

MEMORANDUM

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

From: Richard J. Johnson, Town Manager

Date: June 24, 2021

Re: Village Districts

The following is forwarded as background to the Council request for preliminary comment by the TP&Z regarding proposed Village District Zones as depicted on the attached page.

Resolved, that the Glastonbury Town Council responds to the inquiry from the Town Plan and Zoning Commission as expressed in the memorandum dated June 2, 2021 from Rebecca Augur, Director of Planning and Land Use Services, as follows:

Some members of the Town Council wish to explore the establishment of a Village District in the area along Main Street from Naubuc Avenue to Rankin Road, Hebron Avenue to Route 2 and New London Turnpike from Salmon Brook Drive to Rankin Road. This is because the legislation authorizing Village Districts (Connecticut General Statutes Section 8-2j) allows such zones to provide greater flexibility in use of land and buildings, but with a correspondingly higher level of design review and greater authority to require architectural and site plan compatibility with a town's most cherished and iconic areas. Like Historic Districts, Village District zoning can regulate the demolition of historic and landmark buildings and require an examination of the historic and architectural context when reviewing new proposals. However, unlike Historic Districts, Village Districts can also regulate landscaping and building color and regulate the use of land and buildings, particularly mixed use. Village Districts can be adopted by the zoning authority of the Town without a referendum of property owners in the proposed District and without creating a new Historic District Commission to oversee it. The area selected reflects the perception by some on the Council that this is the heart of Glastonbury Center and defines the character of the Town for visitors and residents alike. Numerous Connecticut towns have adopted Village District regulations so there are samples that can be consulted. Because the Commission acts as a planning commission under the Town Charter, the Council is required to refer any zoning amendments to the Commission but, in addition, the Council welcomes the Commission's views about the benefits of a Village District and its proposed location. A copy of 8-2j is attached.

This Resolution should not be construed as a unanimous statement of Council support for Village District zoning, but only a clarification of why it was referred to the Commission for comment.

RJJ/sal
Attachment

Attachment 1

