



To: Planning & Zoning Commission
From: Jeremy DeCarli, Planning & Zoning Official
RE: December 7, 2022 Planning and Zoning Commission Regular Meeting – Staff Notes
Date: November 30, 2021

The following are staff notes and comments as they relate to agenda items. Additional information and documents are available on the website. The status of applications is subject to change between the date of this memo and the date of the meeting.

6. New Business

A. PZC-22-010: Connecticut Water Company, Install new well metering building. Map 10A/ Block 85/ Lot 5C

This building is being proposed as part of the larger Edgewater Hills Development. The building will be needed to bring additional wells online to service the development, especially as it relates to the new apartments currently under construction adjacent to the Town Hall.

While the location is within the 200 foot Upland Review Area of nearby wetlands, due to the facility being constructed and operated by a water company, the Inland Wetland and Watercourses Agency does not have jurisdiction over the construction; however, they will be made aware of the project. It is important to note that the project is subject to Section 3.1 of the Zoning Regulation and will require a Public Hearing.

Plans appear to be consistent with the requirements of the Zoning Regulations. Staff will conduct a full review in advance of the Public Hearing and provide a full report to the Commission.

Recommendation: Schedule a Public Hearing for January 4, 2023.

B. Review 2023 Meeting Calendar

It's that time of year again! Please review for any typos or missed holidays.

8. Planner's Report

A short report this time:

- A. Main Street Property Enforcement: The court has awarded the Town a substantial judgement in the zoning violation case. We continue, through the courts, to work with the property owner to resolve the outstanding issues. There is another court hearing in

early January where the award will be reviewed alongside the process to clean up the property. I'll have more information after that hearing.

- B. The department has begun to compile information on the number of variances issued within the Town, especially among R1 zoned properties. We are finding that a large majority of the variances issued are for setback requirements on historic lots of record which are severely undersized compared to the modern zoning requirements. If the Commission is amenable, I would like to present you with additional information in January, along with a potential remedy which could limit the number of variances being requested and granted within the R1 zone.

Some statistics to consider:

R-1 Zone Statistics

6,236 Parcels in Town

1,434 Parcels in R-1 Zone (23%)

965 Non-Conforming Lot Size (65%)

ZBA Statistics

70 Variance Applications

63 Approved

6 Denied

1 Withdrawn

37 in R-1 Zone (53%)

36 for Setback Variances (51% of total)

31 Approved

5 Denied

- C. Merry Christmas, Happy Holidays, and Happy New Year! Thank you for all you do throughout the year!