

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Rebecca Augur, Director of Planning and Land Use Services

DATE: July 2, 2021

RE: **Building Zone Regulations Revisions**

As you know, the legislature recently enacted several laws affecting land use and development, which may prompt or require changes to Glastonbury's Building Zone Regulations. In addition, a few other zoning issues have been raised by recent applications and/or studies. The following is a list of suggested zoning sections and items the Commission may want to address in the coming year:

- Sections 4.1.10, 4.2.10, 4.3.10, 4.4.10, and 4.5.10 – Residential Zones Minimum Floor Area Requirements: Remove minimum requirements for floor space per dwelling unit to comply with Public Act 21-29
- Section 6.2 – Excavation Permits: Better delineate and establish parameters around excavation associated with a subdivision or development proposal versus excavation operations
- Section 6.6 – Retail Trade: Comply with Public Act 21-2 regarding outdoor dining. The Act makes many of the Executive Orders around outdoor dining permanent, including as-of-right approval for outdoor dining. The Act requires restaurants to obtain local approval, per any locally adopted regulations, once the current Executive Orders expire on March 31, 2022.
- Section 6.11 - Accessory Apartments: Either comply with or opt out of the provisions of Public Act 21-29, which require that attached or detached accessory apartments be permitted as of right, and nullify other provisions currently in Glastonbury regulations
- Section 12 – Special Permit: Review criteria and standards for compliance with Public Act 21-29 requirements for expressly articulated physical standards and criteria, as opposed to “neighborhood character” as a basis for approval or denial
- Retail Sales of Marijuana: Prohibit or develop regulations around cannabis establishments per Public Act 21-1
- Food Trucks: Establish new regulations
- Table of Permitted Uses: Clean up inconsistencies, omissions and errors between text and table of permitted uses
- Open Space Subdivision: Review language around quality of land devoted to open space