

MEMORANDUM

TO: Town Plan and Zoning Commission
FROM: Rebecca Augur, Director of Planning and Land Use Services
DATE: January 28, 2022
RE: **Proposed Text Amendments for Public Hearing in Feb.**

The Building—Zone Regulations Working Group (BZR Group) was formed to review and make recommendations for amendments to the Town of Glastonbury Building-Zone Regulations. The BZR Group has been working with Town Staff on several time-sensitive text amendments, and is prepared to forward to following for TPZ review and recommendation to Town Council:

Outdoor Dining

- **New Section 7.11—Outdoor Dining as an Accessory Use**

In accordance with Public Act 21-2 Section 182, effective April 1, 2022, the proposed new section establishes Outdoor Dining as an as-of-right accessory use to a food establishment. The BZR Group has sought to establish standards that comply with the State law, but also ensure high quality design and safety.

- **Amend Section 6.6 Retail Trade— Eating And Drinking Without Drive-In Or Curb Service**

Proposed deletion of Section 6.6.c, which requires that an outdoor café obtain a Special Permit in the PBD and PT zones, to comply with Public Act 21-2 Section 182 and the proposed new Section 7.11.

Architectural and Site Design Review Committee (ASDRC)

- **Amend Sections 4.12—Planned Area Development Zone, 4.13—Town Center Zone, 4.17 Adaptive Redevelopment Zone, 4.19—Town Center Village District Zone, and Section 12.1 – Special Permit with Design Review**

Proposal is a series of changes to broaden scope of the newly created ASDRC to provide advisory recommendations on Special Permits with Design Review applications for Multi-Family, Commercial, Office and Industrial projects in commercial, industrial and mixed-use zones, plus all projects in ARZ and PAD zones. The ASDRC is charged with providing a report and recommendations on site layout, architecture, landscaping, screening, signs and lighting.

Cannabis Moratorium

- **Amend Section 3.27—Cannabis Establishments Temporary and Limited Moratorium and Table of Contents**

Proposal is to clarify that no approvals of applications will be granted, rather than that no applications will be received. Because cannabis establishment applications are necessarily for site plan approval and

because site plan applications are automatically approved within 65 days if not otherwise acted on, this language change is needed to avoid automatic approval of any applications filed for cannabis establishments during the moratorium. Also, correcting a typo in the Table of Contents.