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 30, 2012

RECEIVED BY CCRPA ON: May 1, 2012
REFERRAL NAME: Farmington Zoning Regulation Amendments

INITIATOR: Farmington Planning and Zoning Commission

MUNICIPAL HEARING: June 19, 2012
REFERRED TO: CCRPA

DESCRIPTION: The Planning and Zoning Commission has proposed amendments to Farmington's sign regulations regarding temporary signs. The following information was received from Farmington Town Planner Jeff Ollendorf:

In addition to clarifying what types of temporary signs are permitted for installation and display, the proposed amendment would outlaw the placement of these signs on various landscaped islands and areas. This proposal came out of a set of discussions held with beautification groups in town including the Farmington Garden Club and the Unionville Village Improvement Association. These islands and landscape areas are planted with annual flowers and perennial plants. Not only were the signs creating a blighting effect on these areas, they were also destroying these plants as they were inserted into the ground. The Town Plan and Zoning Commission agreed with these concerns and has elected to propose this new regulation.

COMMENTS: No comments were received from neighboring municipalities.

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.

Kristin Thomas

From: Sandra Michaud <michauds@farmington-ct.org>
Sent: Tuesday, May 01, 2012 11:51 AM
To: Kristin Thomas
Subject: Town of Farmington Zoning Referral
Attachments: Draft Text Amendment-Temporary Signs.pdf

Dear CCRPA,

The Town of Farmington, Department of Planning and Zoning would like to notify you of a proposed amendment to the Farmington Zoning Regulations.

The name and address of the applicant is Town of Farmington Plan and Zoning Commission, 1 Monteith Drive, Farmington, CT 06032. A public hearing is tentatively scheduled for June 19, 2012 at the Farmington Town Hall. A copy of the proposed amendment is attached.

If you have any questions regarding the application, please call the Plan and Zoning office at 675-2325.

If there is a CCRPA form that we should submit with our referrals, please let me know.

Thank you.

Sandra Michaud
Department of Public Works
Planning Division
Town of Farmington
1 Monteith Drive
Farmington, CT 06032
Telephone 860.675.2325
Facsimile 860.675.2319

G. Temporary Signs – All Zones. The following temporary signs are permitted in all zones.

1. Signs advertising a public or semipublic charitable, social, educational or fundraising event provided the sign may not be erected more than 14 days prior to the event and must be removed no later than two days after the event. Such signs shall be non-illuminated, not to exceed 50 square feet in area, and shall not be located in such a manner as to interfere with the safe movement of vehicles or pedestrians. It is prohibited to install temporary signage of any kind at the following intersections: the traffic island located on the south side of the intersection of Main Street and Farmington Avenue (Farmington); the traffic island located on the south side of the intersection of Farmington Avenue and South Main Street (Unionville); the traffic island located at the corner of Colton Street and Main Street (Farmington); the traffic island located at the intersection of High Street and Mountain Road (Farmington); the traffic island located at the intersection of Coppermine Road and West District Road (Farmington); the traffic island located at the intersection of Coppermine Road and Red Oak Hill Road (Farmington); the traffic island located at the intersection of Church Street and Main Street (Farmington); the traffic island located at the intersection of Garden Street and Porter Road (Farmington) as well as within 50 feet of the Welcome to Farmington sign located at the I-84 exit ramp and Farmington Avenue (Exit 39 Farmington). Town staff shall have the option of removing any and all such temporary signs that are in violation of this provision after endeavoring to notify the sponsor of a permissible event. Such signs shall be brought to and stored at the Town Hall. If unclaimed, these signs will be discarded after 10 days.

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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: Kristin Thomas, PLANNER
DATE: May 30, 2012

RECEIVED BY CCRPA ON: May 14, 2012
REFERRAL NAME: Newington Zoning Regulation Amendments

INITIATOR: Newington Planning and Zoning Commission

MUNICIPAL HEARING: June 27, 2012
REFERRED TO: CCRPA

DESCRIPTION: The Planning and Zoning Commission has proposed amendments to Newington's regulations regarding auto-related uses on the Berlin Turnpike. Currently, no auto-related uses are permitted in the Berlin Turnpike (B-BT) Zone. The amendments first divide auto-related uses into two categories: auto-related uses (sales and major repairers) and motor vehicle service uses (small repairers and maintenance). The amendments then propose to add motor vehicle service uses as a special exception in the B-BT Zone and to allow both auto-related uses and motor vehicle service uses in the Industrial (I) Zone. In the Special Regulations Section 6.11 Sale, Rental, Service or Storage of Motor Vehicles "special permit" is changed to "special exception" due to a series of new bulk requirements that follow for both forms of auto uses.

The goal of these amendments is to allow motor vehicle service uses in the B-BT Zone. However, these amendments also increase the minimum lot size for any auto use in the I Zone from 20,000 SF to 43,560 SF /1 acre; this minimum lot size applies to the B-BT Zone as well. The following information was received from Newington Town Planner Craig Minor:

I arrived last month and reviewed the draft amendments that Ed Meehan had started working on, and those of interim planner Glenn Chalder. I asked the TPZ to tell me which auto-related uses they felt might be acceptable and which ones would not be. Based on their response, I came up with the idea of bifurcating the original "auto-related uses" organized around their respective CGS statutes: one

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category of uses (car dealership and major repairers) which would continue to be prohibited on the Berlin Turnpike, and a second one (tire stores, brake and muffler shops, oil changes, etc.) which would be allowed by special exception. That seemed acceptable to the TPZ, so they voted to go forward with the amendment process. The amendment contains some tweaks regarding buffering, lot size, and garage door orientation.

COMMENTS: No comments were received from neighboring municipalities.

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.

- - - D R A F T - - -

PROPOSED AUTOMOTIVE USES
ZONE AMENDMENTS

Proposed new text is shown in brackets ***[ ], bold font and italics.***
Proposed deleted text is shown in strikeout ~~strikeout~~.

Public Hearing _____
Adopted _____
Effective _____

Section 3.15 Special Exceptions Permitted in B-BT Business Berlin Turnpike Zone

The following uses are declared to possess such special characteristics that each must be considered a special exception. They may be permitted by the Commission subject to the following conditions and the provisions of Section 5.2 and 5.3. All such uses must be included within a building or structure or accessory to a permitted principal use.

3.15.1 Veterinary Hospitals and kennels but only when the kennel is operated as accessory to the veterinary hospital. (Effective 12-01-01)

3.15.2 Theaters (Effective 12-01-01)

3.15.3 Restaurants for consumption of food prepared and served within the building at tables or counters and at outside seating areas when approved by the commission; and restaurants where food is prepared within the building and sold to customers for take out and consumption off site. (Effective 7-8-98)

3.15.4 Drive Through Restaurants (Effective 4-6-2011)
Restaurants where food and/or beverages, excluding alcohol, are offered to customers from drive through service, walk up window service or service to customers while seated in their vehicles provided the following requirements are complied with. These requirements are in addition to the provision set forth in Section 5.2 and Section 5.3.

A. Traffic impact analysis describing peak hours of operations, volume of customers per hour, stacking lane length needed for the anticipated volume of drive through vehicles, turning movements, roadway capacity and level of service of nearby streets.

B. Driveway locations shall be spaced at least 150 feet from a Corner intersection. The Commission may limit the number of driveways with adjacent properties and/or inter property driveway connections when the reduction of curb cuts is deemed to improve safety.

C. Drive through windows shall be located only on one side of the proposed restaurant building and shall be positioned to minimize conflicts with doorways and pedestrians.

D. The restaurant structure and drive through service menu board (order intercom) shall be located not less than 300 feet from any adjacent residential structures.

3.15.5 Night Clubs (including discotheques, cabarets, bistros and similar places of entertainment)

3.15.6 Places of recreation such as health clubs, bowling alleys, and amusement enterprises but excluding arcades except that up to 10 coin operated games may be permitted as an accessory use. (Effective 12-01-01)

3.15.7 In addition to the provisions of Section 5.2 and 5.3, applicants for retail developments in excess of 40,000 square feet of gross floor area shall submit a traffic impact report which addresses the following:

A. Traffic impact analysis containing present roadway conditions, existing and projected traffic volumes (ADT, A.M. and P.M. Peaks), existing volume capacity ratios, existing and projected levels of services, site generated traffic and distribution and accident experience. Impacts on streets that maybe affected by the proposed developments shall be identified and proposed mitigation measures presented for Commission consideration.

[3.15.8 Motor vehicle service uses in accordance with Section 6.11 and Sections 5.2 and 5.3 of the Zoning Regulations. (Effective _____)]

Section 3.17 Special Exceptions Permitted in I Industrial Zones

3.17.8 ~~Automotive uses as permitted by the General Statutes Sec. 14-321 to 322 and Sec. 14-54 and the Special Conditions of Section 6.11 of the Zoning Regulations.~~ [***Auto-related and motor vehicle service uses in accordance with Section 6.11 and Sections 5.2 and 5.3 of the Zoning Regulations. (Effective _____)]***

Section 6.11 Sale, Rental, Service or Storage of Motor Vehicles

The Commission may grant a special ~~permit~~ ***[exception]*** for the sale, rental, service or storage of motor vehicles, subject to the following conditions and to the provisions of Section 5.2., ***[Section 3.15 ("Special Exceptions Permitted in B-BT Business Berlin Turnpike Zone"), and 3.17 ("Special Exceptions Permitted in I Industrial Zones")]***

For the purpose of this section, "auto-related" uses include but are not limited to dealers and repairers as defined in Sec. 14-51 ***[(a) (1), (2), and (3)]*** of the Connecticut General Statutes; ~~the sale of gasoline or any other product under the provision of Sec. 14-319 of the Connecticut General Statutes, as well as~~ car washes, car and truck rental businesses and other ~~auto related and service~~ uses as may be determined by the Commission.

[For the purpose of this section, "motor vehicle service uses" include but are not limited to those of a limited repairer as defined in Sec. 14-51(a)(4) of the Connecticut General Statutes; the lubricating of motor vehicles, adding or changing of oil or other motor vehicle fluids, changing of tires and tubes, including the balancing of wheels, or installing of batteries or light bulbs, windshield wiper blades or drive belts as described in Sec. 14-51(b) of the Connecticut General Statutes; and the sale of gasoline or any other product under the provision of Sec. 14-319.]

6.11.1 ***[Auto-related uses,]*** motor vehicle service uses, ***[and]*** ~~or~~ equipment such as fuel dispensers shall be at least 30 feet from any street ***[right of way]*** line.

6.11.2 ***[Auto-related uses and]*** motor vehicle service uses which include repairs shall be entirely within a building and at least 30 feet from any street ***[right of way]*** line.

6.11.3 Entrances and exits for ***[auto-related uses and]*** motor vehicle service uses shall be at least 100 feet from a church, school, playground, hospital or any residence. ***[The Commission reserves the right to alter this requirement when, in its opinion, the natural, topographical, or manmade utilities of the site clearly indicate that this requirement is inappropriate. The distance may not be increased to more than double nor decreased to less than half the requirement herein, and any such action shall require a two-thirds vote of the Commission.]***

6.11.4 No display, sale, rental, or storage of any motor vehicle is permitted in the required front yard ***[or in the street right-of-way]***.

6.11.5 No portion of any use relating to motor vehicles shall be within ~~50~~ ***[100]*** feet of a residential zone. ~~When the zone boundary follows the centerline of the street the buffer shall be measured along the non residential side of the street right of way.~~ ***[The Commission reserves the right to alter this requirement when, in its opinion, the density of the residential zone and the natural, topographical, or manmade utilities of the site clearly indicate that this requirement is inappropriate. The distance may not be increased to more than double nor decreased to less than half the requirement herein, and any such action shall require a two-thirds vote of the Commission.]***

[6.11.6 The façade of the building shall be a combination of brick, split face block or dryvit. Wall signage shall be uniform in size, design and lighting. The architectural style and design shall provide for a good appearance and blend harmoniously with adjacent buildings, and shall be approved by the Commission.]

[6.11.7 Overhead service doors shall not be permitted on the public street side of an auto-related use or a motor vehicle service use. The Commission reserves the right to alter this requirement for a corner lot or when, in its opinion, the natural, topographical, or manmade utilities of the site clearly indicate that the requirement is inappropriate. Such action shall require a two-thirds vote of the Commission.]

6.11.8 The minimum lot area for a parcel containing an auto-related use or a motor vehicle service use shall not be less than one (1) acre. Such uses may be combined with other commercial uses when the total parcel size is not less than three (3) acres.]

6.11.9 Pursuant to Sec. 14-321 and Sec. 14-322 of the Connecticut General Statues, effective June 6, 2006 the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location. (Gasoline and Motor Oil Sales).

6.11.10 Pursuant to Sec. 14-54 and Sec. 14-55 of the Connecticut General Statutes, effective June 6, 2006 the Town Plan and Zoning Commission shall act as the local authority in approving Certificates of Location. (Dealers and Repairers Licenses) ***[Effective _____]***

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TO:	COMPREHENSIVE PLAN COMMITTEE
FROM:	Kristin Thomas, PLANNER
DATE:	May 30, 2012
RECEIVED BY CCRPA ON:	May 9, 2012
REFERRAL NAME:	Southington Zoning Regulation Amendments
INITIATOR:	Southington Planning and Zoning Commission
MUNICIPAL HEARING:	June 19, 2012
REFERRED TO:	CCRPA
DESCRIPTION:	The Planning and Zoning Commission has proposed amendments to Southington's regulations regarding chickens on residentially zoned property. Currently, no restrictions apply to the minimum parcel size or presence of roosters. These amendments propose the addition of a minimum parcel size of 2 acres and a restriction of no roosters.
COMMENTS:	No comments were received from neighboring municipalities.
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.

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHINGTON, CONNECTICUT 06489
Phone: (860)276-6248 / Fax: (860)628-3511

Via email

May 9, 2012

Carl J. Stephani
Exec. Director, CCRPA
225 No Main St, Ste 304
Bristol, CT 06010

RE: Proposed Zoning Regulation Amendment – Section 3-01.31.B (ZA #564)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, attached is a copy of a proposed zoning text revision:

- ZA #564 – Revised text on chickens on residentially zoned property – Section 3-01.31B

The Planning and Zoning Commission anticipates opening the public hearing on this item on June 19, 2012. The complete file is available for review in the Planning Department, the Town Clerk's office and on the web page. If you have any questions regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

Mary F. Savage-Dunham, AICP
Town Planner

enclosures

PROPOSED NEW TEXT = BOLD ITALICS ZA #564
PROPOSED DELETIONS = [ITALICS]

3-01.31

B. The keeping of a family flock of chickens (limit 12), subject to the following conditions:

1. The use shall be confined to an enclosure having a total area of not more than 400 square feet.

2. Any structure used for this purpose is to be located not less than 30 feet from any lot line, and 100 feet from any street line.

3. ***No roosters.***

4. ***Parcel must be not less than 2 acres in size.***

I:\Planning and Zoning\regs folder\revisions\ZA #564\proposed text.doc