

January 29, 2021

TO: SOMERS PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2020-104: Proposed zoning regulation and zoning map amendment pertaining to a complete update of the zoning regulations including but not limited to: a new "Residence A-2" zoning district; revised approach to open space subdivisions; new "Village Business" zone; ne

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The staff commends the inclusion of open space subdivisions to help preserve open space and farmland, which supports the regional Plan of Conservation and Development goal to encourage cluster subdivisions and protect environmentally sensitive areas. Staff also supports the addition of pedestrian improvement regulations that align with regional goals of providing complete streets. Lastly, staff also commends the addition of accessory dwelling unit uses, which supports the regional policies and goals increasing the range of choice in housing for people of all incomes and all ages. As the Town continues to consider provisions for accessory dwelling units, consider smaller residential lots, and supporting aging-in-place, it may find the Sustainable Land Use Code Project Model Regulations: Housing Diversity and Affordability Accessory Dwelling Units helpful that can be found at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>.

The public hearing date has been scheduled for 2/2/2021.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

DISTRIBUTION: Planner: Enfield, Ellington, Stafford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

Brendan Malone, Vice Chairman
Regional Planning Commission



Caitlin Palmer
Senior Community Development Planner