

April 30, 2021

**TO: SOUTHINGTON PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2021-35: Proposed zoning amendment pertaining to lot size, density, setbacks, parking, and sewer access in the Housing Opportunity District.**

**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. Southington was not a member municipality of the Capitol Region during our last POCD revision. Therefore, the Town is not included in our Conservation Focus Area Map, which take into consideration public water and sewer service areas among other factors as a way to guide growth. Instead CRCOG staff has referenced the development intensity maps from the Central Connecticut Regional POCD to help evaluate this referral in a similar manner. Based on our review and the intent of the HOD, CRCOG staff would encourage the Town to consider the intensity maps when approving the placement of an HOD district, particularly when a development is proposed outside of a water and sewer service area. Similarly, CRCOG staff would encourage the Town to consider the intensity map when determining unit density in an HOD as a way to allow increased density in appropriately served areas that can be context sensitive rather than a new, reduced maximum density for all HOD areas.

The public hearing date has been scheduled for 4/20/2021.

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

**DISTRIBUTION:** Planner: Plainville, New Britain, Berlin, Meriden, Cheshire, Wolcott, Bristol, Naugatuck Valley COG, South Central COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Christopher Henchey  
Transportation Planner