

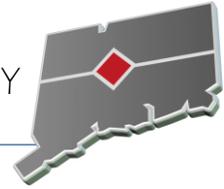
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: August 24, 2011

RE: Staff Report on Summer Referrals

DESCRIPTION: During the months of June, July, and August 2011 six referrals were received and processed by CCRPA staff. Please see the following original submittal documents, staff determinations, and replies for further information. Referrals were received from the following municipalities:

June: Town of Plymouth
July: Town of Burlington and Town of Canton
August: Town of Plainville and Town of Southington (2)

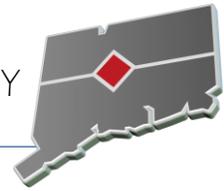
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: June 23, 2011

RECEIVED BY CCRPA ON: June 8, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Katie Murdock
MUNICIPAL HEARING: June 23, 2011
REFERRED TO: CCRPA

DESCRIPTION: Katie Murdock, proposes a text amendment to the Plymouth Zoning Regulations to permit the use of micro-slaughterhouses in the Industrial Zone. Currently, Slaughterhouses are a prohibited use according to Article 3, Section C in the Plymouth Zoning Regulations.

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

STAFF RECOMMENDATION: Pending further clarifying information outlined below, CCRPA recommends that this proposal be found **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan. Permitting micro-slaughter houses would greatly increase the availability of locally processed meat and poultry; this would in turn reduce food miles traveled, increase food security, and add to the vitality of local farms.

While very informative, the application needs further clarification regarding the desired zoning regulation amendments. While the application does outline the desire to end the prohibition of slaughterhouses by citing Article 3, C-4, it doesn't actually seek to amend the regulations that allow the specific uses. No mention is made of amending Article 4, Section B for the Table of General Use Regulations that would actually allow this use. While the applicant does reference obtaining a variance, variances are generally not granted for uses. *Pending further clarifying information showing that the applicant desires slaughterhouses to be allowed by right in the Industrial Zone, CCRPA recommends that slaughterhouses be allowed by special permit.* CCRPA also recommends that standards be drafted against which the

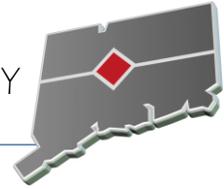
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proposed slaughterhouse can be evaluated. It is recommended that these standards consider such contextual information as the location of residential zones, neighboring businesses or facilities, and any other uses that could be negatively affected by the associated impacts of a slaughterhouse. It is also recommended that the process by which the proposed slaughterhouse plans to address the removal of waste should be reviewed thoroughly.

To: Khara Dodds
Cc: Lisa Ozaki (burlbuilding@snet.net); alanweiner@ci.bristol.ct.us
Subject: Regional Referral Final Action

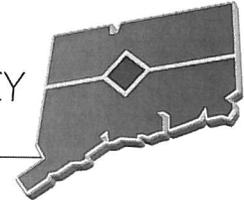
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PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL

Town of Plymouth

To: Khara Dodds, AICP Town Planner

From: Kristin Thomas, Regional Planner

Date: June 23, 2011

Referral Description: Katie Murdock, proposes a text amendment to the Plymouth Zoning Regulations to permit the use of micro-slaughterhouses in the Industrial Zone. Currently, Slaughterhouses are a prohibited use according to Article 3, Section C in the Plymouth Zoning Regulations.

The above-cited referral has been received by the CCRPA. Notice of this proposal was transmitted to the Planner charged with handling referrals under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comment: Pending further clarifying information outlined below, CCRPA finds this proposal **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan. Permitting micro-slaughter houses would greatly increase the availability of locally processed meat and poultry; this would in turn reduce food miles traveled, increase food security, and add to the vitality of local farms.

While very informative, the application needs further clarification regarding the desired zoning regulation amendments. While the application does outline the desire to end the prohibition of slaughterhouses by citing Article 3, C-4, it doesn't actually seek to amend the regulations that allow the specific uses. No mention is made of amending Article 4, Section B for the Table of General Use Regulations that would actually allow this use. While the applicant does reference obtaining a variance, variances are generally not granted for uses.

Pending further clarifying information showing that the applicant desires slaughterhouses to be allowed by right in the Industrial Zone, CCRPA recommends that slaughterhouses be allowed by special permit. CCRPA also recommends that standards be drafted against which the proposed slaughterhouse can be evaluated. It is recommended that these standards consider such contextual information as the location of residential zones, neighboring businesses or facilities, and any other uses that could be negatively affected by the associated impacts of a slaughterhouse. It is also recommended that the process by which the proposed slaughterhouse plans to address the removal of waste be reviewed thoroughly.

Questions concerning this referral should be directed to Kristin Thomas.

This email represents the final CCRPA action on this referral.

Best regards,

Kristin Thomas
Regional Planner
Central Connecticut Regional Planning Agency (CCRPA)
225 North Main Street, Suite 304
Bristol, CT 06010
T: 860.589.7820 x 153
F: 860.589.7820
www.ccrpa.org

**FAX To Kristin
CCRPA
June 23, 2011**

Dear Kristin,

As discussed, attached are several sheets: the list of slaughter houses in Connecticut that I found via Google from the Connecticut Chapter of the Northeast Organic Farming Association (CTNOGA.ORG) plus the appendix from an UConn brochure on farming.

I looked over the application again. For a novice, she has put together a decent proposal, providing a lot of information on the waste and environmental problems associated with a micro-slaughter facility. However, the specified regulation changes are not properly cited.

What the application does is to seek to end the prohibition by citing Article 3, Section C-4. What the application does not do is actually seek to amend the Regulations that allow the specific uses. No mention is made of amending Article 4, Section B for the Table of General Use Regulations that actually allows this use. There is reference to obtaining a variance and my suspicion is that she thinks that she needs a variance to have this slaughter house. Generally speaking, variances are not granted for uses. Variances are granted to bend physical rules that situations difficult or impractical, like setbacks. Moreover, variances are done at a different altar – the ZBA grants variances and not the P&ZC. The application does cite facility location as the application makes reference to Phase 1 Industrial Park and specific lot number for the facility, so we know that we are talking about the Industrial 2 Zone.

If the use is to be allowed, and it can be, the use ought to be by Special Permit with listed, approval criteria; just like all of the Town's other Special Permit uses have.

If I can be of any additional assistance, please email, call or both. Look forward to hearing from you and thank you for asking me.

Respectfully,

Margus

Local Slaughterhouses & USDA Processing Facilities

Up-dated November 2009 for the purpose of providing choices to those people requesting names of slaughterhouses.

<u>CONNECTICUT</u>	<u>Telephone</u>	<u>Comments</u>
Andrychowski E. & J Farms 257 Brick Top Road Windham, CT 06280	860-423-4123	Custom Slaughter/ processing
Baretta Provision 172 Commerce Dr. E. Berlin, CT	860-828-0802 (Bill or Dan)	USDA Inspection during processing (no slaughtering)
Bristol Beef Co. 785 Middle Street Bristol, CT 06010	860-589-9969	USDA Inspection during slaughter (No cutting or wrapping under inspection)
Litchfield Locker 205 East Street, P.O. Box 1138 Litchfield, CT 06759	860-567-5448	USDA Inspection during processing, (no slaughtering) Cryovac wrapping available.
Maurice's Country Meat Market 155 Gooseneck Hill Road Canterbury, CT 06331	860-546-9588	Custom Slaughter/ processing
Salem Prime Cuts Route 354 Colchester Road Salem, CT 06415	860-859-0741	Custom Slaughter/ processing
Brothers Quality 30 Furnace Hollow Road Stafford Springs, CT 06076	??	USDA Inspection during slaughter, Halal slaughter - Cutting & wrapping
Stocker 54 Abbey Road Enfield, CT 06082	860-749-4866	Custom Slaughter/ processing
Tarzia Meat Packing Co. 9 Wells Rd New Milford, CT 06776-5605	860-354-4569	Custom Slaughter/ processing
<u>RI</u>		
Rhode Island Beef & Veal Company 60 Armento St Johnston, RI 02919-2735	401-232-7220 (Sonny Quattici)	USDA Inspection during slaughter. Halal slaughter (for Muslim market)
Westerly Packing Company 15 Springbrook Rd Westerly, RI 02891	401-596-4340 (Bruno)	USDA Inspection during processing (cutting and wrapping).

APPENDIX A

SANITATION OF SLAUGHTERHOUSES IN CONNECTICUT:

Every slaughterhouse or place where the business of slaughtering beef, poultry or swine, or preparing the same for market, is carried on, and the implements, utensils and appliances used therein, shall at all times be kept in a clean and sanitary condition.

CT Department of Public Health

http://www.dph.state.ct.us/PH/Docs/25_Sanitation.pdf

Slaughterhouses regulated: Public Health Code 2000 (19-13-B78)

- (a) Hogs prohibited. No hogs shall be kept in connection with or within five hundred feet of such slaughterhouse.
- (b) Disposal of offal and refuse. All offal, refuse and waste material shall be disposed of in a sanitary manner within twenty-four hours after slaughtering.
- (c) Water supply. An adequate water supply, both hot and cold, shall be provided and arranged so as to permit a thorough washing of walls, floors and equipment of the slaughterhouse.
- (d) Disposal of fat and bones. All bones and fat shall be placed in covered containers and removed from the slaughtering room within twenty-four hours.
- (e) Hides and pelts. Hides or pelts shall not be stored on the floor of any room used for slaughtering, storing or preparing meats or meat food products.

Construction and sanitary requirements: Public Health Code 2000 (19-13-B79)

- (a) Construction rooms and floors.
 - [1] The floors shall be of brick, concrete or other hard impervious material and properly sloped to outlets covered with removable grating, the bars of which shall not be more than one-half inch apart;
 - [2] the walls shall be covered or made to a height of seven feet with concrete at least three inches thick or other approved impervious material;
 - [3] all rooms shall be properly ventilated and well lighted;
 - [4] properly ventilated and refrigerated cooling and storage rooms shall be provided and kept in a clean and sanitary condition. They shall be screened so as to prevent the entrance of flies and insects.
 - (b) Sterilization of apparatus. All apparatus, containers and implements used shall be thoroughly cleansed daily after using, with boiling water, live steam or other efficient sterilizing agent subject to the approval of the director of health.
 - (c) Meat to be kept off floor. Meat shall be placed on racks, hooks, tables or in suitable containers and shall never be placed on the floor.
 - (d) Sterilization of offal and flesh. All offal or flesh fed to swine shall be sterilized by cooking before feeding.
- [See Reg. 22-320f-1 et seq.]
- (e) Sanitation of yards. The yards, fences, pens, chutes and alleys on the premises, whether they are used or not, shall be maintained in a sanitary condition.
 - (f) Disposal of wastes. Proper facilities shall be provided for the collection and disposal of all liquid wastes, including blood, floor washings and other materials.
 - (g) Toilets to be provided. Toilets shall be provided for the use of the employees, the type and location to be approved by the director of health.

Local/ Town Agencies:

Local Health Departments or Districts are responsible for enforcing the Public Health Code for 'food service establishments' including restaurants, caterers, itinerant food vendors and retail food facilities. Always check with local health authorities for regulations or ordinances that apply to food processing operations. All slaughterhouse operators must comply with the Public Health Code and should contact their local health department before construction.

Local Planning and Zoning Agency and Building Enforcement Officer enforces zoning and building regulations, and should be contacted before engaging in any building and/ or business enterprise.

State Regulatory Agencies:

The Connecticut Department of Consumer Protection is concerned with the retail sale and distribution of all meat products from 'food establishments' where food is stored, offered for sale, processed, or prepared, other than an eating or drinking establishment, and includes the transportation of food.



Zoning Regulation Amendment

Micro-Slaughterhouse

This is a text amendment to Plymouth Zoning Regulations to permit the use of micro-slaughterhouses in the Industrial zone. Currently, slaughterhouses are a prohibited use according to Article 3, Section C in the Plymouth Zoning Regulations. See applicant's proposal attached.

TOWN OF PLYMOUTH

LAND USE DEPARTMENT

80 Main Street, Terryville, CT 06786
<http://www.plymouthct.us>

Telephone: (860) 585-4043
Fax: (860) 314-2564

Commission File No. _____
Date Received: 5-23-11 ✓ #121
rec: 378398

**APPLICATION FOR A CHANGE OF THE REGULATIONS OR ZONING MAP
OF THE TOWN OF PLYMOUTH CONNECTICUT**

1. I (We) hereby apply to the Planning and Zoning Commission to change:

() Zoning District Classification of Zoning Map for an area shown on the attached map which has the following title, date and scale: _____

Article 3
section C-4 -

Use Regulations as per attached entitled: 1-15-08
"Application for a change of the Zoning Regulations" Dated: 5/23/11
() Bulk Regulations as per attached entitled: _____
" _____ " Dated: _____

2. Explain in detail the nature of the change(s) requested. Attach on a separate sheet.

3. PREVIOUS applications have been submitted with respect to this property as follows: N/A
_____ Application dated: _____

4. In the case of a Zoning District Classification change or change of bulk standards for a specific area furnish tabular lists for all lots:
i. Within the area proposed to be changed
ii. Within five hundred feet in all directions of the property included in the proposed change

and showing: Phase 1 Industrial Park

iii. Assessor's Map Block and Parcel Numbers -029-018-0211
iv. Area of each lot in square feet -
v. Name of owner(s) of record of each lot

Date Filed: 5/23/11 Signature: Katie Murdock
Print Name(s) of Applicant(s) Katie Murdock
Mailing Address: 735 Plymouth Rd Phone: 860-601-1815
Harwinton CT 06791

May 23, 2011

Katie Murdock
735 Plymouth Rd
Harwinton CT 06791
bluemooncattle@gmail.com
860-601-1815

Application for a Change of the Zoning Regulations

First I would like to introduce myself, my name is Katie Murdock. I am born and raised in the neighboring Town of Harwinton, my entire family has ties to Terryville and neighboring towns, both in raising families and running businesses. Growing up on our family beef farm I was an active 4H and FFA member. I graduated from Wamogo Regional High School in 2005, and then went on to Delaware Valley College in Pennsylvania. There I earned my Bachelor's Degree in Large Animal Science, with a minor in Ag Business. Following my graduation in December 2008, I have more than tripled the beef herd at our family farm with a focus on breeding and producing high quality Hereford cattle, along with adding pigs and poultry. I have also stayed active in the beef industry being a director with the New England Hereford Association. For the past five years I have been working in the meat processing business as a meat cutter at Litchfield Locker.

I am applying for a variance to the zoning regulations for the Town of Plymouth to allow a micro slaughterhouse in the Plymouth Industrial Park, Phase 1. Currently operations involving slaughterhouses are a prohibited use; as defined in Article 3 (General Regulations,) Section C, Item 4.

This is just what local meat producers, especially within Litchfield County, have been looking for! A small, family owned and operated, honest, USDA inspected modern facility using humane practices. From harvesting to processing, all under one roof, with no outside pens.

I have been in contact with Torrington Area Health, WWPC and DEP, all with positive feedback.

Supporting documentation is attached.

Slaughterhouse Waste

DEP does not have regulations or statutes specifically for slaughterhouses but statutes and regulation that address discharges to surface and groundwaters of the State Of Connecticut, nuisance odors, stockpiling, disposing and hauling waste. Depending on the type of facilities and the types of discharges proposed will determine the permits required and the regulations and statutes that apply.

Possible Permitting Options

Liquid Portion:

The discharges will all be covered under section 22a-430-3 and 4 of the Regulations Of Connecticut Agencies if to the ground, or the sanitary sewer. Discharges to the sewer would require filing under the Food Processing General Permit. There would need to be special conditions agreed to relating to minimum treatment standards and discharge allowances. There would be some requirements to screen out solids, especially those that could result in clogged lines, excess BOD or floatables at the POTW. If a home base is available for the mobile slaughterhouse, and the site is served by public sewers the permit could be issued for that location and the process is relatively simple.

A mobile slaughterhouse processor might consider collecting the liquid waste from each site and trucking it to an approved sewage treatment plant authorized to accept over the road wastewaters (Naugatuck, Torrington, New Milford, Hartford MDC, Mattabassett District-Cromwell, Windham, Stamford-pending). Since this would be non-hazardous, they can truck the wastewater they generate without a special permit. The same Food Processing General Permit would be used, and DEP would approve the hauling method in conjunction with the receiving POTW. Minimum pretreatment standards would again be considered.

Discharge to surface water would be a very difficult permitting process, if allowed, and the permit and monitoring cost would probably be cost prohibitive, as could the treatment technology and its operation. Discharge to surface waters can only be considered if directed to a river or stream previously designated as Class B, as a wastewater receiving waterbody.

There may be an option to discharge to the ground/groundwater, but there are potential concerns, relating to Aquifer Protection Areas and pretreatment requirements. DEP would also need to look much more closely at federal regulations for guidelines and standards for this type of discharge. In addition to discharge standards, the Department would need to consider the public relations and potential odor issues associated with the discharge of liquid wastes to groundwater.

Permit questions may be directed to Donald Gonyea in the Department's Water Permitting Division at (860) 424-3827 or donald.gonyea@po.state.ct.us.

SOLIDS PORTION

As for the screenings and other non-liquid wastes, there are a number of options.

On-site composting at individual farms.

Currently small composting facilities on farms can be approved by developing Comprehensive Nutrient Management Plans with NRCS or a private engineer for review and approval by DEP. Each farm planning to compost their slaughterhouse waste would need to develop a plan.

Incineration:

To avoid the problems that may arise with on-site composting, another option for the solids would be to request a special waste authorization from the Solid Waste Group, or from a Resource Recovery Facility. These authorizations are issued under Sections 22a-208a-1, 22a-209-1, and 22a-209-8 of the Regulations. Special Waste Authorizations may be issued by DEP or in some cases directly from the receiving facility.

Questions regarding Special Waste Authorizations may be directed to Bureau of Materials Management and Compliance Assurance at 860-424-3567.

Topic:

ANIMALS;

Location:

ANIMALS - LEGISLATION;

Scope:

Connecticut laws/regulations;



May 18, 2000

2000-R-0536

OPERATING A SLAUGHTERHOUSE

By: Benjamin H. Hardy, Research Analyst

You asked which federal and state regulations or permits would apply to opening a slaughterhouse.

SUMMARY

The major regulatory considerations in operating a meat or poultry processing plant are (1) safeguarding food sold to consumers and (2) avoiding damage to the environment, especially with respect to waste disposal. The federal government is the primary regulator of food safety; the state regulates threats to the environment. Like federal law, state law (CGS § 22-272a) requires slaughterers to kill animals humanely.

FOOD SAFETY

The federal Agriculture Department's Food Safety and Inspection Service (FSIS) ensures that the nation's commercial supply of meat, poultry, and egg products is safe, wholesome, and correctly labeled and packaged as required by federal law. FSIS sets standards for food safety and inspects meat, poultry, and egg products produced domestically and imported. It inspects and regulates all raw beef, pork, lamb, chicken, and turkey sold in interstate and foreign commerce. The *Code of Federal Regulations*, volume 9, chapter 3, covers FSIS and its activities. The code is available in the Legislative Library. The FSIS web site,

<http://www.fsis.usda.gov/>, offers information about the agency, its mission, and programs. The FSIS field office at Albany, New York sent us the enclosed sample package of forms to be completed by an applicant for inspection services.

WASTE DISPOSAL

The state Department of Environmental Protection (DEP) regulates disposal of solid and liquid wastes, which are also subject to federal law. The DEP web site provides information about permits, licenses, and registrations at <http://dep.state.ct.us/pao/userguid.htm>. The department regulates hazardous solid wastes closely, but it does not consider solids such as bones and offal hazardous unless toxic chemicals contaminate them. Absent such contamination, a slaughterhouse operator would normally send nonhazardous solids to DEP-approved sites for burning or burial.

A specific DEP food processing wastewater permit covers wastewaters generated by the manufacture and storage of food and beverages for human and animal consumption. Total discharges of food processing wastewater cannot exceed 50,000 gallons per day and must be either discharged directly to a publicly owned treatment works or hauled there. The operator must register with DEP if the plant discharges more than 1,000 gallons of food processing wastewater per day. If it discharges wastewater containing high concentrations of certain substances, he must register with and receive written approval from DEP.

The department's ombudsman, Bob Kaliszewski, suggests that anyone interested in details of these permits telephone (860-424-3001) or send him E-mail (<mailto:robert.kaleszewski@po.state.ct.us>). He also recommends that operators confer with local officials if they anticipate the need to control odors (from rendering, for example) or flies at the slaughterhouse.

BH: ro

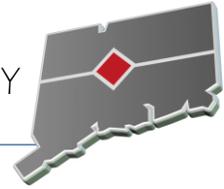
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: July 5, 2011

RECEIVED BY CCRPA ON: June 2, 2011
REFERRAL NAME: Proposed Zoning Map Amendment

INITIATOR: Robert J. Reeve
MUNICIPAL HEARING: July 14, 2011
REFERRED TO: CCRPA

DESCRIPTION: Robert J. Reeve, of Scully, Nicksa and Reeve, LLP, has applied for a change in zone on Assessor's Map 6-11, Lot 8-1 and Assessor's Map 6-9, Lot 42. The abovementioned land is bounded by Johnnycake Mountain Road, Polly Dan Road, Route 4, and the Harwinton Town Line.

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.

Kristin Thomas

To: Lisa Ozaki (burlbuilding@snet.net)
Cc: Khara Dodds; alanweiner@ci.bristol.ct.us
Subject: Regional Referral Final Action

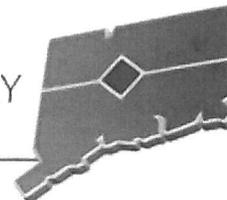
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PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL

Town of Burlington

To: Lisa Ozaki, Land Use Coordinator

From: Kristin Thomas, Regional Planner

Date: July 5, 2011

Referral Description: Robert J. Reeve, of Scully, Nicksa and Reeve, LLP, has applied for a change in zone on Assessor's Map 6-11, Lot 8-1 and Assessor's Map 6-9, Lot 42. The abovementioned land is bounded by Johnnycake Mountain Road, Polly Dan Road, Route 4, and the Harwinton Town Line.

The above-cited referral has been received by the CCRPA. Notice of this proposal was transmitted to the Planner charged with handling referrals under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comment: CCRPA finds this proposal **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

Questions concerning this referral should be directed to Kristin Thomas.

This email represents the final CCRPA action on this referral.

Best regards,

Kristin Thomas
Regional Planner
Central Connecticut Regional Planning Agency (CCRPA)
225 North Main Street, Suite 304
Bristol, CT 06010
T: 860.589.7820 x 153
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SCULLY, NICKSA & REEVE, LLP

ATTORNEYS AT LAW

EDWARD F. SCULLY
WALTER C. NICKSA, JR.
ROBERT J. REEVE
PATRICK E. SCULLY
WILLIAM MASTROGIOVANNI, JR.

79 MAIN STREET, P.O. BOX 278
UNIONVILLE, CONNECTICUT 06085-0278
(860) 673-7141

FACSIMILE (860) 675-8955

JOHN K. HANRAHAN
RETIRED
ROBERT G. GILLESPIE
1920-2007

June 1, 2011



VIA CERTIFIED MAIL –
RETURN RECEIPT REQUESTED

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

Re: Application for zoning map change / Property of Mountain Meadows Corporation
Assessor's Map 6-11, Lot 8-1 and Assessor's Map 6-9, Lot 42,
Land bounded by Johnnycake Mountain Road, Polly Dan Road, Route 4 and the
Harwinton Town Line

Dear Mr. Stephani:

This is your notice under Section 8-3b of the Connecticut General Statutes of an application for a change in zone on the above-captioned property located in the Town of Burlington, a portion of which is within 500 feet of the Harwinton town line. The Burlington Planning and Zoning Commission will be holding a public hearing on this application and you are requested to report your findings and recommendations to that Commission in accordance with your statutory duty. The public hearing is scheduled for July 14, 2011 at 7:30 p.m. at Burlington Town Hall, 200 Spielman Highway, Burlington, Connecticut.

Enclosed with this letter please a copy of an application proposing to change the boundaries of the zoning districts on the above-captioned properties. I also enclose a zone change map showing the proposed new boundaries and legal descriptions of the proposed new boundaries all in accordance with the statutory requirements.

Thank you for your attention to this.

Very truly yours,

A handwritten signature in blue ink, appearing to read "RJR", written over a blue horizontal line.

Robert J. Reeve

RJR/sjv
enclosures

cc: Burlington Planning & Zoning Commission, w/o encs.

Planning and Zoning Commission
Application for Permit
Site Plan or Special Permit Use

Check which application applying for: X Zoning Map Change
 Site Plan (Section 10 – Zoning Regulations) Special Use Permit (Section 9 & 10 – Zoning Regulations)

Address where use is proposed: Assessor's Map 6-11, Lot 8-1; Assessor's Map 6-9, Lot 42

Applicant's Name: Mountain Meadows Corporation Phone: 860-673-7141

Applicant's Address: c/o Robert J. Reeve, Esq.
79 Main Street, Unionville, CT 06085

Applicant's Signature: [Signature] Date: 5-25-11

Property Owner's Name: Mountain Meadows Corporation Phone: 860-673-7141

Property Owner's Address: c/o Robert J. Reeve, Esq.
79 Main Street, Unionville, CT 06085

Property Owner's Signature: [Signature] Date: 5-25-11

Description of proposed use: Zone change only at this time

Area of proposed activity: Zone change only at this time acres

Zoning District: R-44; CB; I (currently) Total Parcel Area: 171.3

Such proposed use of land is generally located on the west (northerly, etc.) side of Johnnycake Mountain Road (street, road, etc) approximately feet (north, south, etc.) of the intersection of at Rt. 4 and Polly Dan Road (street, road, etc.). (see zone change maps)

Section(s) of Zoning Regulations to which use request applies: X.A.6

Type of use: new addition to existing use - if so then date of previous Commission approval: n/a

Are there located on the premises, or on adjacent parcels onto which storm water will flow, any soil types designated as "Inland Wetlands"? X YES NO

If yes, referral to Inland Wetlands and Watercourses Commission by applicant is necessary. N/A at this time

Does this application include an Affordable Housing Development as defined by the Connecticut General Statutes? X YES NO

Submission: Application signed by the applicant or by authorized agent shall be submitted to the Commission at a regular meeting or submitted to the Land Use Office. An application will not be considered complete until all of the above items have been submitted and received by the Commission at a regular scheduled meeting. An incomplete application or an application submitted without the requisite fee shall be denied.

Public Hearing: The Commission shall, within sixty-five (65) days of receipt of an application for a Special Permit for any operation involving earth products, hold a public hearing on such application. The Commission may, as a courtesy, provide written notice to all adjacent property owners. This application shall be and accompanied by and include the following:

- Fee:** An application fee is the amount of see fee schedule.
 - Listing of Adjacent Property Owners:** The applicant shall provide the Commission with a separate sheet listing the names and addresses of all adjacent property owners, including those whose properties are separated from the applicant's premises by a public highway. Such names and addresses shall be as shown on the latest records of the Town Assessor.
 - Site Plan:** Five (5) copies of a grading plan as per Section 10 of the Zoning Regulations
- Name of Firm preparing Site Plan: _____

If this application is approved, the applicant will be required to provide the Commission with a bond secured by a passbook savings account or irrevocable letter of credit or any other form of security satisfactory to the Commission in accord with Section 12.8 of the Zoning Regulations.

In all cases where the Zoning Regulations require approval of Site Plans or Special Permit Use, no building permit shall be issued by the Building Inspector except upon authorization of and in conformity with the Site Plans approved by the Commission.

SCULLY, NICKSA & REEVE, LLP

ATTORNEYS AT LAW

EDWARD F. SCULLY
WALTER C. NICKSA, JR.
ROBERT J. REEVE
PATRICK E. SCULLY
WILLIAM MASTROGIOVANNI, JR.

79 MAIN STREET, P.O. BOX 278
UNIONVILLE, CONNECTICUT 06085-0278
(860) 673-7141

FACSIMILE (860) 675-8955

JOHN K. HANRAHAN
RETIRED
ROBERT G. GILLESPIE
1920-2007

May 25, 2011

Robert M. Angelillo, Chairman
Burlington Planning and Zoning Commission
Burlington Town Hall
200 Spielman Highway
Burlington, CT 06013

Re: Application for zoning map change / Property of Mountain Meadows Corporation
Assessor's Map 6-11, Lot 8-1 and Assessor's Map 6-9, Lot 42
Land bounded by Johnnycake Mountain Road, Polly Dan Road, Route 4 and the
Harwinton Town Line

Dear Mr. Angelillo:

This office represents Mountain Meadows Corporation, owner of the above-mentioned parcels.

The purpose of this letter is to file an application for a zoning map change on these parcels. I understand that there is no form for this type of application and that a letter such as this will suffice. The application fee of \$260.00 is enclosed. These parcels abut the Harwinton town line and the general statutes require the Commission to notify both regional planning agencies and the Harwinton Town Clerk by certified mail.

Assessor's Lot 42 is a 50.8 acre parcel. 49.5 acres are currently zoned R-44 and 1.3 acres are currently zoned Industrial. In accordance with the enclosed zone change map, the applicant proposes that the 1.3 acres on this property currently zoned Industrial be changed to R-44 to be consistent with the remainder of the parcel.

Assessor's Lot 8-1 is a 120.5 acre parcel. 48.1 acres of this parcel are currently zoned R-44; 66.4 acres are currently zoned Industrial; and 6.0 acres are currently zoned Central Business. The applicant proposes to realign the zone lines such that there would be a reduction in the R-44 area from 48.1 acres to 47.0 acres with this zone being located adjacent to the R-44 area on Lot 42 and along Johnnycake Mountain Road. The existing 6.0 acre Central Business zone will be increased to 74 acres and include the entire frontage along Route 4. The existing Industrial zone which is currently a long and narrow area with frontage on Route 4 will be eliminated and absorbed by the

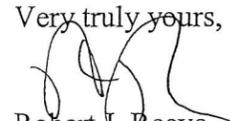
Robert M. Angelillo, Chairman
Burlington Planning and Zoning Commission
May 25, 2011
Page 2

other two zones. The newly created area in the Central Business zone is 68 acres, slightly larger than the existing 67.7 acre Industrial zone which is proposed to be eliminated.

The legal description of the proposed new zoning boundaries consistent with the metes and bounds of those boundaries shown on the zone change map is enclosed with this letter, as are 5 copies of the zone change map and a list of all adjacent property owners and their mailing addresses.

The applicant requests that you receive this application at your next regularly scheduled meeting and schedule it for a public hearing.

Thank you very much for your consideration.

Very truly yours,

Robert J. Reeve

RJR/sjv
enclosures

PROPOSED R-44 ZONE (1)

All that area of land situated in the Town of Burlington, County of Hartford and State of Connecticut, being shown as "PROPOSED R-44 ZONE" on a map entitled "Zone Change Plan Prepared For MOUNTAIN MEADOWS CORPORATION Assessors Map 6-9 Lot 42 & Map 6-11 Lot 8-1 CT. Route #4, Johnnycake Mountain Road and Polly Dan Road Burlington Connecticut Scale: 1" = 100' May 2011 Sheet 1 of 3 Prepared By Neriani Surveying 35 Old Farms Road – Avon Connecticut (860) 677-7732" to which reference may be made for a more particular description. Said area is bounded and described as follows:

Beginning at a point on the southwesterly highway line of Johnnycake Mountain Road which point marks the northeasterly corner of the area herein described and which point is 599.57 feet southeasterly of the intersection of Johnnycake Mountain Road with Connecticut Route 4 as measured along said southwesterly highway line of Johnnycake Mountain Road; from said point of beginning running S 16° 22' 05" E a distance of 141.42 feet to a point; thence running S 15° 35' 06" E a distance of 621.81 feet to a point; thence running S 19° 50' 49" E a distance of 264.74 feet to a point; thence running S 21° 17' 13" E a distance of 30.00 feet to a point; the last four courses and distances being along Johnnycake Mountain Road; thence running N 87° 29' 50" W along land now or formerly of Garrard J. and Linnea G. Pare, as shown on said map, a distance of 331.83 feet to a point; thence running N 16° 08' 08" W a distance of 950.00 feet to a point; thence running N 73° 37' 55" E a distance of 300.00 feet to the point and place of beginning; the last two courses and distances being along other land of Mountain Meadows Corporation.

PROPOSED R-44 ZONE (2)

All that area of land situated in the Town of Burlington, County of Hartford and State of Connecticut, being shown as a Proposed R-44 Zone encompassing "ASSESSORS MAP 6-9 LOT 42" and a portion of "ASSESSORS MAP 6-11 LOT 8-1" on a map entitled "Zone Change Plan Prepared For MOUNTAIN MEADOWS CORPORATION Assessors Map 6-9 Lot 42 & Map 6-11 Lot 8-1 CT. Route #4, Johnnycake Mountain Road and Polly Dan Road Burlington Connecticut Scale: 1" = 100' May 2011 Sheet 2 of 3 and Sheet 3 of 3 Prepared By Neriani Surveying 35 Old Farms Road – Avon Connecticut (860) 677-7732" to which reference may be made for a more particular description. Said area is bounded and described as follows:

Beginning at a point marking the northeasterly corner of the area herein described and the northwesterly corner of land now or formerly of Thomas R. and Linda A. Dezenzo, as shown on said map; from said point of beginning running S 04° 39' 45" W along said land now or formerly of said Dezenzo, land now or formerly of Mark R. and Linda M. Gerrity, land now or formerly of Kevin M. and Julie A. Dumont, land now or formerly of Jerzy and Bozena Piasecki, land now or formerly of David A. Kolanek, land now or formerly of Anne M. Disorbo, and land now or formerly of Jamieson H. and Kellie J. Hoyt, all as shown on said map, a total distance of 1,552.01 feet to a point; thence running N 87° 39' 06" E along said land now or formerly of Hoyt, a distance of 91.51 feet to a point; thence running S 40° 12' 27" W a distance of 395.38 feet to a point; thence running S 34° 17' 19" W a distance of 256.67 feet to a point; thence running S 02° 10' 01" E a distance of 342.62 feet to a point; the last three courses and distances being along "Johnnycake Mews" as shown on said map; thence running S 03° 56' 42" W a distance of 1,325.63 feet to a point; thence running S 05° 23' 37" W a distance of 390.00 feet to a point in the northerly highway line of Polly Dan Road; the last two courses and distances being along land now or formerly of Mountain Meadows Corporation, as shown on said map; thence running N 84° 36' 23" W a distance of 130.00 feet to a point; thence running along a curve to the left with a radius of 200.00 feet a distance of 128.76 feet to a point; the last two courses and distances being along Polly Dan Road; thence running N 84° 34' 07" W a distance of 247.52 feet to a point; thence running N 86° 38' 43" W a distance of 309.96 feet; the last two courses and distances being along land now or formerly of Daniel M. and Lynn M. Schaivone, as shown on said map; thence running N 03° 37' 58" E a distance of 3,607.87 feet to a point; thence running N 04° 02' 47" E a distance of 567.66 feet to a point; the last two courses and distances being along land now or formerly of the Bristol Water Company, as shown on said map; thence running S 85° 42' 26" E along other land of Mountain Meadows Corporation a distance of 1,092.43 feet to the point and place of beginning.

PROPOSED CB ZONE

All that area of land situated in the Town of Burlington, County of Hartford and State of Connecticut, being shown as "PROPOSED CB ZONE" on a map entitled "Zone Change Plan Prepared For MOUNTAIN MEADOWS CORPORATION Assessors Map 6-9 Lot 42 & Map 6-11 Lot 8-1 CT. Route #4, Johnnycake Mountain Road and Polly Dan Road Burlington Connecticut Scale: 1" = 100' May 2011 Sheet 1 of 3 and Sheet 2 of 3 Prepared By Neriani Surveying 35 Old Farms Road – Avon Connecticut (860) 677-7732" to which reference may be made for a more particular description. Said area is bounded and described as follows:

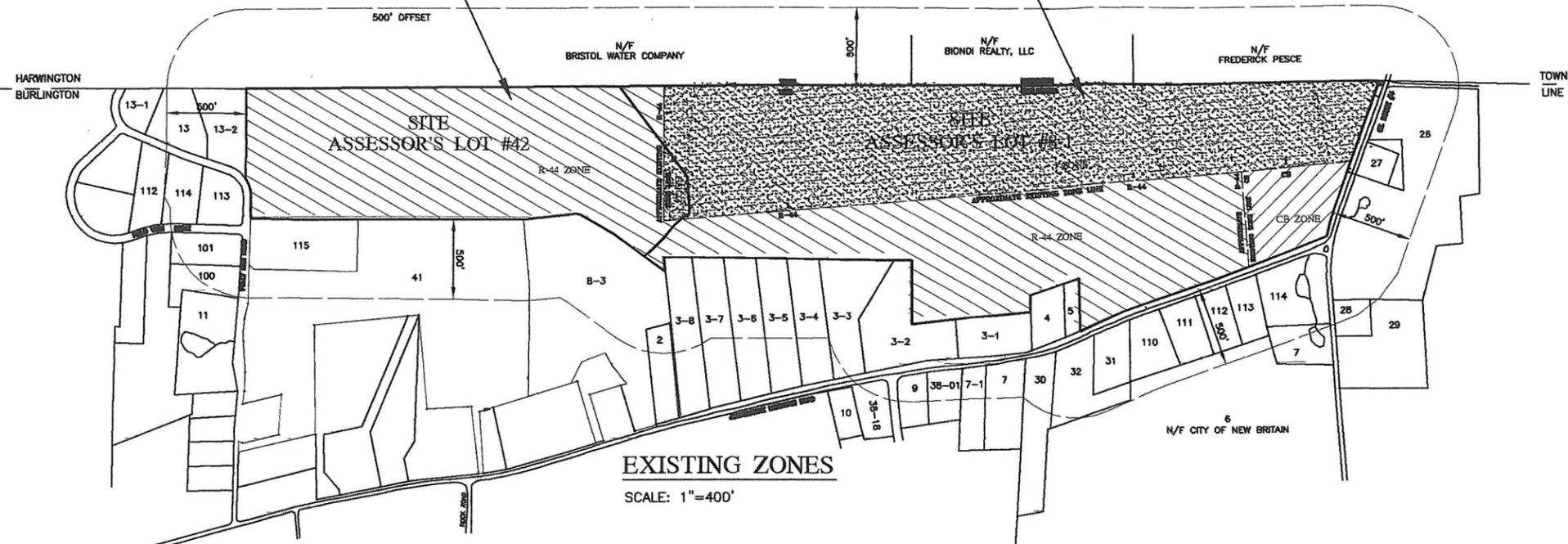
Beginning at a point on the southerly highway line of Connecticut Route 4 which point marks the northwesterly corner of the area herein described and the northeasterly corner of land now or formerly of Frederick Pesce, as shown on said map; from said point of beginning running S 39° 27' 57" E a distance of 0.94 feet to a CHD Monument; thence running S 66° 39' 37" E a distance of 846.18 feet to a CHD monument; thence running along a curve to the left with a radius of 1,186.30 feet a distance of 178.71 feet to a point; the last three courses and distances being along the southerly highway line of Connecticut Route 4; thence running S 16° 48' 17" E a distance of 340.16 feet to a point; thence running S 16° 22' 05" E a distance of 259.41 feet to a point; the last two courses and distances being along the westerly highway line of Johnnycake Mountain Road; thence running S 73° 37' 55" W along other land of Mountain Meadows Corporation being shown as Proposed R-44 Zone on said map a distance of 300.00 feet to a point; thence running S 16° 08' 08" E along said other land of Mountain Meadows Corporation a distance of 950.00 feet to a point; thence running S 14° 31' 09" E along land now or formerly of Garrard J. and Linnea G. Pare and along land now or formerly of Helen M. O'Sullivan as shown on said map, a total distance of 324.78 feet to a point; thence running S 87° 41' 59" E along said land now or formerly of O'Sullivan a distance of 105.37 feet to a point; thence running S 01° 10' 07" E a distance of 208.68 feet to a point; thence running S 00° 14' 57" E a distance of 182.02 feet to a point; thence running S 02° 19' 21" E a distance of 70.83 feet to a point; the last three courses and distances being along land now or formerly of Mark L. Simonides, as shown on said map; thence running S 02° 19' 21" E a distance of 290.46 feet to a point; thence running N 85° 42' 26" W a distance of 400.47 feet to a point; the last two courses and distances being along land now or formerly of Thomas R. and Linda A. Dezenzo, as shown on said map; thence running N 85° 42' 26" W along other land of Mountain Meadows Corporation a distance of 1,092.43 feet to a point; thence running N 04° 02' 47" E along land now or formerly of Biondi Realty, LLC as shown on said map, a distance of 1,393.03 feet to a point; thence running N 03° 21' 30" E along land now or formerly of Frederick Pesce as shown on said map, a distance of 1,537.45 feet to a CHD monument and the point and place of beginning.

PROPOSED ZONE CHANGES FOR ASSESSOR'S LOTS #42 AND #8-1

CONNECTICUT ROUTE #4, JOHNNYCAKE MOUNTAIN ROAD AND POLLY DAN ROAD, BURLINGTON, CONNECTICUT

ASSESSOR'S LOT #42 (TOTAL AREA = 50.8 ACRES)
 AREA OF EXISTING R-44 ZONE = 49.5 ACRES ±
 AREA OF EXISTING I ZONE = 1.3 ACRES ±

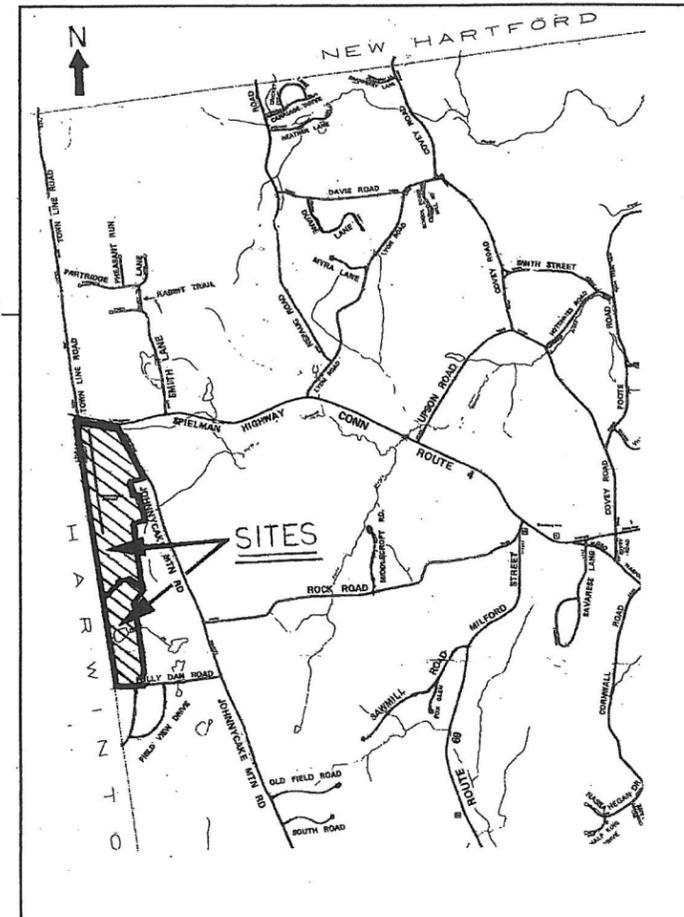
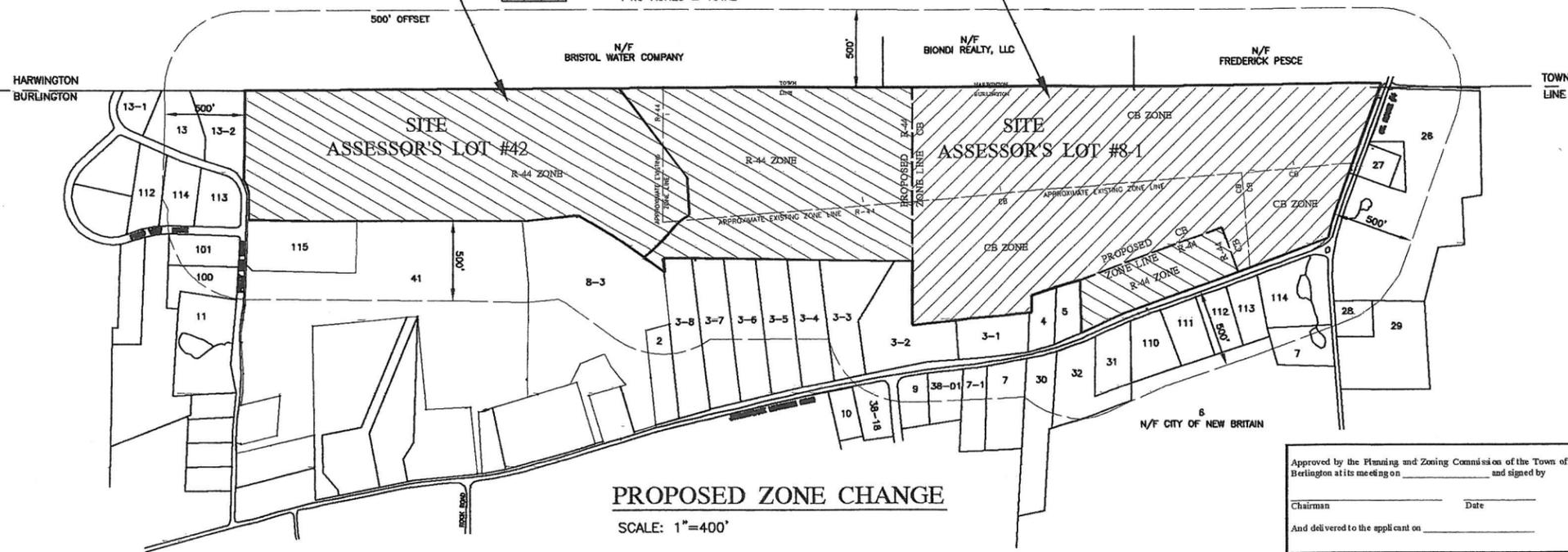
ASSESSOR'S LOT #8-1 (TOTAL AREA = 120.5 ACRES)
 AREA OF EXISTING R-44 ZONE = 47.7 ACRES ±
 AREA OF EXISTING I ZONE = 66.4 ACRES ±
 AREA OF EXISTING CB ZONE = 6.4 ACRES ±



ASSESSOR'S LOT #42 (TOTAL AREA = 50.8 ACRES)
 AREA OF R-44 ZONE (EXISTING AND PROPOSED) = 50.8 ACRES

ASSESSOR'S LOT #8-1 (TOTAL AREA = 120.5 ACRES)
 AREA OF R-44 ZONE (EXISTING AND PROPOSED) = 45.6 ACRES ±
 AREA OF CB ZONE (6.4 ACRES ± EXISTING AND 68.5 ACRES ± PROPOSED) = 74.9 ACRES ± TOTAL

NOTE: THE NEW AREA OF PROPOSED CENTRAL BUSINESS ZONE (68.5 ACRES) IS GREATER THAN THE PREVIOUS AREA OF EXISTING INDUSTRIAL ZONE (67.7 ACRES)



KEY MAP
 SCALE: 1"=2000'

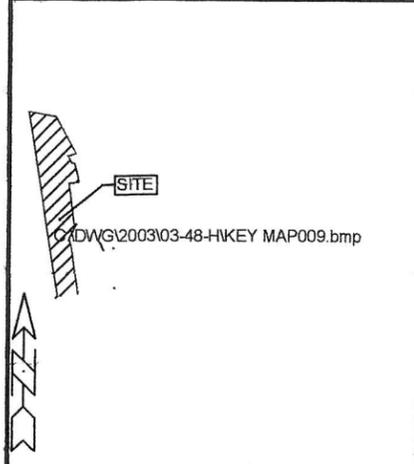
MAP REFERENCES

- "Zone Change Map, Prepared for Mountain Meadows Corporation, Assessors Map 6-9 Lot 42 and Map 6-11 Lot 8-1, CT Route #4, Johnnycake Mountain Road and Polly Dan Road, Burlington, Connecticut, Scale: 1"=100', Date: May, 2011, Sheets #1 - 3 of 3" by Neriani Surveying, Avon, CT.
- "Assessor Maps, Town of Burlington, Hartford County, Connecticut, Scale: 1"= 200 +/-, Sheets #6 - 7, 6 - 9 and 6 - 11" by James W. Sewall Company, Old Town, Maine.
- Zoning Maps of the Town of Burlington.

OWNER AND APPLICANT:
 MOUNTAIN MEADOWS CORPORATION
 P.O. BOX 1189
 BURLINGTON, CT. 06013

REVISIONS					
MAY 14, 2011: ADD NOTES, ADD KEY MAP, MISCELLANEOUS REVISIONS.					
PROPOSED ZONE CHANGE MAP					
FOR: MOUNTAIN MEADOWS CORPORATION, OWNER/APPLICANT					
ASSESSOR'S LOTS #42 AND #8-1					
CT. ROUTE #4, JOHNNYCAKE MOUNTAIN ROAD AND POLLY DAN ROAD BURLINGTON, CONNECTICUT					
DAVID F. VITNEY CONSULTING ENGINEER					
21 ARCH ROAD P.O. BOX 1805 AVON, CONNECTICUT 06001 (860) 673-8412					
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	SHEET NO.	PROJECT NO.
MAY 3, 2011	1"=400'	B.J.L.	DFW	1 OF	11-04

Approved by the Planning and Zoning Commission of the Town of Burlington at its meeting on _____ and signed by _____
 Chairman _____ Date _____
 And delivered to the applicant on _____



LOCATION MAP
Scale: 1" = 3000'

ASSESSORS MAP 6-11
LOT 8-1
5,250,246 Sq. Ft.
or
120.529 Acres
PROPOSED R-44 ZONE

ASSESSORS MAP 6-11
LOT 8-1
5,250,246 Sq. Ft.
or
120.529 Acres
PROPOSED CB ZONE

Map References:

1. "Resubdivision Plan Prepared For Mountain Meadows Corporation Ct. Route #4, Johnnycake Mountain Road and Polly Dan Road, Burlington, Connecticut, Scale 1"=100', April 2008, Rev. April 11, 2008" by Neriani Surveying, Avon, Ct..
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3. "Plan of Subdivision Land Owned by Richard A. & Morris B. Hogan, Polly Dan Road, Burlington, Connecticut, Scale: 1"=50', October 1977" Hodge Surveying Associates, P.C.
4. "Perimeter Survey, Division of Land of Lynn and Danial Schlawane into Parcel "A" and "B", Polly Dan Road, Burlington, Connecticut, Scale: 1"=40', Feb 23, 2001" Compass Engineering Group.
5. "Boundary and Subdivision Plan Cozy Acres, Johnnycake Mountain Road, Burlington, Connecticut, Scale: 1"=40', Sept. 1988, Revised 10/19/88" Jon R. Streeter, L.S.
6. "Map of Land Owned by Thomas L. Goodwin & John L. Goodwin, Johnnycake Mountain Road, Burlington, Connecticut, Scale: 1"=100', April 1991" Hodge Surveying Associates, P.C.
7. "Map of Land, Property of Virginia B. Ingraham, Route 117, Harwinton, Conn., Scale: 1"=200', October 5, 1959" H.J. Doolittle, C.E.
8. "Permanent Easement to be Conveyed to S.N.E.T. by Morris B. Hogan and Estate of Richard A. Hogan, Johnnycake Mountain Road, Burlington, Connecticut, Scale: 1"=10', September 1987" William A. Berglund L.S..

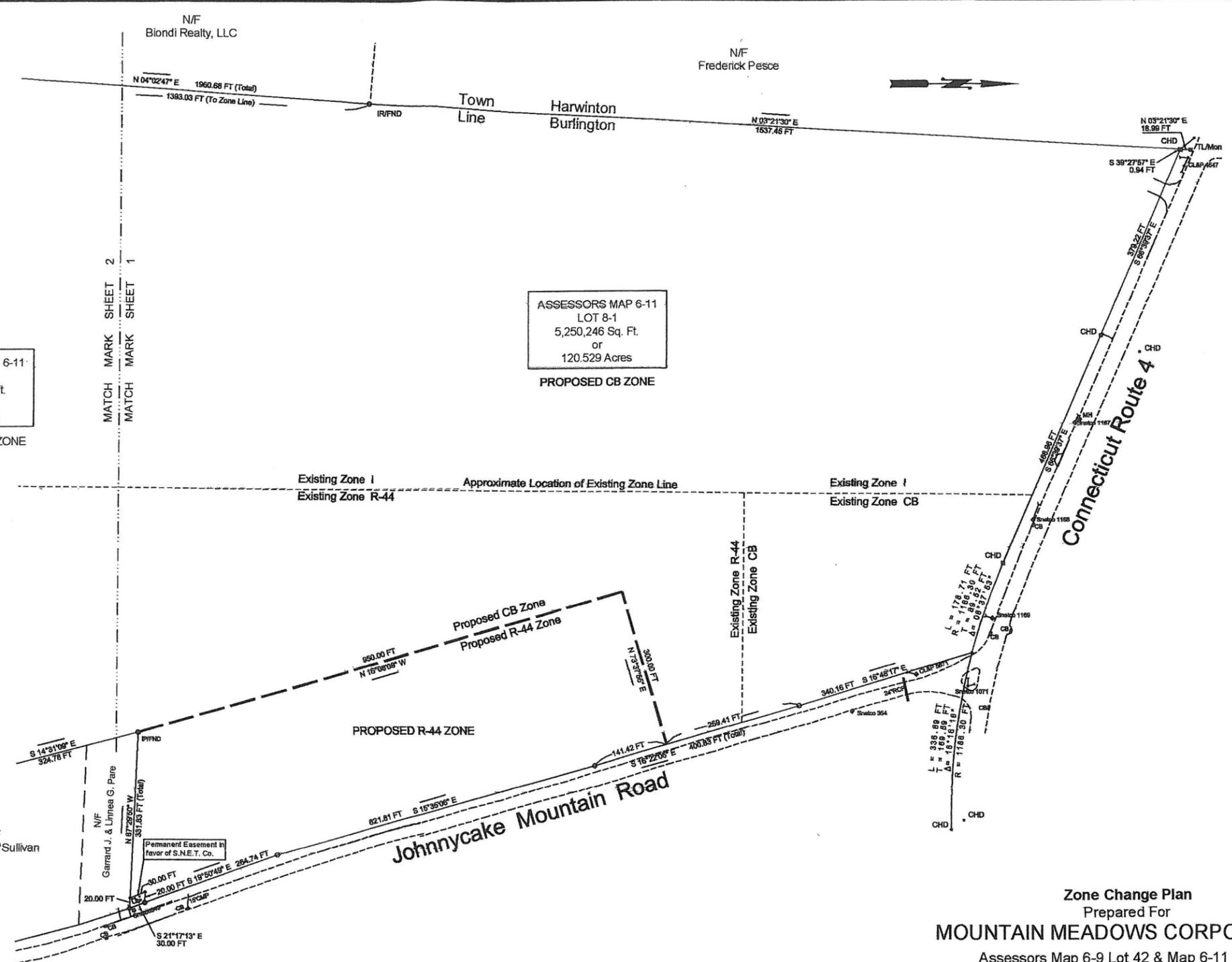
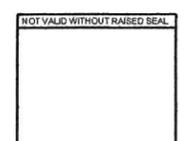
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20, 20B, 1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS A ZONE CHANGE SURVEY BASED UPON A DEPENDENT SURVEY

CLASS OF ACCURACY: CLASS A2

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ARTHUR M. NERIANI - LAND SURVEYOR
CT LS #10250



Notes:

- 1) The regulations of the Planning and Zoning Commission of the Town of Burlington are hereby made a part of this plan, and approval of this plan is contingent upon compliance with all requirements of said regulations.
- 2) Zone R-44 - Residential Zone. Zone I - Industrial Zone. Zone CB - Central Business Zone.

Approved by the Planning and Zoning Commission of the Town of Burlington at its meeting on (Date) _____ and signed by
 Chairman _____
 Secretary _____

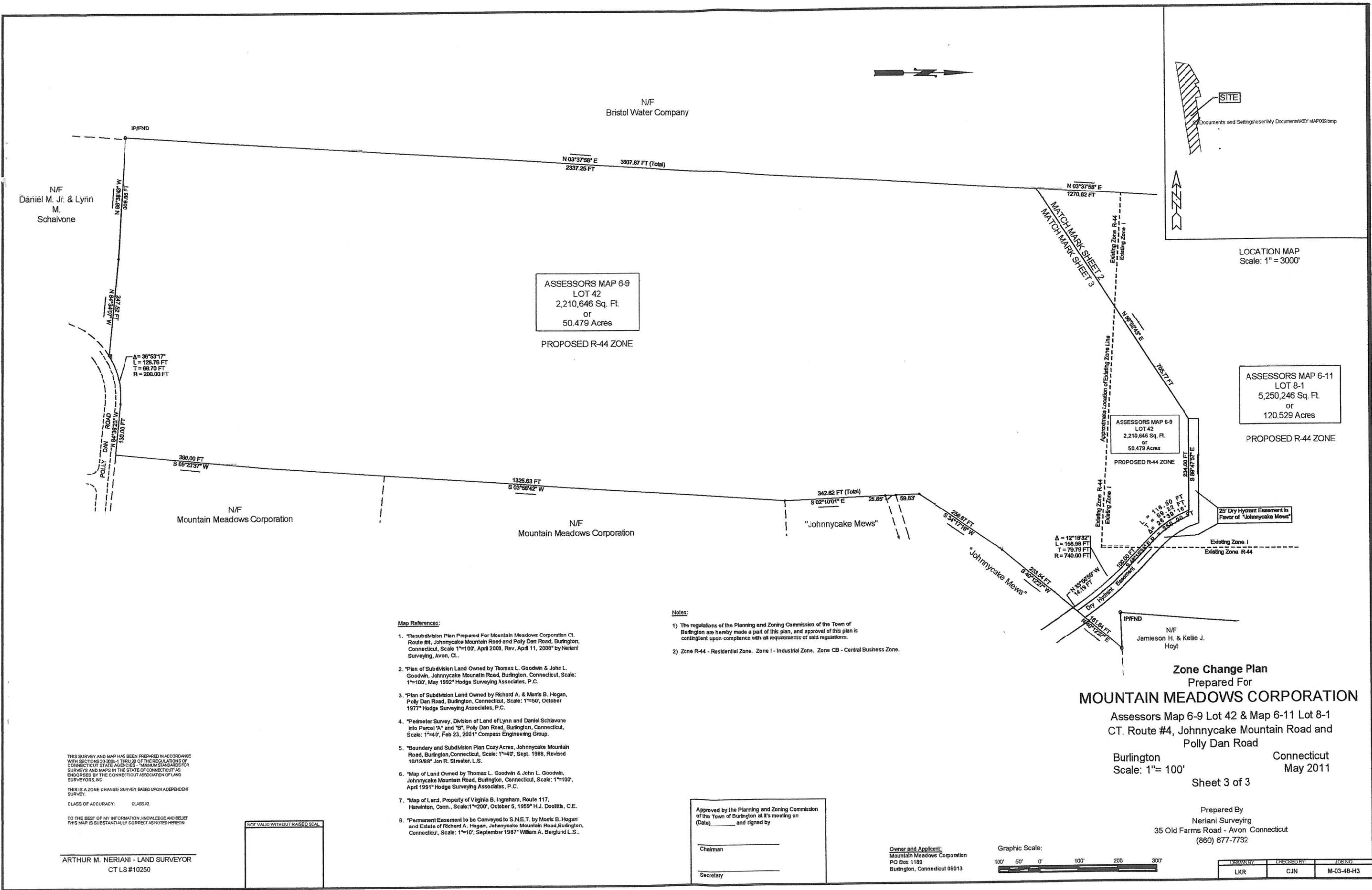
Owner and Applicant:
Mountain Meadows Corporation
PO Box 1189
Burlington, Connecticut 06013

Graphic Scale:
100' 50' 0' 100' 200' 300'

DRAWN BY:	CHECKED BY:	JOB NO.
LKR	CJN	M-03-48-H1

Zone Change Plan
Prepared For
MOUNTAIN MEADOWS CORPORATION
Assessors Map 6-9 Lot 42 & Map 6-11 Lot 8-1
CT. Route #4, Johnnycake Mountain Road and
Polly Dan Road
Burlington Connecticut
Scale: 1"= 100'
May 2011
Sheet 1 of 3

Prepared By
Neriani Surveying
35 Old Farms Road - Avon Connecticut
(860) 677-7732



ASSESSORS MAP 6-9
LOT 42
2,210,646 Sq. Ft.
or
50.479 Acres

PROPOSED R-44 ZONE

ASSESSORS MAP 6-11
LOT 8-1
5,250,246 Sq. Ft.
or
120.529 Acres

PROPOSED R-44 ZONE

LOCATION MAP
Scale: 1" = 3000'

Map References:

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8. "Permanent Easement to be Conveyed to S.N.E.T. by Morris B. Hogan and Estate of Richard A. Hogan, Johnnycake Mountain Road, Burlington, Connecticut, Scale: 1"=10', September 1987" William A. Berglund L.S..

Notes:

- 1) The regulations of the Planning and Zoning Commission of the Town of Burlington are hereby made a part of this plan, and approval of this plan is contingent upon compliance with all requirements of said regulations.
- 2) Zone R-44 - Residential Zone. Zone I - Industrial Zone. Zone CB - Central Business Zone.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THROUGH 20-300b OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS A ZONE CHANGE SURVEY BASED UPON AN INDEPENDENT SURVEY.
CLASS OF ACCURACY: CLASS 2

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

NOT VALID WITHOUT RAISED SEAL

ARTHUR M. NERIANI - LAND SURVEYOR
CT LS #10250

Approved by the Planning and Zoning Commission of the Town of Burlington at its meeting on (Date) _____ and signed by

Chairman

Secretary

Owner and Applicant:
Mountain Meadows Corporation
P.O. Box 1189
Burlington, Connecticut 06013

Graphic Scale:
100' 50' 0' 100' 200' 300'

Zone Change Plan
Prepared For
MOUNTAIN MEADOWS CORPORATION

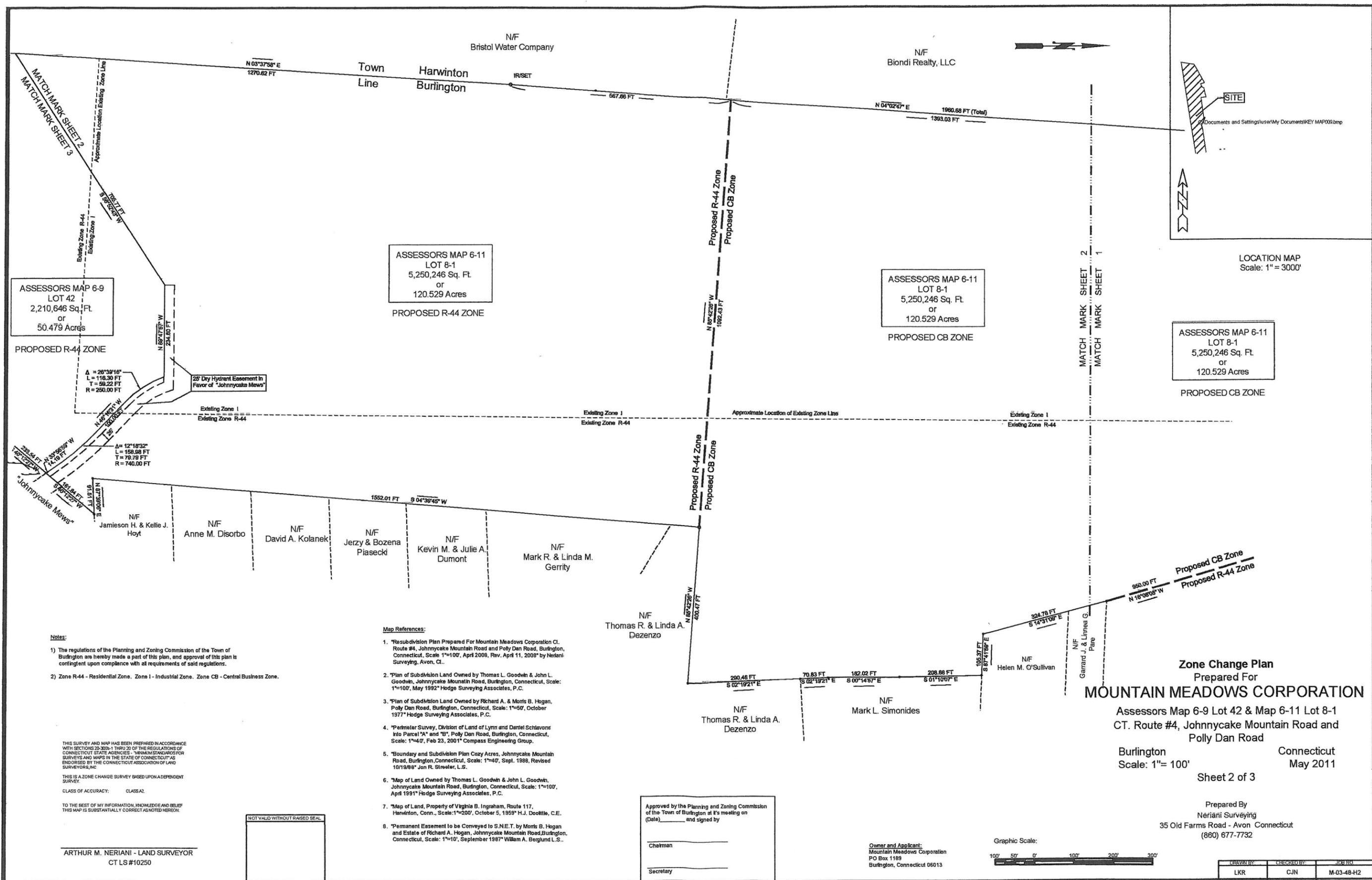
Assessors Map 6-9 Lot 42 & Map 6-11 Lot 8-1
CT. Route #4, Johnnycake Mountain Road and
Polly Dan Road

Burlington Connecticut
Scale: 1"= 100' May 2011

Sheet 3 of 3

Prepared By
Neriani Surveying
35 Old Farms Road - Avon Connecticut
(860) 677-7732

DRAWN BY	CHECKED BY	TOR NO.
LKR	CJN	M-03-48-H3

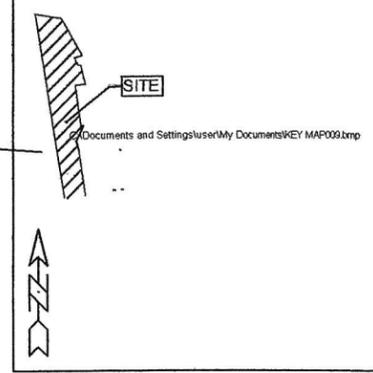


ASSESSORS MAP 6-9
LOT 42
2,210,646 Sq. Ft.
or
50.479 Acres

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120.529 Acres
PROPOSED R-44 ZONE

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ASSESSORS MAP 6-11
LOT 8-1
5,250,246 Sq. Ft.
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PROPOSED CB ZONE



- Notes:**
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- Map References:**
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 - "Permanent Easement to be Conveyed to S.N.E.T. by Morris B. Hogan and Estate of Richard A. Hogan, Johnnycake Mountain Road, Burlington, Connecticut, Scale: 1"=10', September 1997" William A. Berglund L.S..

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-302b-1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS A ZONE CHANGE SURVEY BASED UPON A DEPENDENT SURVEY.

CLASS OF ACCURACY: CLASS A2.

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID WITHOUT RAISED SEAL.

ARTHUR M. NERIANI - LAND SURVEYOR
CT LS #10250

Approved by the Planning and Zoning Commission of the Town of Burlington at its meeting on (Date) _____ and signed by

Chairman _____

Secretary _____

Owner and Applicant:
Mountain Meadows Corporation
PO Box 1189
Burlington, Connecticut 06013



Zone Change Plan
Prepared For
MOUNTAIN MEADOWS CORPORATION
Assessors Map 6-9 Lot 42 & Map 6-11 Lot 8-1
CT. Route #4, Johnnycake Mountain Road and
Polly Dan Road
Burlington Connecticut
Scale: 1"= 100'
May 2011

Sheet 2 of 3
Prepared By
Neriani Surveying
35 Old Farms Road - Avon Connecticut
(860) 677-7732

DRAWN BY	CHECKED BY	DATE
LKR	C-JN	M-03-48-H2

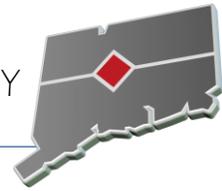
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Tel: (860) 589-7820
or (860) 224-9888



TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: July 512, 2011

RECEIVED BY CCRPA ON: June 6, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Town of Canton
MUNICIPAL HEARING: July 20, 2011
REFERRED TO: CCRPA

DESCRIPTION: The Town of Canton proposes the following zoning regulation text amendment: Section 63.3.3

Existing Text: *“Except for barber poles and the area of a sign devoted to displaying the time and/or temperature, no signs shall be of the flashing, rotating, or animated type. Time and temperature readings may not flash at intervals of less than five seconds.”*

Proposed Text: *“The following signs are not permitted under any circumstance:*

- a. Flashing, rotating, and animated signs;*
- b. Signs capable of changing image using electronic control;*
- c. Signs with display screens using LED, LCD, plasma or functionally equivalent technology; and,*
- d. Signs capable of slide show or series of stills, or full motion, or a combination thereof;”*

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.

Kristin Thomas

To: sbrodeur@townofcantonct.org
Cc: Lisa Ozaki (burlbuilding@snet.net); kstewartson@crcog.org
Subject: Regional Referral Final Action

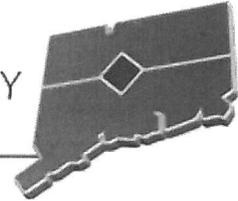
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PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL

Town of Canton

To: Susan Brodeur, Land Use Coordinator
From: Kristin Thomas, Regional Planner
Date: July 14, 2011

Referral Description: The Town of Canton proposes the following zoning regulation text amendment: Section 63.3.3

Existing Text: *"Except for barber poles and the area of a sign devoted to displaying the time and/or temperature, no signs shall be of the flashing, rotating, or animated type. Time and temperature readings may not flash at intervals of less than five seconds."*

Proposed Text: *"The following signs are not permitted under any circumstance:*

- a. Flashing, rotating, and animated signs;*
- b. Signs capable of changing image using electronic control;*
- c. Signs with display screens using LED, LCD, plasma or functionally equivalent technology; and,*
- d. Signs capable of slide show or series of stills, or full motion, or a combination thereof;"*

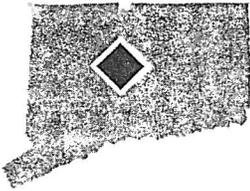
Comment: CCRPA finds this proposal **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

Questions concerning this referral should be directed to Kristin Thomas.

This email represents the final CCRPA action on this referral.

Best regards,

Kristin Thomas
Regional Planner
Central Connecticut Regional Planning Agency (CCRPA)
225 North Main Street, Suite 304
Bristol, CT 06010
T: 860.589.7820 x 153
F: 860.589.7820
www.ccrpa.org



CENTRAL CONNECTICUT
REGIONAL PLANNING
AGENCY

MAY 27 RECD

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

Zoning and Subdivision Referral Form

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

FROM: Planning Commission

Planning & Zoning
Commission

Zoning Commission

City Council acting as
Zoning Commission

Canton
Municipality

5/24/11
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: 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: _____
(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.

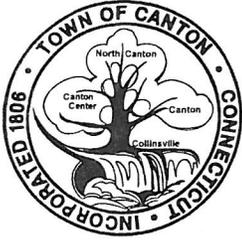
Note: Statutes may also require referrals of open space grants (7-131e(c)), foreign trade zones (7-136 d-e(a)), and interlocal agreements or the proposed formation of a district (8-35d).

S Brodeur
Signature

Susan Brodeur- Land Use Office
Title (please print)

For Office Use
Only:

File No. 156 Application No. 1328
Date Submitted 5/18 Date Received by Commission 5/18/11



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

COMMISSION SPONSERED ZONE CHANGE

ZONING REGULATION AMENDMENT INFORMATION

1. Section Number Location to be amended/ added: Section 63.3.3

2. Existing Text:

“Except for barber poles and the area of a sign devoted to displaying the time and/or temperature, no signs shall be of the flashing, rotating or animated type. Time and temperature readings may not flash at intervals of less than five seconds.”

3. Proposed Text:

“The following signs are not permitted under any circumstance:

- a. flashing, rotating and animated signs;
- b. signs capable of changing image using electronic control;
- c. signs with display screens using LED, LCD, plasma, or functionally equivalent technology; and,
- d. signs capable of slide show or series of stills, or full motion, or a combination thereof;”

REQUIRED FEE

		Amount Included
1. Required Fee		
<input type="checkbox"/> Zoning Map Amendment	\$75 plus \$25.00 per acre or portion thereof, subject to a minimum fee of \$250.00	_____
<input type="checkbox"/> Zoning Regulation Amendment	\$250.00	_____
<input checked="" type="checkbox"/> All applications require an additional \$60 State Fee		<u>\$60.00</u>
	Total Fee	<u>_____</u>

NOTICE REQUIREMENTS

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

No Yes

- 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

Date: _____

Applicant Name (please print)

Applicant Signature

Date: _____

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

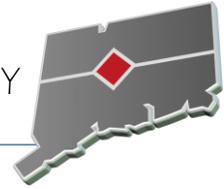
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: July 27, 2011

RECEIVED BY CCRPA ON: June 15, 2011
REFERRAL NAME: Proposed Zoning Map Amendment

INITIATOR: Bruce Wazorko
MUNICIPAL HEARING: August 9, 2011
REFERRED TO: CCRPA

DESCRIPTION: Bruce Wazorko, Administrator, has initiated a zoning map change affecting property on the Plainville/Bristol (Forestville) boundary at 100 Forestville Ave. The applicant proposes to change the zoning from R-11 (residential) to GC (general commercial).

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.

Kristin Thomas

To: Mark DeVoe (devoe@plainville-ct.gov)
Cc: alanweiner@ci.bristol.ct.us; sschiller@newbritainct.gov; savagem@southington.org
Subject: Regional Referral Final Action

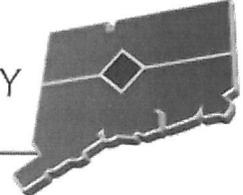
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PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL

Town of Plainville

To: Mark DeVoe, AICP Director of Planning and Economic Development

From: Kristin Thomas, Regional Planner

Date: July 28, 2011

Referral Description: Bruce Wazorko, Administrator, has initiated a zoning map change affecting property on the Plainville/Bristol (Forestville) boundary at 100 Forestville Ave. The applicant proposes to change the zoning from R-11 (residential) to GC (general commercial).

The above-cited referral has been received by the CCRPA. Notice of this proposal was transmitted to the Planner charged with handling referrals under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comment: CCRPA finds this proposal **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

Questions concerning this referral should be directed to Kristin Thomas.
This email represents the final CCRPA action on this referral.

Best regards,

Kristin Thomas
Regional Planner
Central Connecticut Regional Planning Agency (CCRPA)
225 North Main Street, Suite 304
Bristol, CT 06010
T: 860.589.7820 x 153
F: 860.589.7820
www.ccrpa.org

TOWN OF



PLAINVILLE

ONE CENTRAL SQUARE, PLAINVILLE, CONNECTICUT 06062-1955

MARK S. DEVOE, AICP

Director of Planning and Economic Development
(860) 793-0221, Extension 210
(Fax 860-793-2285)



CERTIFIED MAIL

June 15, 2011

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

Re: Zone Map Change, 100 Forestville Avenue, Plainville, Connecticut

Dear Mr. Stephani:

In accordance with Section 8-3b of the Connecticut General Statutes, as amended, please be advised that Bruce Wazorko, Administrator, has initiated a zoning map change affecting property on the Plainville/Bristol (Forestville) boundary. The applicant proposes to change the zoning from R-11 (residential) to GC (general commercial).

If you have any questions regarding the proposed zoning regulation changes, please do not hesitate to contact me at (860) 793-0221, extension 210. We anticipate and appreciate your consideration and comment.

Sincerely,

Mark DeVoe, AICP
Director of Planning and Economic Development

Enclosures

TOWN OF PLAINVILLE

ASSESSORS MAP 26

BLOCK B

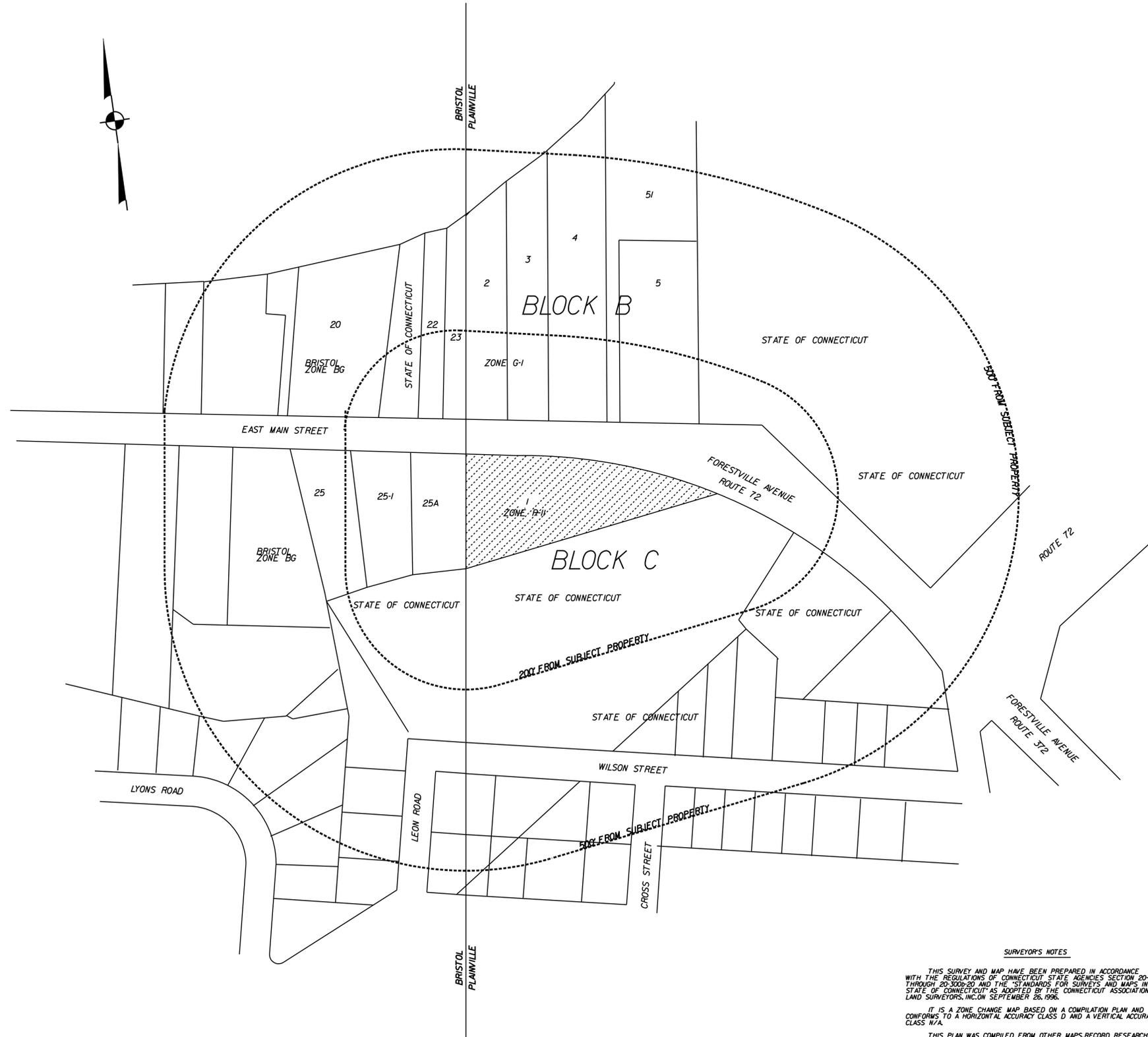
- LOT 2 THOMAS ZMIJEWSKI ET AL
125 FORESTVILLE AVE.
PLAINVILLE, CONN.
- LOT 3 KENNETH THERIAULT ET AL
101 FORESTVILLE AVE
PLAINVILLE, CONN.
- LOT 4 D&M MACHINE PRODUCTS LLC
781 RUSSELL ROAD
NEWINGTON, CONN.
- LOT 5 SHI ZHAD HUA ET AL
38 MARLBOROUGH ROAD
GLASTONBURY, CONN.
- LOT 5J TOWN OF PLAINVILLE
1 CENTRAL SQ.
PLAINVILLE, CONN.

CITY OF BRISTOL

ASSESSORS MAP 41

- LOT 20 ALEXOS AND ANNE SKEMPRIS
237 EAST MAIN STREET
FORESTVILLE, CONN.
- LOT 22 STEVEN MacDOUGALL
255 MAIN STREET
FORESTVILLE, CONN.
- LOT 23 ROBERT RITSCHER
259 EAST MAIN STREET
FORESTVILLE, CONN.
- LOT 25 KAREN PIO
240 DIVINITY STREET
BRISTOL, CONN.
- LOT 25-1 SUSAN LAFRENIERE ET AL
242 EAST MAIN STREET
FORESTVILLE, CONN.
- LOT 25-A SAMUAL WAZORKO
85 SHRUB ROAD
BRISTOL, CONN.

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
2800 BERLIN TURNPIKE
NEWINGTON, CONN.



MAP SHOWING PROPOSED
ZONE CHANGE FROM ZONE R-II
TO ZONE GENERAL COMMERCIAL (GC)
ASSESSORS MAP 26-C-01
PREPARED FOR
ESTATE OF SAMUEL WAZORKO
100 FORESTVILLE AVENUE
PLAINVILLE, CONNECTICUT
SCALE 1"=100' SEPTEMBER 7, 2010
Rev. JUNE 10, 2011

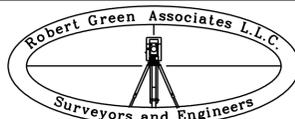
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE
WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.

IT IS A ZONE CHANGE MAP BASED ON A COMPILATION PLAN AND
CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY
CLASS N/A.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR
OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING
BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO
CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.



6 OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

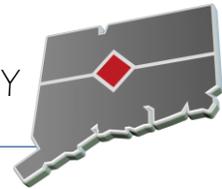
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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: July 27, 2011

RECEIVED BY CCRPA ON: June 17, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Town of Southington
MUNICIPAL HEARING: August 2, 2011
REFERRED TO: CCRPA

DESCRIPTION: The Town of Southington is proposing Zoning Regulation amendments to Sections 2-12L and 2-19S. The proposed amendments are intended to relax front yard setback requirements for structures on corner lots in residential 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.

Kristin Thomas

To: Mary F. Savage-Dunham (savagem@southington.org)
Cc: hriggins@town.berlin.ct; alanweiner@ci.bristol.ct.us; sschiller@newbritainct.gov;
devoe@plainville-ct.gov
Subject: Regional Referral Final Action

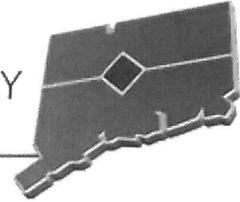
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or (860) 224-9888



PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL

Town of Southington

To: Mary F. Savage-Dunham, AICP Town Planner
From: Kristin Thomas, Regional Planner
Date: July 28, 2011

Referral Description:

1. The Town of Southington is proposing Zoning Regulation amendments to Sections 2-12L and 2-19S. The proposed amendments are intended to relax front yard setback requirements for structures on corner lots in residential zones.
2. The Town of Southington is proposing a Zone District Change for land in the Northwest quadrant of Town from R-40 to I-1. The proposed zone change is intended to preclude additional residential development in this area which is primarily in industrial or commercial use at this time.

The above-cited referrals have been received by the CCRPA. Notice of these proposals was transmitted to the Planner charged with handling referrals under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comment:

CCRPA finds these proposals **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

Questions concerning these referrals should be directed to Kristin Thomas.
This email represents the final CCRPA action on these referrals.

Best regards,

Kristin Thomas
Regional Planner
Central Connecticut Regional Planning Agency (CCRPA)
225 North Main Street, Suite 304
Bristol, CT 06010
T: 860.589.7820 x 153
F: 860.589.7820
www.ccrpa.org

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHTINGTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

Certified Mail, Return Receipt Requested #7010 2780 0000 3479 6800

June 16, 2011

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

RE: Proposed Zoning Regulation Amendment – Sections 2-12 L and 2-19 S

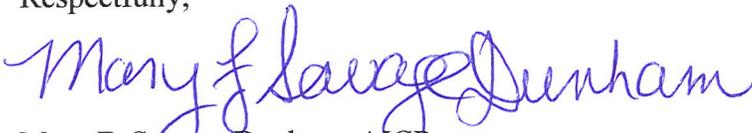
Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, enclosed please find a copy of proposed revisions to Sections 2-12 L and 2-19S of the Southington Zoning Regulations (ZA #559). This matter will be the subject of a public hearing at the August 2, 2011 Planning and Zoning Commission meeting.

The proposed revisions are intended to relax front yard setback requirements for structures on corner lots in residential zones.

If you need clarification or any additional information 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
PROPOSED DELETIONS = [ITALICS]

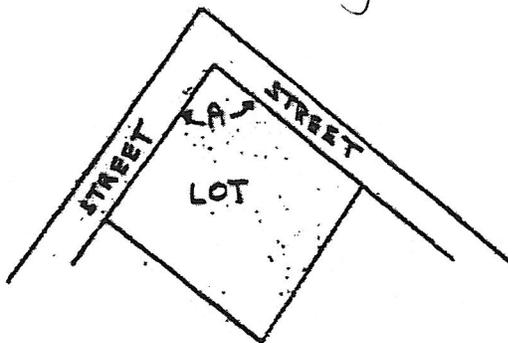
2-12 L

LOT, CORNER - A lot of which two adjacent sides face a street or streets so that the interior angle of the intersection is not more than 120 degrees, provided that the corner of any such intersection is not rounded by a curve having a centerline radius of greater than 150 feet. ***The “primary front yard” (as depicted in the illustration) of a corner lot is defined as that side of the lot which the front door is positioned.*** See the following for corner lot illustration.

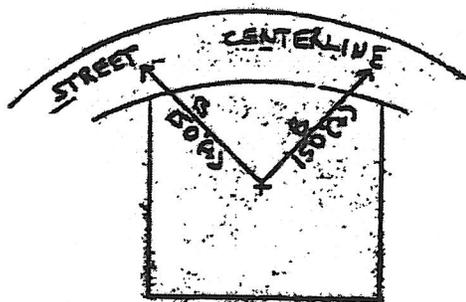
2-19 S

STRUCTURE - Anything constructed or erected which requires location on the ground or attachment to something having location on the ground, including foundations and signs. In any zone, walls and fences, except those less than four feet in height and located in a front yard or less than seven feet in height and located in a rear or side yard, shall be classified as structures, and with regard to their erection and maintenance, shall be subject to the same rules and regulations herein contained for other structures. In a rear lot, walls and fences less than seven feet in height and located in the front yard of the rear lot, shall be exempt from classification as a structure. ***In a residentially zoned corner lot, walls and fences may be erected on the secondary front yard with a setback distance of 1/2 the published front yard setback. All other structures must use and conform to standard published setbacks as outlined in the zoning regulations.***

Existing Illustration



If "A" is 120° or less then lot is a corner lot, unless



Radius of "B" is 150' or more, in which case the lot is still considered conventional

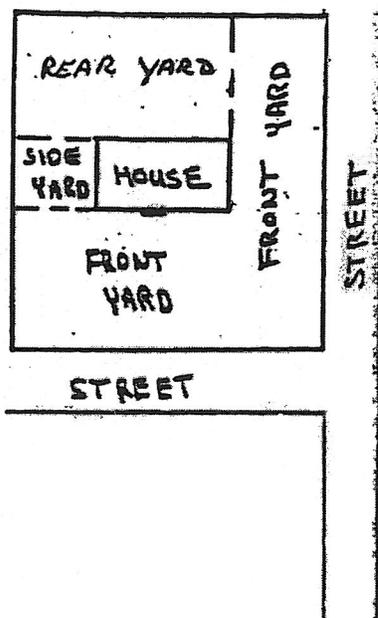
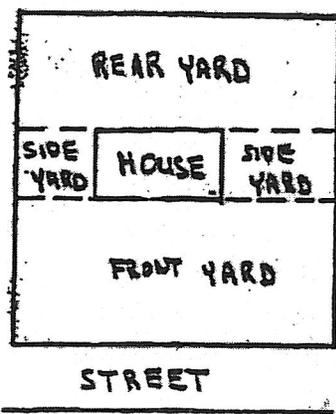
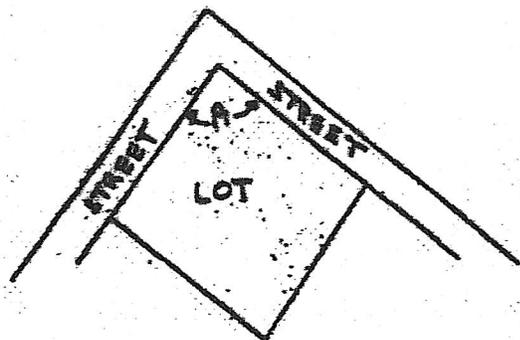
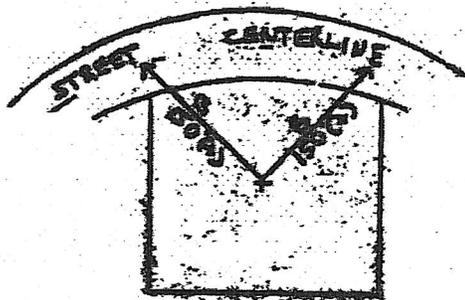


ILLUSTRATION
SECTION 2-12 L

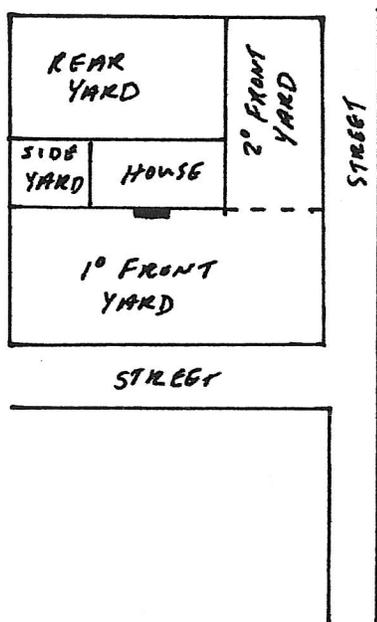
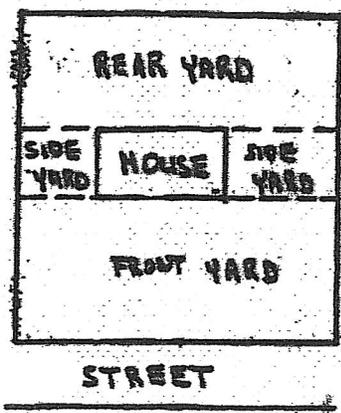
Proposed Illustration



If "A" is 120° or less then lot is a corner lot, unless



Radius of "B" is 150° or more, in which case the lot is still considered conventional



New
←
Content

ILLUSTRATION
SECTION 2-12 L

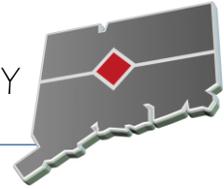
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or (860) 224-9888



TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: July 27, 2011

RECEIVED BY CCRPA ON: June 22, 2011
REFERRAL NAME: Proposed Zoning Map Amendment

INITIATOR: Town of Southington
MUNICIPAL HEARING: August 2, 2011
REFERRED TO: CCRPA

DESCRIPTION: The Town of Southington is proposing a Zone District Change for land in the Northwest quadrant of Town from R-40 to I-1. The proposed zone change is intended to preclude additional residential development in this area which is primarily in industrial or commercial use at this time.

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.

Kristin Thomas

To: Mary F. Savage-Dunham (savagem@southington.org)
Cc: hriggins@town.berlin.ct; alanweiner@ci.bristol.ct.us; sschiller@newbritainct.gov;
devoe@plainville-ct.gov
Subject: Regional Referral Final Action

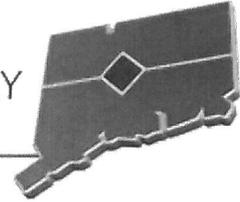
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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



PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL

Town of Southington

To: Mary F. Savage-Dunham, AICP Town Planner
From: Kristin Thomas, Regional Planner
Date: July 28, 2011

Referral Description:

1. The Town of Southington is proposing Zoning Regulation amendments to Sections 2-12L and 2-19S. The proposed amendments are intended to relax front yard setback requirements for structures on corner lots in residential zones.
2. The Town of Southington is proposing a Zone District Change for land in the Northwest quadrant of Town from R-40 to I-1. The proposed zone change is intended to preclude additional residential development in this area which is primarily in industrial or commercial use at this time.

The above-cited referrals have been received by the CCRPA. Notice of these proposals was transmitted to the Planner charged with handling referrals under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

Comment:

CCRPA finds these proposals **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

Questions concerning these referrals should be directed to Kristin Thomas.
This email represents the final CCRPA action on these referrals.

Best regards,

Kristin Thomas
Regional Planner
Central Connecticut Regional Planning Agency (CCRPA)
225 North Main Street, Suite 304
Bristol, CT 06010
T: 860.589.7820 x 153
F: 860.589.7820
www.ccrpa.org

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

CERTIFIED MAIL
RETURN RECEIPT REQUESTED #7009 2250 0000 2388 2260

June 21, 2011

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

RE: Proposed Zoning District Change (ZC #537)

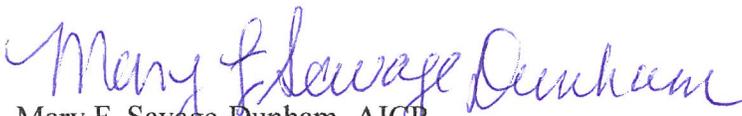
Dear Sir or Madam:

The Town of Southington is proposing a Zone District Change for land in the Northwest quadrant of Town from R-40 to I-1 (see enclosed map).

The proposed zone change is intended to preclude additional residential development in this area which is primarily in industrial or commercial use at this time. The Planning and Zoning Commission has scheduled the public hearing for August 2, 2011.

A copy of the application form and a map of the area proposed for re-zoning are enclosed for your reference. Please feel free to contact me at (860) 276-6248.

Respectfully,


Mary F. Savage-Dunham, AICP
Town Planner

Z:\REFERRALS\ZC #537\letters.doc



PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHWINGTON, CONNECTICUT 06489 (860) 276-6248



FEE: See fee schedule

Z.C. # 537

PETITION TO CHANGE A ZONING DISTRICT BOUNDARY(IES)

The undersigned petitions the Southington Planning and Zoning Commission to grant a change in one or more zoning district boundaries.

Current Zone: R-40 Proposed Zone: I-1

Metes and bounds description of area where zoning district boundary is proposed:

See attached map

Is any portion of the proposed boundaries within 500 feet of a Town boundary?
yes no

Reason for desired change: to align zoning more closely with current use and to preclude additional residential development in this area

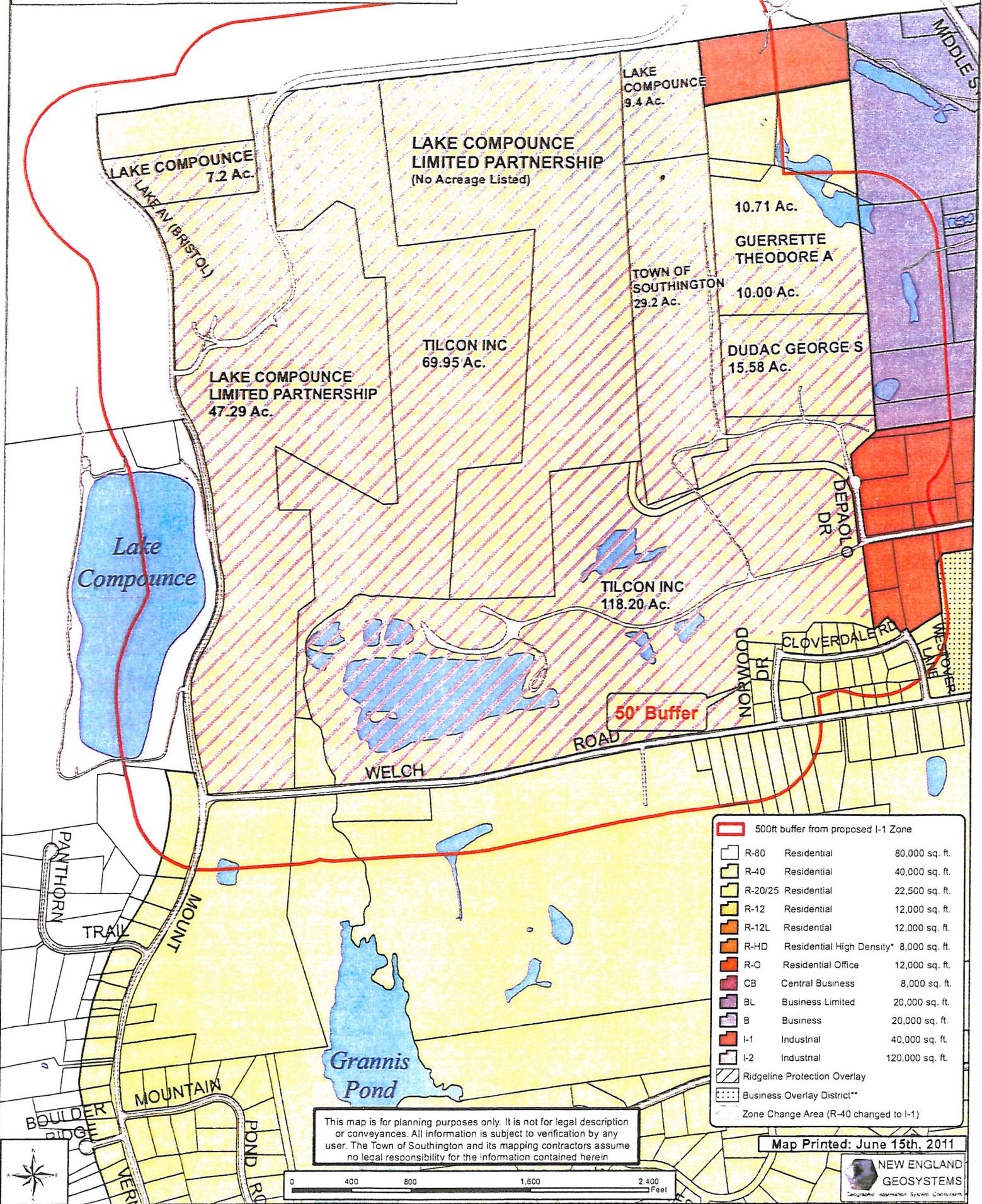
NOTE: This petition requires notification of all property owners within a 500 foot radius of the change area and a public hearing. See Section 14-03 for the responsibilities of the petitioner. Please include 7 copies of the 500 foot radius map and one copy of the boundary change map reduced to 8 1/2 x 11 inches.

Date: 6/21/11 Signature of petitioner: Town of Southington
Print name: _____
Mailing address: 15 Main St Southington, CT
Telephone: 860-276-6248



Town of Southington, Connecticut

Zone Change (R-40 to I-1)



LAKE COMPOUNCE
7.2 Ac.

LAKE COMPOUNCE
LIMITED PARTNERSHIP
(No Acreage Listed)

LAKE COMPOUNCE
9.4 Ac.

10.71 Ac.

GUERRETTE
THEODORE A

10.00 Ac.

TOWN OF
SOUTHINGTON
29.2 Ac.

DUDAC GEORGE S
15.58 Ac.

TILCON INC
69.95 Ac.

LAKE COMPOUNCE
LIMITED PARTNERSHIP
47.29 Ac.

Lake
Compounce

TILCON INC
118.20 Ac.

50' Buffer

WELCH

Grannis
Pond

	500ft buffer from proposed I-1 Zone	
	R-80 Residential	80,000 sq. ft.
	R-40 Residential	40,000 sq. ft.
	R-20/25 Residential	22,500 sq. ft.
	R-12 Residential	12,000 sq. ft.
	R-12L Residential	12,000 sq. ft.
	R-HD Residential High Density*	8,000 sq. ft.
	R-O Residential Office	12,000 sq. ft.
	CB Central Business	8,000 sq. ft.
	BL Business Limited	20,000 sq. ft.
	B Business	20,000 sq. ft.
	I-1 Industrial	40,000 sq. ft.
	I-2 Industrial	120,000 sq. ft.
	Ridgeline Protection Overlay	
	Business Overlay District**	
	Zone Change Area (R-40 changed to I-1)	

This map is for planning purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Southington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Printed: June 15th, 2011

