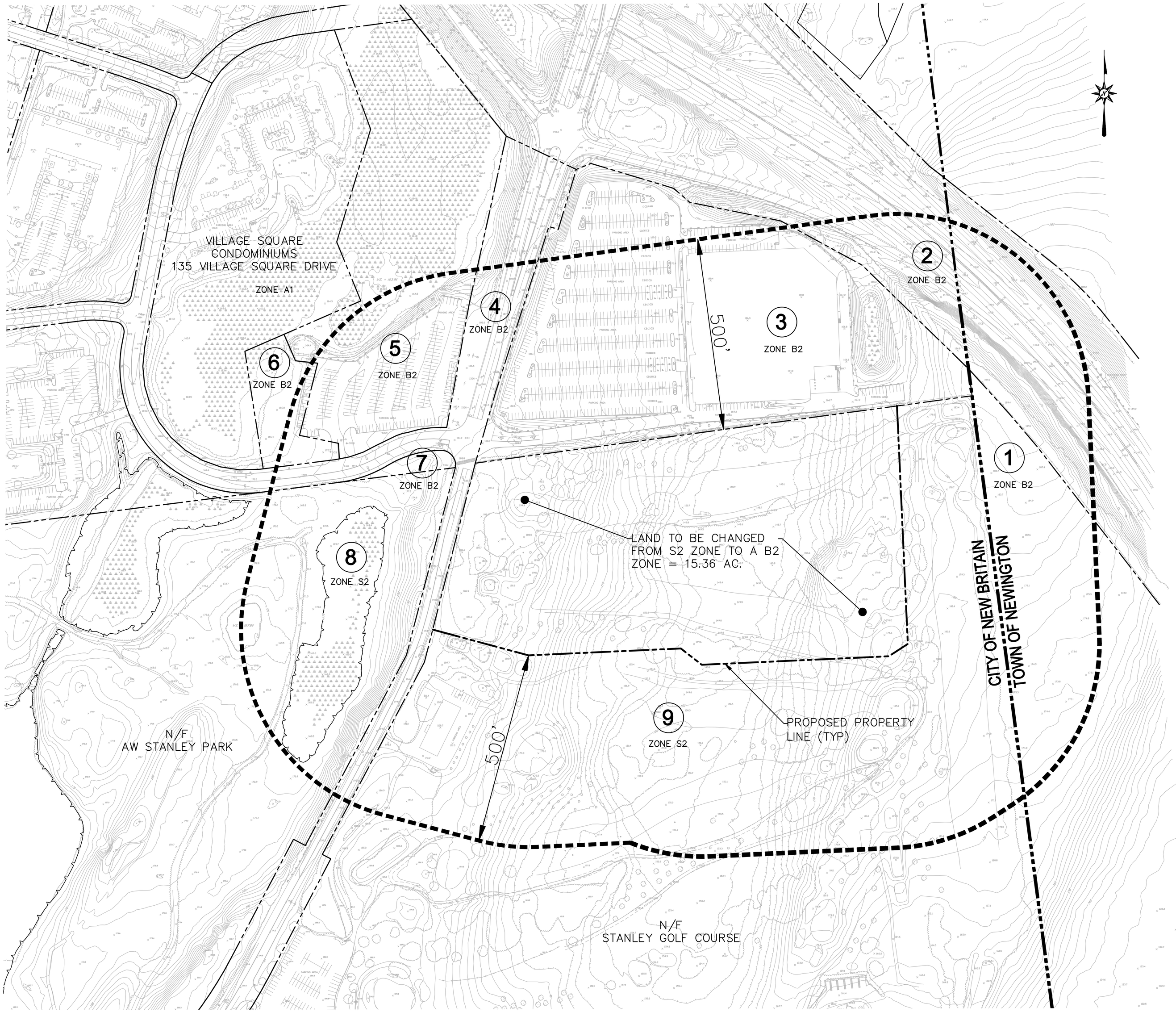
31401

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

To change the zone for a portion of the property located at 245 Hartford Road from S-2 (single-family, 8,000 sq. ft. lots) to B-2 (shopping centers). The portion of the property subject to zone change involves approximately 15 acres located on the northern end of the subject property.

Alderman Louis G. Salvio
Alderman Paul Catanzaro
BY REQUEST

ATTEST: _____
City Clerk



PROPERTY CHART

LOCATION	MAP/ BLOCK/ LOT	ADDRESS	OWNER
1	N/A	ROUTE 9 ROW EXCESS LAND	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
2	N/A	ROTE 9 ROW	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
3	A1D/500////	475 HARTFORD ROAD	NB-BTMC LLC (TARGET)
4	N/A	HARTFORD ROAD ROW	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
5	N/A	VILLAGE SQUARE DRIVE	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
6	A1C/500////	57 VILLAGE SQUARE DRIVE	NEW BRITAIN CITY OF
7	A1D/25////	430 HARTFORD ROAD	NEW BRITAIN CITY OF
8	N/A	STANLEY STREET	NEW BRITAIN CITY OF – AW STANLEY PARK
9	A2B/10////	245 HARTFORD ROAD	NEW BRITAIN CITY OF – STANLEY GOLF COURSE

LEGEND

------ 500' RADIUS

GENERAL NOTES

1. THIS PLAN IS BASED UPON A COMPILATION OF CITY OF NEW BRITAIN TAX ASSESSORS MAPS AND TOPOGRAPHIC MAPPING.

2. NORTH ARROW IS BASED CITY OF NEW BRITAIN TOPOGRAPHIC MAPPING.

3. THE EXISTING PARCEL IS CURRENTLY ZONED S2 (SINGLE FAMILY). THE PROPOSED ZONE WOULD CHANGE THIS PARCEL TO AN B2 SHOPPING CENTER.

4. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

   B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS D (NOT A FIELD SURVEY).

   C) THIS MAP WAS PREPARED FROM RECORD RESEARCH AND OTHER MAPS. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT H. ROPER L.S. #18469

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

CITY OF NEW BRITAIN
DEPARTMENT OF PUBLIC WORKS
27 WEST MAIN STREET
NEW BRITAIN, CONNECTICUT

DESIGNED BY: CITY ENGINEERING
DRAWN BY:
CHECKED BY:
DATE:

APPLICATION FOR ZONE CHANGE
HARTFORD ROAD
NEW BRITAIN, CONNECTICUT

REV.	DATE	DESCRIPTION	BY	APP'D

SCALE 1" = 100'

JOB NO. 11C3705

SHEET 1 OF 1

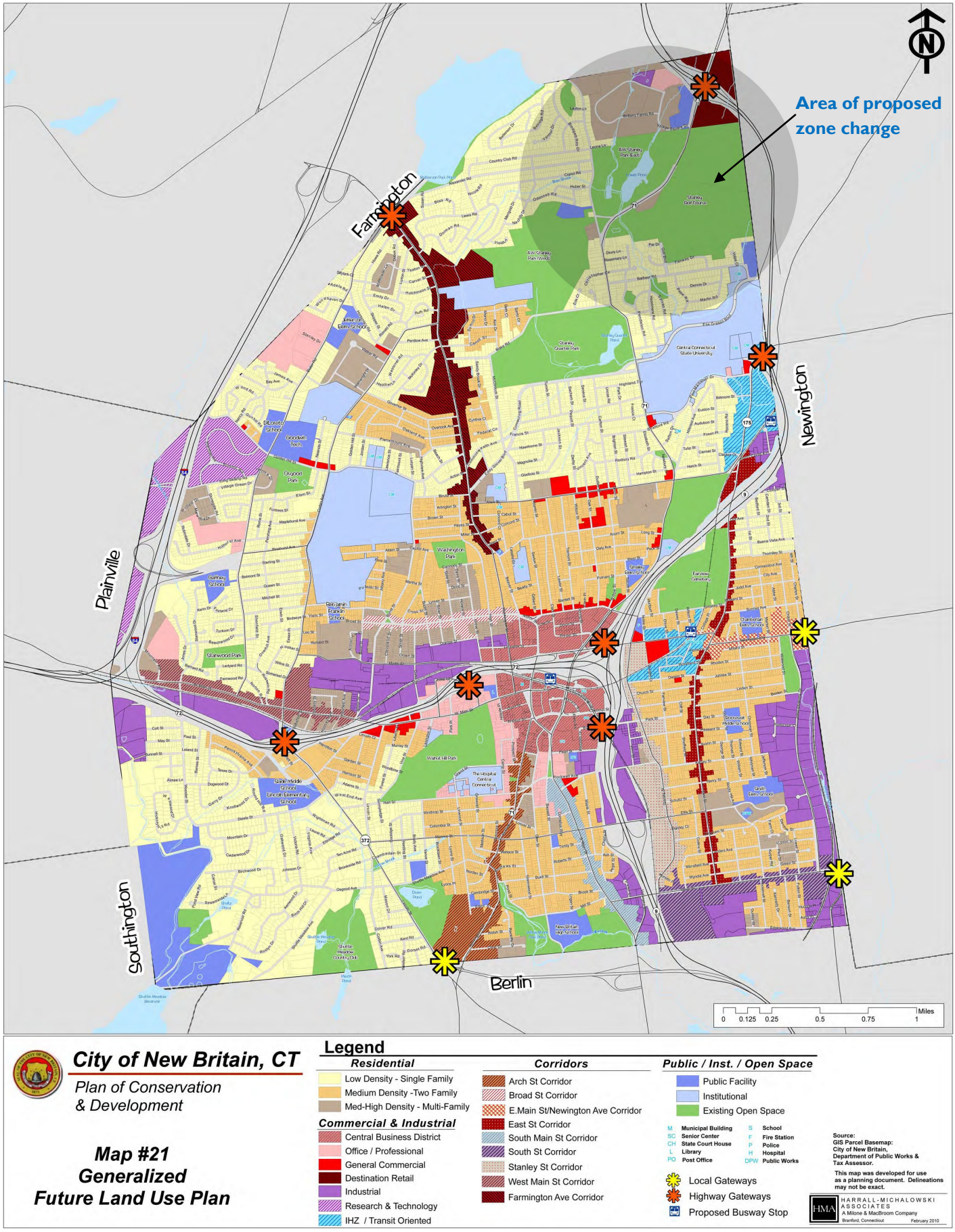


Fig. 1 New Britain POCD Future Land Use Plan

Fig. 2 Context of 245 Hartford Rd. Zone Change

Prepared by CCRPA May 24, 2011

N

0' 100' 200'

Brittany Farms

Site of proposed zone change

A. W. Stanley Park

Stanley Golf Course

Target

Undeveloped Land–possibly state owned

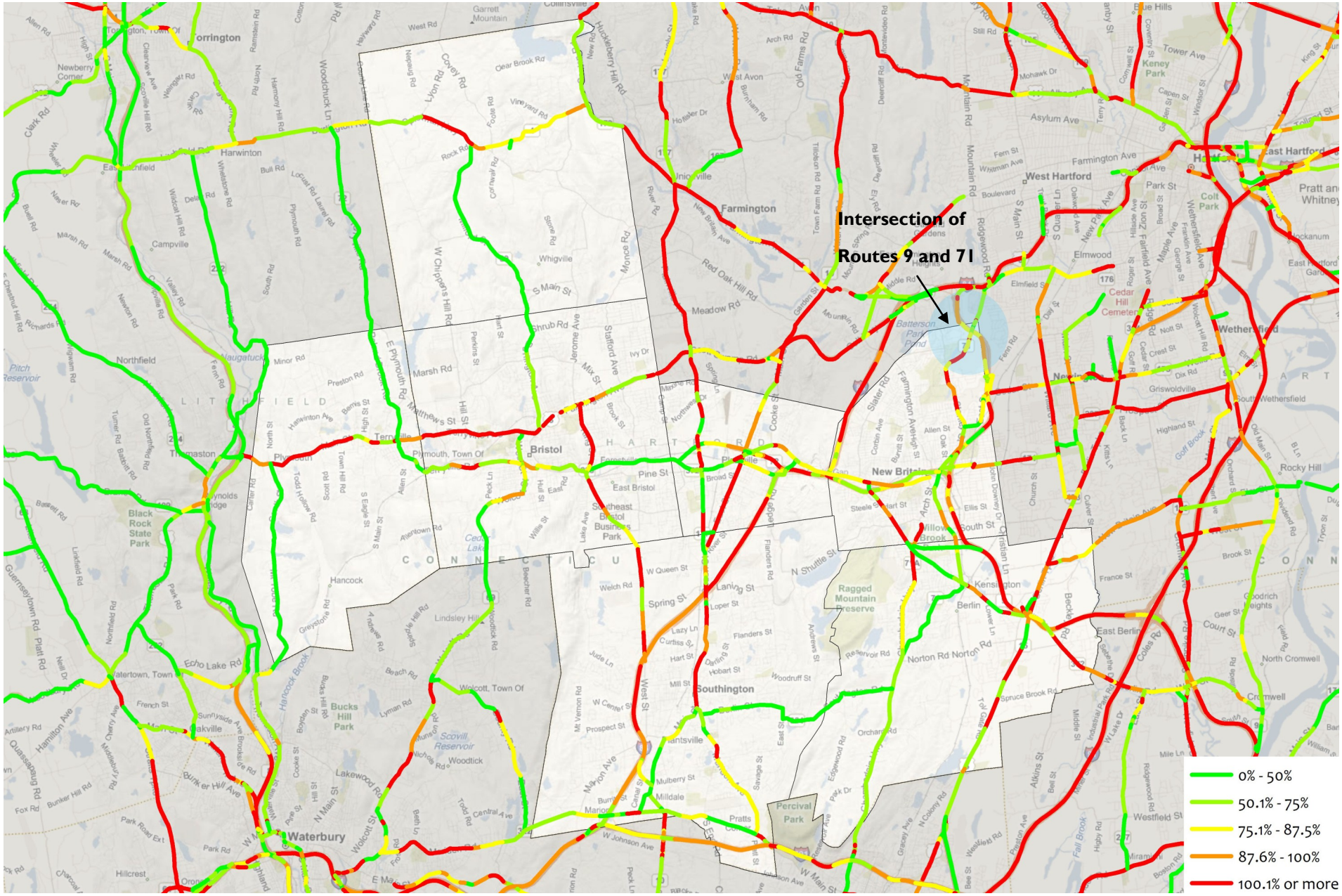


Fig. 3 DOT Road Capacity

Prepared by CCRPA May 24, 2011

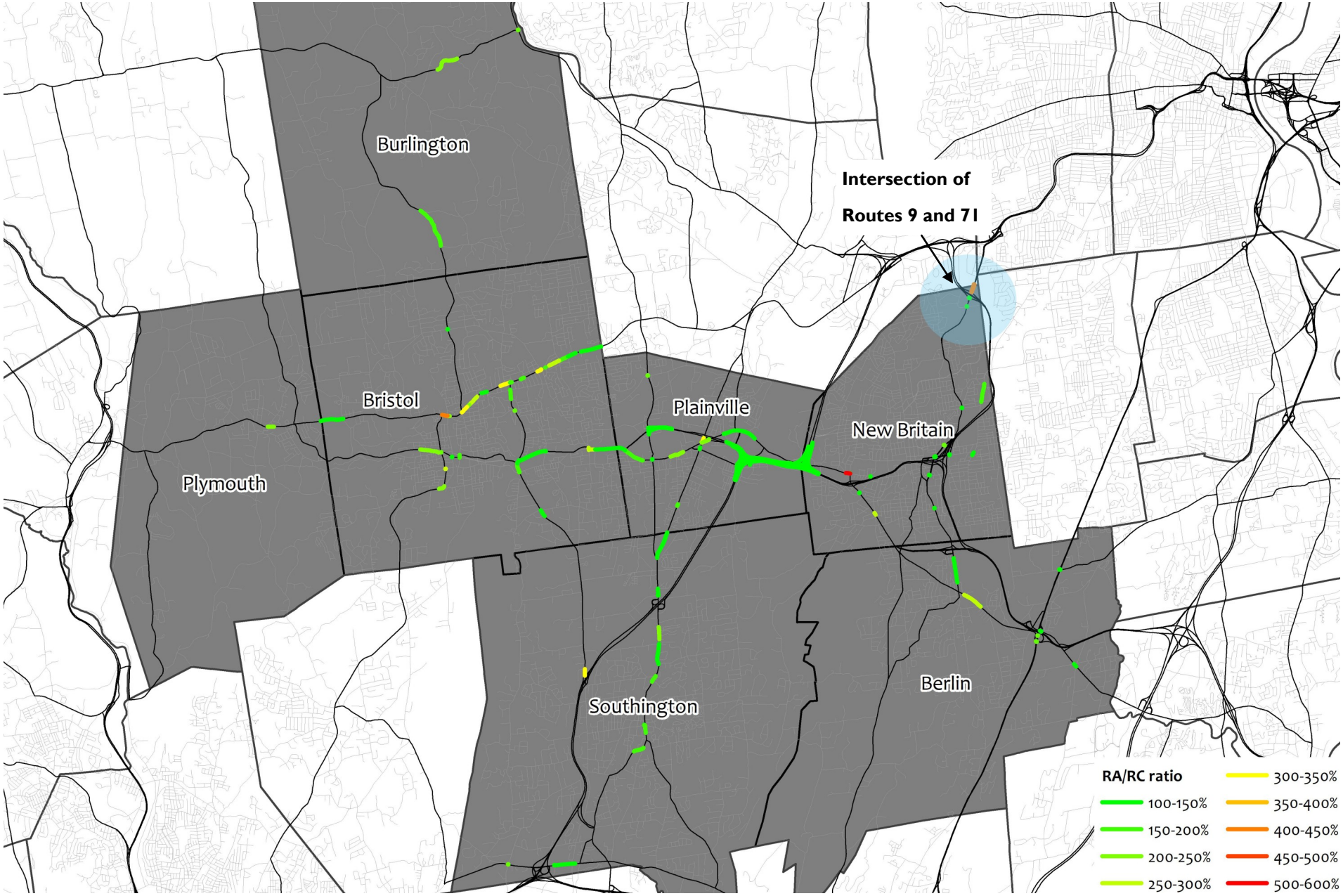


Fig. 4 TASR Accident Rates The area of Rte. 71 and the Target driveway has an accident rate 25% higher than would be expected.

Prepared by CCRPA May 24, 2011

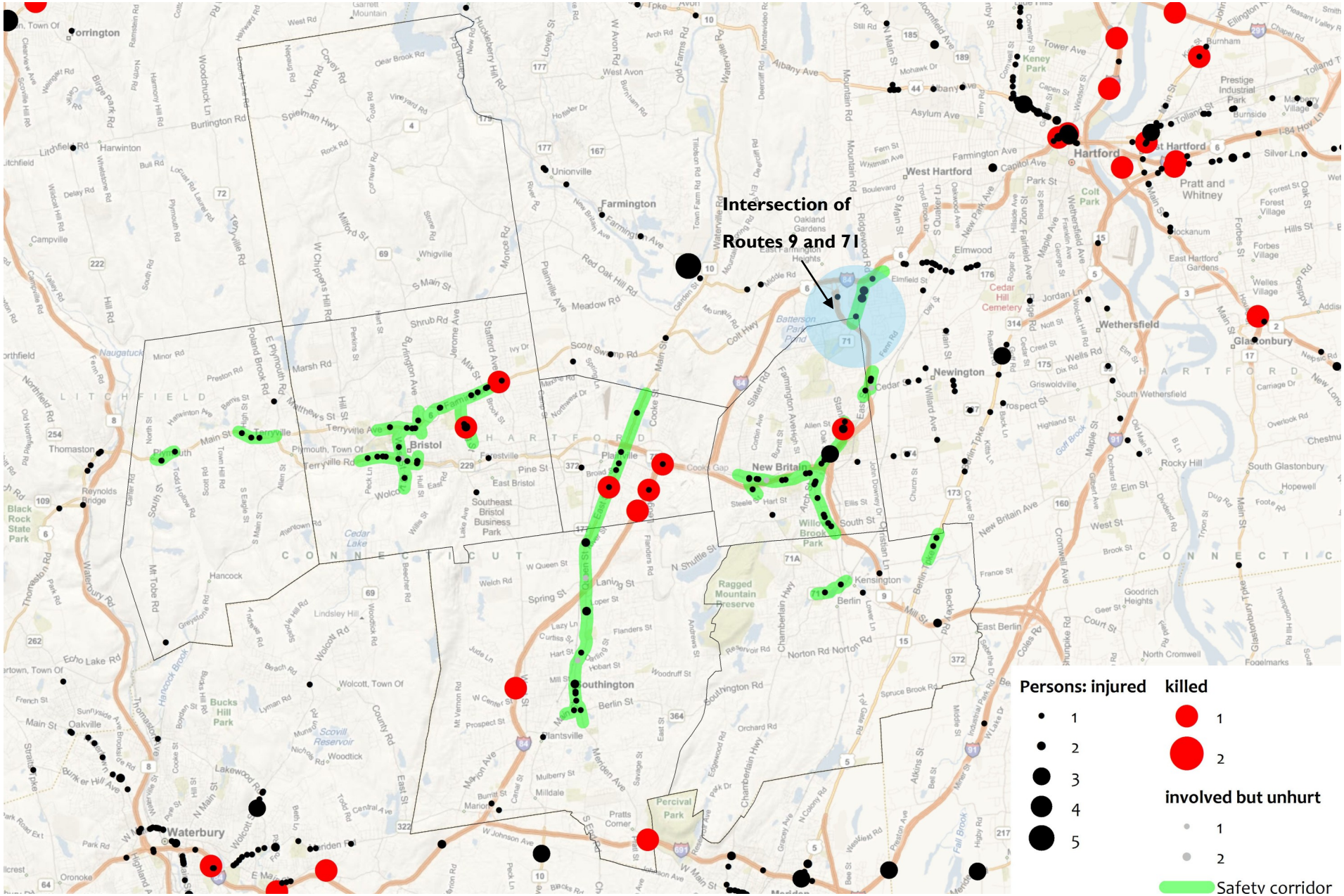


Fig. 5 Pedestrian Accidents 2002– 2006

Prepared by CCRPA May 24, 2011

Figure 6- Trips generated by Residential versus Commercial Development

Calculations based off of the Institute of Transportation Engineers Vol. 2 and 3, 8th edition 2008

1. **S-2 Residential zone** (8000ft^{2}lots). 15 acres would allow for approximately 60 lots (assuming 25% set aside for roads, setbacks, etc.). 60 lots x 9.57 trips /day/household unit = 574 trips

2. **B-2 Shopping Center zone** (35 % max. lot coverage. 35% of 15 acres =5.25 acres. 5.25 acres= 228,690ft^2) 228,690ft^2 x 41.8 trips (per 1000ft^2) = 9559 trips

Figure 7- Surface Runoff Calculations

Based off of the Rational Method **q= CiA**

q= peak runoff rate in cubic feet per second (cfs)

C= dimensionless coefficient (between 0 and 1, 0 being that there is no runoff, 1 being that all rainwater runs off site).

i= rainfall intensity in inches per hour (iph) for the design storm frequency and for the time of concentration of the drainage area

Calculations based off of a 90 minute duration, 10 year storm (meaning there is a 10% probability of the storm occurring in any 1 year). In that case, the "I" value is 1.5 inches per hour.

A= area of drainage area in acres

Existing Site Conditions, 15 acres	Potential Residential Development, 15 acres	Future Shopping Center Conditions, 15 acres
25 % woodland	**100% Single Family Residential**	**100 % commercial site conditions**
C = .35 (rolling landscape, 5-10% slope, clay and silt loam soil texture)	C= .50	C= .95
i= 1.5	i= 1.5	i= 1.5
A= 3.75 acres	A= 15 acres	A = 15 acres
.35 x 1.5 x 3.75= 1.97 ft^3 / second in runoff	.50 x 1.5 x 15= 11.25 ft^3 / second in runoff	.95 x 1.5 x 15= 21.38 ft^3 / second in runoff
75% lawn		
C= .36 (rolling landscape, 5-10% slope, clay and silt loam soil texture)		
i= 1.5		
A= 11.25 acres		
.36 x 1.5 x 11.25 = 6.08 ft^3 / second in runoff		
6.08 + 1.97 = 8.05 ft^3 / second in runoff		
Total Runoff for Existing Site	**Total Runoff for Residential Development**	**Total Runoff of Site with Future Development**
8.05 ft^3 / second in runoff	11.25 ft^3 / second in runoff	21.38 ft^3 / second in runoff