

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Jonathan E. Mullen, Planner

DATE: September 27, 2022



RE: **Potential "Opt-Out" of provisions of Public Act 21-29 with regard to Accessory Dwelling Units and maximum parking limits for multi-family housing**

The TPZ is holding a public hearing on October 4, 2022 to opt-out of the provisions of Public Act 21-29 (PA 21-29) regarding new Accessory Dwelling Units (ADU) and maximum parking requirements. For both ADUs and parking, the Town may opt-out and maintain the existing regulations, opt-out and modify the existing regulations to suit the needs of Glastonbury, or the Town can revise the Building-Zone Regulations to conform with the provisions of PA 21-29. The Town can opt-out with a 2/3 vote of both the TPZ and the Town Council. Both bodies have to state on the record their reasons for opting out.

Glastonbury's existing regulations with regard to both ADUs and parking are already in alignment with many of the provisions of PA 21-29. Members of the Building-Zone Regulations Working Group and the TPZ have expressed a preference to opt-out of the provisions of PA 21-29 regarding ADUs and parking and revise the Building-Zone Regulations to best fit Glastonbury.

Included for your review are minutes from the February 7, 2022 meeting of the Town Council/Town Plan and Zoning Commission Building-Zone Working Group and the March 15, 2022 Town Plan and Zoning Commission and draft motions for opting out of the provisions of PA 29-21 regarding ADUs and parking.