

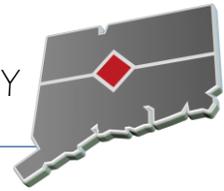
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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: Timothy Malone, Senior Planner
DATE: October 30, 2013

RECEIVED BY CCRPA ON: October 1, 2013
REFERRAL NAME: Bristol Zoning Regulation Amendments

INITIATOR: Bristol Zoning Commission

MUNICIPAL HEARING: November 13, 2013
REFERRED TO: CCRPA

DESCRIPTION: The City of Bristol Zoning Commission is proposing changes to their regulations that would add “composting facility” and “renewable energy generation facility” to the list of permitted uses in the General Industrial Zone. A special permit would be required. This change is being proposed to allow for a planned organic composting facility and a waste-to-energy plant.

COMMENTS: Mark DeVoe, from Plainville, commented: “I’ve reviewed the new definitions proposed by the City of Bristol. My only comment is that such facilities should be regulated closely to reduce or negate potential air quality, traffic, and noise impacts.”

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found **not in Conflict** with the Regional Plan of Conservation and Development or any other agency plans.

App. 2147



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

RECEIVED
13 SEP 24 PM 1:17
PUBLIC WORKS DEPT

Date: September 24, 2013
To: Bristol Zoning Commission
Cc: Mayor Arthur J. Ward
Alan Weiner, City Planner
T.J. Decrisantis, Zoning Enforcement Officer
From: W. E. Veselka, P.E., PWLF, Director of Public Works *WEV*
RE: Request to Amend the City of Bristol Zoning Regulations

I am writing to formally request that the Bristol Zoning Commission consider the following amendments to the City of Bristol Zoning Regulations:

- (1) Amend Section VII.A.3. to add "composting facility" and "renewable energy generation facility" to the list of uses permitted in the General Industrial (I) Zone by Special Permit.
- (2) Amend Section II.B. to add the following definitions:

Composting Facility – The land, appurtenances, structures or equipment where organic materials originating from another process or location that have been separated from nonorganic material at the point or source of generation are recovered using a process of accelerated biological decomposition of organic material under controlled aerobic or anaerobic conditions.

Renewable Energy Generation Facility – A facility that, through a primary or secondary process, produces energy from renewable resources of sufficient quantity and quality which can be marketed or used to offset, reduce, or eliminate energy acquired from other sources.

Renewable Resources – Water; wind; solar energy; geothermal energy; landfill gas; wave, ocean, or tidal power; gas from sewage treatment facilities; biodiesel; and biomass energy based on processing or composting of organic materials.

During my time in service to the City I have worked to move Bristol in a direction that endorses and supports initiatives focusing on sustainability and conservation of resources. The energy measures are in direct support to the Mayor's Task Force on Energy initiatives. The sustainability initiatives are in keeping with guidelines promoted by the American Public Works Association (APWA). I am an active member in the New England Chapter of APWA and am currently serving my fifth year on the National Facilities and Grounds Committee.

City of Bristol Public Works Department
111 North Main Street – Ground Floor
(860) 584-6125

Date: September 24, 2013

RE: Request to Amend the City of Bristol Zoning Regulations

Working with the Bristol Development Authority, as authorized by the City Council, we have submitted grant applications for projects in these areas. As you may be aware, the City of Bristol was the first community in Connecticut to move to single-stream recycling. This initiative has diverted a significant amount of material away from the waste-to-energy facility, both saving the City tipping fees and promoting recycling and reuse of materials. We are actively working to try to make use of a portion of the City's closed landfill for siting a solar array for electrical generation. Last year the City worked with CT-DECD and a local industrial facility to evaluate the feasibility of energy production using the waste heat generated in their industrial processes. We have been working with CT-DEEP and ESPN to create enhanced organic composting opportunities for City residents, public facilities and regional businesses. Legislation passed in 2012 also supports expanding organic composting.

Discussions with the City Planner and Zoning Enforcement Officer highlighted the fact that neither organic composting facilities nor alternative energy generation facilities are currently addressed in the City's Zoning Regulations. In order to continue moving forward with plans to encourage firms to investigate these initiatives within the City, I request the Zoning Commission amend its regulations to incorporate them.

I am available to discuss this request with the Commission at your convenience.

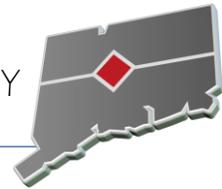
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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: Timothy Malone, Senior Planner
DATE: October 30, 2013

RECEIVED BY CCRPA ON: October 9, 2013
REFERRAL NAME: Cromwell Zoning Regulation Amendments

INITIATOR: Cromwell Planning and Zoning Commission

MUNICIPAL HEARING: November 19, 2013
REFERRED TO: CCRPA

DESCRIPTION: The Town of Cromwell is proposing changes to their zoning regulations that would remove crematories as permitted uses in Industrial Zones. Currently, they are allowed with site plan approval or a change of use permit (for existing structures). This is the only zone they are currently allowed in.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found **not in Conflict** with the Regional Plan of Conservation and Development or any other agency plans.



Capitol Region Council of Governments

241 Main Street

Hartford, Connecticut 06106-5310

Telephone: (860) 522-2217 • Fax: (860) 724-1274

www.crocog.org

Mary Glassman, Chairman

Lyle D. Wray, Executive Director

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS OF THE CAPITOL REGION

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crocog.org.

FROM: Zoning Commission

(Select one) Planning and Zoning Commission

City or Town Council (acting as Zoning Commission)

Cromwell

(Municipality)

TO: Capitol Region Council of Governments

Policy Development & Planning Department

241 Main Street

Hartford, CT 06106

Date of Referral to CRCOG: 10/8/13

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zone change is referred to the Capitol Region Council of Governments for comment:

NATURE OF PROPOSED CHANGE

Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality.

Attach map showing proposed change.

Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality.

Attach copy of proposed change in regulations.

THE CHANGE WAS ORIGINALLY REQUESTED: by municipal agency: Cromwell PZC

by petition (Specify)

PUBLIC HEARING ON SAID CHANGE IS SCHEDULED FOR: 11/19/13 (Date)

MATERIAL SUBMITTED HEREWITH:

Public Notice

Regulation Changes

Supporting Statements

Map of Change

Other (Specify): _____

HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? YES - ON WHAT DATE? _____

NO

(FOR USE BY CRCOG)

Date Received _____

Date Email Receipt Sent _____

If Needed, Was Follow-up Sent Certified? _____

CRCOG File Number _____

Name: Stuart B. Popper

(Person Sending Referral)

Title: Director of Planning & Development

Address: Town of Cromwell

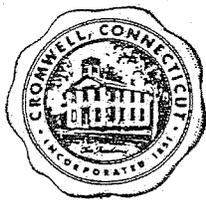
41 West Street

Cromwell, CT 06416

BY LAW (Section 8-3b of the CGS, Effective October 1, 2011): When the zoning commission of a municipality proposes to establish or change a zone or any regulation affecting the use of a zone any portion of which is within five hundred feet of the boundary of another municipality, the zoning commission shall give written notice of its proposal to each regional planning agency of the region in which it and the other municipality are located. Such notice shall be made by certified mail, return receipt requested, or by electronic mail to the electronic mail address designated by the regional planning agency on the agency's Internet web site for receipt of such notice, not later than thirty days before the public hearing to be held in relation thereto. If such notice is sent by electronic mail and the zoning commission does not receive an electronic mail from a regional planning agency confirming receipt of such notice, then not later than twenty-five days before the public hearing, the zoning commission shall also send such notice by certified mail, return receipt requested, to such planning agency. CRCOG's email address for submitting zoning referrals is: zoningref@crocog.org.

If you have questions or experience difficulty submitting your referral electronically, please contact Lynne Pike DiSanto at (860) 522-2217 ext. 211

CRCOG-9/2011



Town of Cromwell
Planning and Zoning Commission

APPLICATION TO AMEND THE ZONING REGULATIONS

Name: Town of Cromwell Planning and Zoning Commission
Address: 91 West Street Cromwell CT 06416
Telephone: 860-632-3422 Email: spapper@cromwellct.com

A. Request to Change an Existing Regulation:

- 1. Current Article Number: Section 3.5.C.3
- 2. Current Regulation wording (attach if necessary):
3. Requires site plan approval other Uses. -
• Crematory
- 3. Proposed Change wording (attach if necessary):
Delete other Uses ...
• Crematory

B. Request to Create a New Regulation:

- 1. Suggested Article Number: _____
- 2. Zoning District(s) to be Affected by New Regulation: _____
- 3. New Regulation wording (attach if necessary):

C. Reason for Proposed Change or New Regulation:

Requested by The Planning and Zoning Commission.

Arthur B. Papper (applicant) 10/7/13 (date)

3.5 INDUSTRIAL DISTRICT (I)

3.5.A Purpose

The purpose of this zone is to provide areas primarily industrial development and related services. Residential development is not envisioned in this area.

3.5.B Bulk Requirements.

ZONE	MINIMUM		MINIMUM YARDS				MAXIMUM	
	LOT AREA	FRONTAGE	FRONT	SIDE	AGGREGATE SIDE	REAR	BUILDING COVERAGE	BUILDING HEIGHT
I	21,780 square feet	125 feet	30 feet	10 feet	25 feet	50 feet	75 percent	70 feet

3.5.C Principal Uses.

1. No Permit is Required

USE
• Farms
• Public Open space
• Public utilities

2. Requires Use Permit Approval [Section 8.2]

USE	ADDITIONAL CRITERIA (SEE SECTION)
• None	

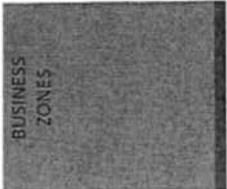
3. Requires Site Plan Approval (new construction) [Section 8.5] / Change of Use Permit (existing building / structure) [Section 8.3]

SERVICE RELATED USES	ADDITIONAL CRITERIA (SEE SECTION)
• Animal hospital or veterinarian office	
• Day-care center, including an adult day-care center	
• Funeral home	

OFFICE RELATED USES	ADDITIONAL CRITERIA (SEE SECTION)
• ATM, Drive-up	
• ATM, Walk up	
• Bank or savings and loan association (State or Federally chartered)	
• General or business office	
• Medical or dental office, clinic or laboratory	

INSTITUTIONAL USES	ADDITIONAL CRITERIA (SEE SECTION)
• Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain)	
• Museum	

RECREATION / AMUSEMENT USES	ADDITIONAL CRITERIA (SEE SECTION)
• Athletic club	
• Playground or recreation areas operated by a governmental unit	



OTHER USES	ADDITIONAL CRITERIA (SEE SECTION)
• Assembling, manufacturing and processing facilities	
• Audio and/or video production facilities	
• Crematory	
• Data storage facilities	
• Restaurant, no drive-in windows	
• Public Utilities	
• Warehousing	

4. Requires Special Permit Approval [Section 8.7]

INSTITUTIONAL USES	ADDITIONAL CRITERIA (SEE SECTION)
• Government services	
• Public services, including ambulance service, fire station, library, police station, post office and terminal for public vehicles (including repair or storage)	

OTHER USES	ADDITIONAL CRITERIA (SEE SECTION)
• Nurseries and sale of produce and plants (Commission approval shall be required for areas for outside display)	
• Contractor yard for vehicles, equipment, materials and/or supplies	
• Freight, truck and bus terminals	
• Motor vehicle service (limited repair license or general repair license)	6.4
• Research laboratory	
• School for training in occupational skills. Enrollment may be open to the public or limited; may not include dormitories for students and instructors	
• Outdoor recreational uses, including but not limited to baseball batting facility, miniature golf and putting course, tennis facilities, ice skating facilities and golf driving range	
• Wholesale distribution of goods manufactured on the premises (not retail)	

3.5.D Accessory Uses.

1. No Permit is Required

USE
•

2. Requires Use Permit Approval [Section 8.2]

USE	ADDITIONAL CRITERIA (SEE SECTION)
• Farm stands	

3. Requires Site Plan Approval [Section 8.6]

USE	ADDITIONAL CRITERIA (SEE SECTION)
• Parking areas for Principal Uses (less than 20 parking spaces)	5.2
• Outdoor storage of material	

4. Requires Special Permit Approval [Section 8.7]

USE	ADDITIONAL CRITERIA (SEE SECTION)
• Parking areas for Principal Uses (20 or more parking spaces)	5.2

To: CCRPA
From: Stuart B. Popper,
Date: October 16, 2013
Subject: Proposed Zoning Amendment

SECTION 3.5.C.3 (Existing Text)

OTHER USES

- Assembling, manufacturing and processing facilities
- Audio and/or video production facilities
- Crematory
- Data storage facilities
- Restaurant, no drive in windows
- Public Utilities
- Warehousing

SECTION 3.5.C.3 (Proposed Text w/o Crematory)

OTHER USES

- Assembling, manufacturing and processing facilities
- Audio and/or video production facilities
- Data storage facilities
- Restaurant, no drive in windows
- Public Utilities
- Warehousing

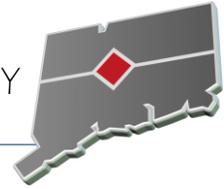
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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: Timothy Malone, Senior Planner
DATE: October 30, 2013

RECEIVED BY CCRPA ON: October 24, 2013
REFERRAL NAME: Newington Zoning Regulation Amendments

INITIATOR: Cromwell Planning and Zoning Commission

MUNICIPAL HEARING: November 26, 2013
REFERRED TO: CCRPA

DESCRIPTION: The Town of Newington is proposing changes to their regulations to permit medical marijuana dispensary facilities and regulate their location. Such facilities would be permitted in industrial zones with a special exception and site plan approval. Such facilities must also obtain all necessary state permits and comply with restrictions on hours of operations.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found ***not in Conflict*** with the Regional Plan of Conservation and Development or any other agency plans.

PROPOSED

Medical Marijuana Dispensary and Production Zoning Regulations

Section 6.15 Medical Marijuana Dispensary and Production

6.15.1 Purpose. The purpose of this section is to regulate the location and operation of medical marijuana dispensary facilities and production facilities. The intent of these regulations is to minimize any adverse impacts of such facilities, and to protect and preserve Newington's neighborhoods, commercial districts, property values and quality of life.

6.15.2 Definitions. For use in this section of the Regulations:

A. "Dispensary facility" means a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility permit under Public Act 12-155 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies;

B. "Production facility" means a secure, indoor facility where the production of medical marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit under Public Act 12-155 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies.

6.15.3 Applicability:

A. Medical marijuana dispensary facilities and production facilities shall be permitted only in the following zone, subject to special exception approval in accordance with Section 5.2 of these Regulations, site plan approval in accordance with Section 5.3 of these Regulations, and the requirements of this section:

1. I Industrial Zone

6.15.4 Separation Requirements. Uses identified in this section shall be subject to the following separation restrictions:

A. No medical marijuana dispensary facility or production facility shall be allowed within 1,000 feet of a church, temple or other place used primarily for religious worship, public building, private recreation area, or a school, playground, park or child day care facility;

B. No medical marijuana dispensary facility or production facility shall be allowed within 1,000 feet of any other site containing a medical marijuana distribution facility or production facility;

C. No medical marijuana distribution facility or production facility shall be allowed on a site that is less than 1,000 feet from any property that is zoned for single-family residential use as a permitted use.

D. No medical marijuana dispensary facility or production facility shall be allowed within the same building, structure or portion thereof that is used for residential purposes;

E. All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

6.15.5 Sign and exterior display requirements:

A. Exterior signage shall be restricted to a single sign no larger than 16” x 18”. No graphics of any kind will be allowed, and the text will be limited to the street address of the facility.

6.15.6 Off-Street Parking requirements:

A. Required off-street parking shall be in compliance with Section 6.1 of these regulations.

6.15.7 Security Requirements:

A. All medical marijuana dispensary facilities and production facilities shall have an adequate security system to prevent and detect diversion, theft or loss of marijuana utilizing commercial grade equipment meeting at least the minimum requirements of Sec. 21a-408-62 of the State of Connecticut Regulations.

B. The hours of operation for medical marijuana dispensary facilities and production facilities shall be limited to between 7:00 a.m. and 5:00 p.m., all days of the week.

6.15.8 Conditional Approval:

A. Special Exceptions shall be approved with the condition that the applicant obtains the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection (or other State agency as regulatory changes occur).

B. The conditional approval shall become finalized upon the receipt by the Town Planner of a copy of the Department of Consumer Protection-issued permit.

C. The conditional approval shall expire if the applicant fails to provide the Town Planner with a copy of the Department of Consumer Protection-issued permit within six months of the date of the TPZ’s conditional approval.

1. A six month extension of such conditional approval shall be granted to the applicant upon written notification to the Town Planner that an application for a Department of Consumer Protection permit has been filed, indicating the expected decision date of the Department of Consumer Protection permit.

6.15.9 Connecticut Department of Consumer Protection Approval:

A. The applicant shall provide the Town Plan and Zoning Commission with a copy of the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection, and any subsequent renewed permit.

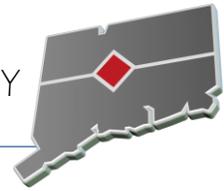
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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: Timothy Malone, Senior Planner
DATE: October 30, 2013

RECEIVED BY CCRPA ON: October 21, 2013
REFERRAL NAME: Thomaston Zoning Regulation Amendments

INITIATOR: Thomaston Planning and Zoning Commission

MUNICIPAL HEARING: December 4, 2013
REFERRED TO: CCRPA

DESCRIPTION: The Town of Thomaston is proposing changes to regulations governing commercial and manufacturing structures, and additions over 500 square feet. The change would require that they seek a special use permit.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found **not in Conflict** with the Regional Plan of Conservation and Development or any other agency plans.



Town of Thomaston
Planning and Zoning Commission
158 Main Street
Thomaston, Ct 06787
Telephone: 860-283-8411
Fax: 860-283-2893
Website: www.thomastonct.org



Sent Certified Mail

October 21, 2013

Carl Stephani
Executive Director
Central Connecticut Regional Planning Agency
225 North Main Street
Bristol, Connecticut 06710-4493

Re: Text Amendments to the Thomaston Zoning Regulations

Dear Mr. Stephani:

On December 4th, 2013 the Thomaston Planning and Zoning Commission will hold a Public Hearing on the following amendments to the text of the Zoning Regulations of the Town of Thomaston:

- Amendment to Article IV, Section 4.5, Schedule A, Part C – Table of Permitted Uses, Commercial and Manufacturing Uses to Add new Part C.1 to require new commercial or manufacturing structures and additions over 500 square feet to obtain a special use permit. Also re-numbers the remainder of Part C.

This notice is being sent to you pursuant to Section 8-3(b) of the Connecticut General Statutes. Attached for your review is a copy of the proposed text amendments. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Jeremy Leifert
Zoning/Wetlands Enforcement Official
Town Planner
Town of Thomaston

**Table of Permitted Uses
Commercial and Manufacturing Uses**

Section 4.5 - Schedule A, Part C	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
C.1 Buildings and Additions	N	N	N	N	P	P	P
<u>Minor accessory buildings and new construction that are five hundred (500) square feet or less shall be exempted from special permit requirements, but shall conform to requirements in Schedule B and Article 5</u>	**N=Not Permitted **P=Subject to special permit approval						
C.21 Service Providers	N	N	N	N	S	S	S
Buildings where goods are sold or service provided primarily at retail. Temporary sidewalk sales are exempted							
C.32 Businesses/Professional Office	N	N	N	N	P	P	P
C.43 Banks/Financial Institutes	N	N	N	N	S	S	S
C.54 Funeral Parlors	N	N	N	N	S	S	S
C.65 Dry Cleaning and Laundromats	N	N	N	N	P	P	P
C.76 Hotels and Motels	N	N	N	N	P	P	P
Property shall contain a minimum of eighty thousand (80,000) square feet and two thousand (2,000) square feet per building. Each unit shall be no less than two hundred seventy-five (275) square feet. The facility shall be served by city sewer and water.							
Front and rear yard setbacks shall be seventy-five (75). Side yard setbacks must be fifty (50) feet. Cooking facilities shall be permitted in twenty percent (20%) of the units.							
C.87 Food Service and Fast Food Restaurants	N	N	N	N	P	P	P
C.98 Commercial Printing Establishments	N	N	N	N	P	P	P
C.109 Indoor Theatres/Playhouse	N	N	N	N	P	P	P