

Connecticut General Statutes Referrals.

The following is a summary of CGS referrals for March 2017

Referrals:

Number of Referrals Processed	14
Reviewed	13
Not Required	1

Referring Municipality:

1. Columbia: Proposed text amendments to Sections 9, 7, 8, 21, 52, 65 of the Zoning Regulations of the Town of Columbia, Connecticut, which seek to allow for agricultural economic development, clarify dimensional requirements for certain uses, and regulate lighting fixtures to prevent light intrusion.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

2. Voluntown: Proposed text amendments to sections 5A, 6, 7, and 8 of the Zoning Regulations of the Town of Voluntown, Connecticut, which modify dimensional requirements for certain uses, clarify certain prohibited uses, eliminate buffers between waterbodies and the placement of subsurface sewage disposal systems, and add special permit requirements for salt storage facilities.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

3. Groton: Proposed text amendments to Sections 6.12, Water Resource Protection District, of the Zoning Regulations of the Town of Groton, which remove, and replace with new wording, the existing Section 6.12.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

4. Stonington: Proposed zoning map amendments and text revisions to Section 4.10 of the Zoning Regulations of the Town of Stonington, which concern the creation of a Heritage Mill (HM) Zoning District. The proposed zoning map amendments changed zoning designation of three properties from M-1 Industrial to the HM zone, and multiple other properties from M-1 Industrial to the DB-5 Commercial zone.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

5. Scotland: Proposed text amendments to Sub-section 4.2.B and Chapter 8 of the Town of Scotland zoning regulations, which seek to allow, and define Special Permit requirements for, automobile restoration businesses as home occupations in the Rural Agricultural Residence District.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

6. Mansfield: Proposed text amendments to Section A.3 of the Zoning Regulations of the Town of Mansfield, which seek to extend an existing moratorium on multi-family housing, in order to allow the commission time to update its regulations.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

7. Colchester: Proposed text amendments to Sections 5.7.7, 7.4.4, 8.10, and 3.2 of the Town of Colchester Zoning Regulations, which seek to remedy existing deficiencies in the zoning regulations, in regards to required setbacks, driveways, and residential uses.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

8. Old Lyme: Proposed zoning map amendment and text amendments to Sections 17A and 17B of the Zoning Regulations of the Town of Old Lyme, Connecticut. The proposed text revisions replace existing Sections 17A and 17B, which embody the Town's Aquifer Protection Regulations, with a new Section 17, which replaces town-wide aquifer-protection requirements with regulations affecting only the newly proposed Aquifer Protection (overlay) District.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

9. Windham: Proposed zoning map amendment and text amendments to Section 3 of the Zoning Regulations of the Town of Windham, Connecticut. The proposed text revisions add a new Sub-section 3.20, which provides for the keeping of hens on residential property, subject to certain restrictions.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

10. Windham: Proposed zoning map amendment and text amendments to Section 54 of the Zoning Regulations of the Town of Windham, Connecticut. The proposed text revisions replace the existing Section 54, which concerns the Aquifer Protection (overlay) Zone. The proposed new Section 54 includes additional prohibited uses and clarifies the location of the overlay zoning district.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

11. Windham: Proposed zoning map amendment and text amendments to Sections 3, 4, 62, 71, 72, and 84 of the Zoning Regulations of the Town of Windham, Connecticut. The proposed text revisions seek to regulate the placement of donation bins, clarify and add requirements for public hearings, revise parking-lot size and setback requirements, clarify intent of sign regulations, and revise screening requirements for adult uses.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

12. Franklin: Proposed zoning map amendment and text amendments to Sections 2.1, 3.2, 3.3, 4.4, 5.5, 6.4, 9.4, 9.8, 9.11, 9.15, 9.26, 9.27, 10.1, 10.4, 10.17, 11.3, and 11.6 of the Zoning Regulations of the Town of Franklin, Connecticut. The proposed text revisions correct administrative deficiencies, make minor text corrections, clarify site plan requirements, create additional restrictions for quarrying activities, the height of privacy fences, temporary structures, and the keeping of unregistered motor vehicles, and revise existing requirements for commercial parking areas, home occupations, and conversion of residences.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.

13. Franklin: Proposed zoning map amendment and text amendments to Section 10.19 of the Zoning Regulations of the Town of Franklin, Connecticut. The proposed text revision eliminates the requirement that Hotels, which are allowed in the Industrial and C-2 Districts, must be connected to municipal water and sewer systems. The revision allows Hotels to use on-site Public Water Systems and sub-surface wastewater disposal systems, approved by applicable agencies.

Finding: Based on the review of the information submitted, it was determined that the proposed text amendment would not have any adverse inter-municipal impact.