

LEGAL NOTICE
THE HARTFORD COURANT
PUBLICATION DATE:

FRIDAY, NOVEMBER 1, 2024
AND
FRIDAY, NOVEMBER 8, 2024

LEGAL NOTICE
GLASTONBURY TOWN COUNCIL
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Glastonbury Town Council (Zoning Authority) will hold Public Hearings on Tuesday, November 12, 2024, at 8:00 p.m. in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or by Zoom Video Conferencing to consider the following:

- NO. 1 ACTION ON PROPOSED AMENDMENT TO THE BUILDING ZONE REGULATIONS TO CREATE A NAUBUC SCHOOL VILLAGE DISTRICT OVERLAY.
- NO. 2 ACTION ON PROPOSED AMENDMENT TO THE BUILDING ZONE REGULATIONS TO EXPAND INCLUSIONARY ZONING CONTROLS.

Copies of the proposed draft amendments are on file in the Office of Community Development, located at 2155 Main Street, Glastonbury, Connecticut and can also be found on the Town of Glastonbury website Legal Notices page.

Dated at Glastonbury, CT this 24th day of October, 2024.

GLASTONBURY TOWN COUNCIL (ZONING AUTHORITY)
By: Thomas P. Gullotta, Chairman

Proposed Building-Zone Regulation Text Amendment

September 13, 2024

4.22 Naubuc School Village District Overlay Zone (NSVD)

4.21.1 Purpose

Pursuant to Connecticut General Statutes 8-2j, the Naubuc School Village District Overlay Zone (NSVD) is hereby created. The NSVD is intended to promote, protect and enhance the unique and distinctive character, historic settlement pattern and architecture, and landscape of the northeast sector of Glastonbury's Town Center and to function in support of the Town Center Zone and its purposes.

4.21.2 Definitions

- a. "ASDRC" – Architectural and Site Design Review Committee.
- b. "Commission" – Town Plan and Zoning Commission.
- c. "Council" – Town Council (Zoning Authority)
- d. "Naubuc School Village District" (NSVD) OR "District" - The Naubuc School Village District as delineated on the official Zoning Map for the Town of Glastonbury. The District shall be an overlay zone and its requirements and standards shall be in addition to and not in lieu of the regulations pertaining to the underlying Residence A Zone, Planned Travel Zone, and Reserved Land Zone.

4.21.3 Applicability

The NSVD is enacted to protect the distinctive character, landscape and historic structures within the District and shall apply to new construction, substantial reconstruction, and rehabilitation of property within the District and in view from public roadways, including but not limited to:

- a. The design and placement of new, expanded or altered buildings including materials and colors;
- b. The maintenance of public views;
- c. The design, paving materials and placement of public roadways;
- d. The design and placement of new and modified landscape areas, lighting, fencing and walls;
- e. The demolition of any structure or part thereof or the elimination of any landscape area; and
- f. Other elements that the Commission deems appropriate to maintain and protect the character of the NSVD.

This provision shall not apply single-family residential or two-family residential properties or to repairs to buildings where such repairs involve the replacement of existing building elements with like materials, colors, dimensions, and details.

In the case of demolition permit applications not associated with any zoning, site plan or special permit, the ASDRC shall provide a report to the Building Official in accordance with the procedures established in Section 4.19.8.

4.21.4 Objectives

All development in the NSVD shall be designed to achieve the following objectives:

- a. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
- b. Proposed streets shall be connected to the existing district road network, wherever possible;

- c. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
- d. Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design;
- e. The landscape design shall complement the district's landscape patterns;
- f. The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with its surroundings; and
- g. The scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

4.21.5 NSVD Design Guidelines

The Town Council shall develop NSVD Design Guidelines for review by the Commission and ASDRC, and adoption by the Council. The Guidelines shall include design criteria to achieve the compatibility objectives stated in Section 4.21.4.

4.19.6 General Requirements

The following shall be considered in all development proposals requiring a zoning permit, site plan approval or special permit and in accordance with Section 4.21.3 within the NSVD:

- a. That proposed buildings or modifications to existing buildings be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification;
- b. That all spaces, structures and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification;
- c. That the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping; and
- d. That the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

4.21.7 Architectural and Site Design Review Committee (ASDRC)










All applications subject to the provisions of this Section shall be referred to the Architectural and Site Design Review Committee (ASDRC) upon receipt of a complete application, as described in Section 4.19.7.

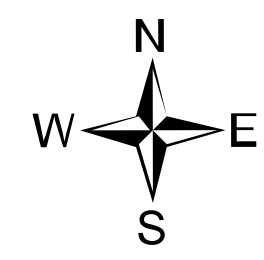
4.21.8 Procedure

Applications subject to this Section received by the Commission or Building Official, in the case of demolition permit applications not associated with a zoning, site plan or special permit, will follow procedures described in Section 4.19.8.

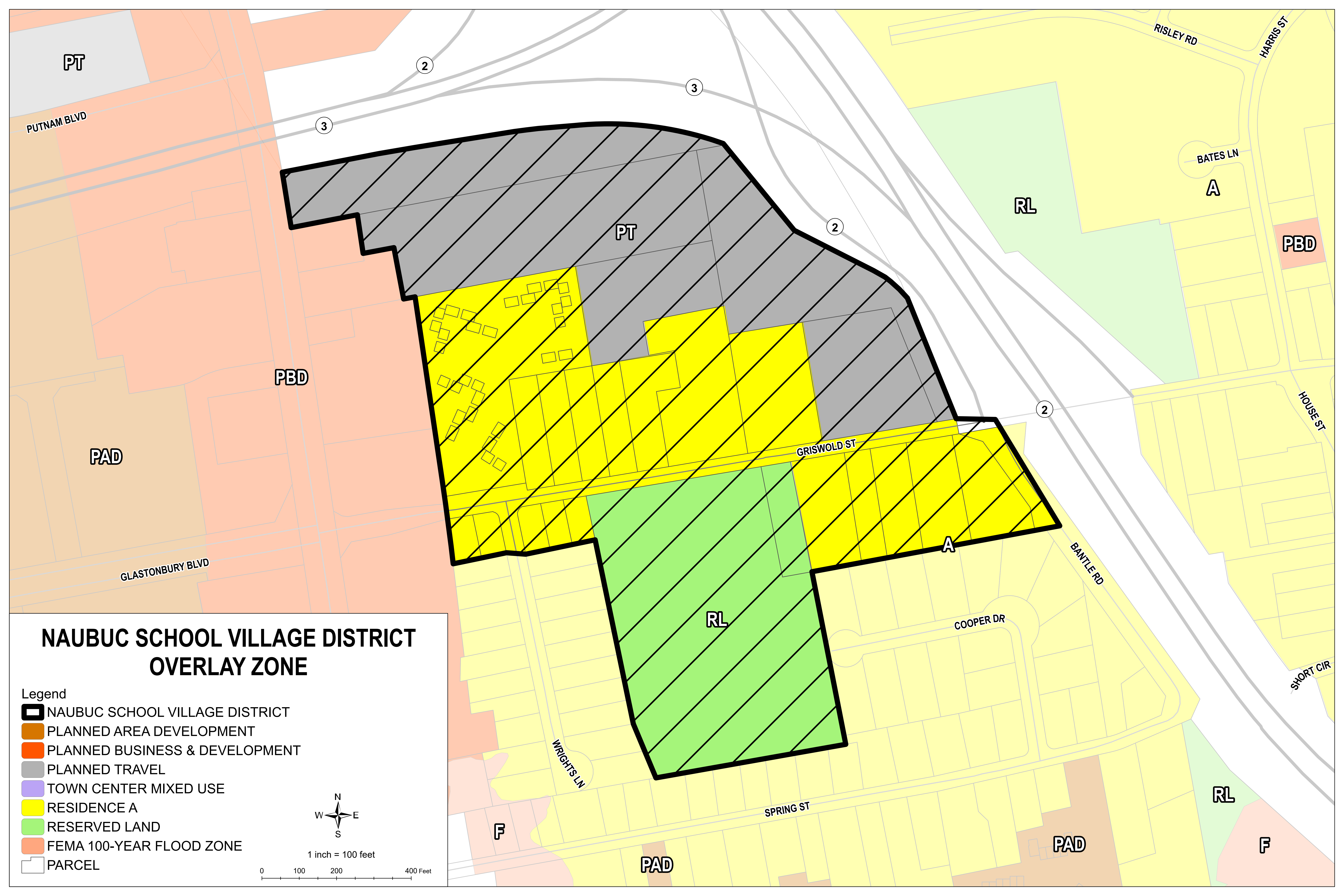
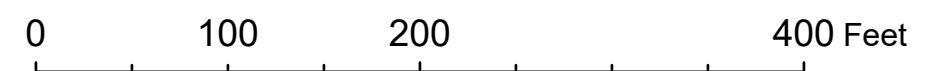
NAUBUC SCHOOL VILLAGE DISTRICT OVERLAY ZONE

Legend

-  NAUBUC SCHOOL VILLAGE DISTRICT
-  PLANNED AREA DEVELOPMENT
-  PLANNED BUSINESS & DEVELOPMENT
-  PLANNED TRAVEL
-  TOWN CENTER MIXED USE
-  RESIDENCE A
-  RESERVED LAND
-  FEMA 100-YEAR FLOOD ZONE
-  PARCEL



1 inch = 100 feet



DRAFT Amendment to Building-Zone Regulations

Inclusionary Zoning

September 20, 2024

Definitions:

2.12 Dwelling, Affordable Unit

A Dwelling which will be conveyed by deeds containing covenants or restrictions which shall require that, in perpetuity, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. For purposes of this definition, "median income" shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

2.34 Multifamily Development

A residential or mixed-used development consisting of multiple Dwelling Units on the same lot, whether provided in detached Single-Family or Two-Family Dwellings, Townhouses or Multiple Dwellings.

General Regulations

Subsection 3.29: "Affordability Program Requirements," as follows:

For projects subject to Inclusionary Zoning regulations in Section 6.12, the following Affordability Program Requirements apply:

- a) The applicant shall use the methodology outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as amended, to calculate the maximum housing payment for the Affordable Dwelling Units.
- b) The property owner shall submit an affirmative fair housing marketing plan for the Affordable Dwelling Units to the Community Development Office for approval. All Affordable Dwelling Units shall be offered for rent or sale in compliance with all applicable Federal and State Fair Housing laws.
- c) Prior to the issuance of any Certificate of Occupancy, the applicant shall identify the person or entity as the party responsible for administration of the Affordability Program. The Program Administrator is subject to the approval of the Town Plan and Zoning Commission. The Program Administrator shall:
 - i. Annually review and certify to the Town Plan and Zoning Commission the annual income of households residing in the Affordable Housing lots in accordance with a procedure established in advance and approved by the Office of Community Development.
 - ii. Maintain a list of eligible households who have applied for participation in the Affordability Program. The Administrator shall hold an application period at the opening or re-opening of the project's waiting list of at least 30 days, after which applicants will be placed on a

- waiting list by lottery. Subsequent applicants shall be placed on the waiting list in order of the date and time of application.
- iii. Annually certify to the Town Plan and Zoning Commission that the selected households reside in the Affordable Housing lots.
 - iv. For rental units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots for rent shall not exceed the maximum monthly rent as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
 - v. For owned units subject to the Common Ownership Interest Act (CGS 47-200 et. seq.), certify to the Town Plan and Zoning Commission that the Affordable Housing lots Homeowners Association fees have not been increased such that the owner's monthly housing costs exceed the maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
 - vi. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots sold do not exceed the maximum purchase price as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.

Planned Area Development (PAD):

Section 4.12.3(2): "Affordable Dwelling Units,"

- a) Purpose: To provide for the construction of affordable dwelling units as encouraged by the Plan of Conservation and Development and the Town's Affordable Housing Plan in conjunction with a Planned Area Development in accordance with the following.
- b) Standards:

Affordable Dwelling Units shall be of comparable quality and workmanship as other Dwellings in the subject development, shall provide a comparable number of bedrooms, up to three (3) bedrooms, as other Dwellings in the subject development, and shall be evenly distributed throughout the development.

Affordable Dwelling Units must be administered per an Affordability Program approved by the Town Plan and Zoning Commission and meeting the requirements of Section 3.29.

The development shall be subject to a restrictive covenant describing the Affordability Program and enforceable by the Town and in a form as required by the Town Attorney.

A PAD that provides 20% or more of the total proposed units as Affordable Dwelling Units in underlying Residence A and Residence AA zoning districts served by public water and

sanitary sewer shall be allowed at a density of no more than six (6) Dwelling Units per acre of Buildable Property in the Residence A zone and no more than five (5) Dwelling Units per acre of Buildable Property in the Residence AA zone.

A PAD that provides 80% or more of the total proposed units as Affordable Dwelling Units in an underlying Residence A zoning district served by public water and sanitary sewer shall be allowed at a density of no more than ten (10) Dwelling Units per acre of Buildable Property.

No variance of these regulations regarding Affordable Dwelling Units may be granted by the Zoning Board of Appeals.

- c) Any Multiple Dwelling project developed in phases shall include at least one (1) Affordable Dwelling Unit in the first stage of development, and at least one (1) additional such unit for each additional ten (10) units regardless of any phases or stages of development.

Special Regulations for Permitted Uses

Section 6.12: "Inclusionary Zoning," as follows:

6.12.1 Purpose

The purpose of this regulation is to advance the recommendations of the Town's Affordable Housing Plan and to promote the development of affordable housing to meet local and regional housing needs as required by Connecticut General Statutes Sections 8-2 and 8-23.

6.12.2 Inclusionary Housing

In accordance with Connecticut General Statutes Section 8-2i, all proposed ~~rental~~ Multifamily Developments in the Town Center, Town Center Mixed Use, Planned Area Development, and Adaptive Redevelopment zones that consist of ten (10) or more Dwelling Units shall include a minimum of ~~10%~~ 12% of the proposed dwelling units as Affordable Dwelling Units. In calculating the number of required Affordable Dwelling Units, all fractions shall be rounded up to the nearest whole number. The Town Plan and Zoning Commission will not require more than ten percent (10%) of the total units to be Affordable Dwelling Units except as a function of rounding up from a fraction of a unit.

Affordable Dwelling Units shall be of comparable quality and workmanship as other Dwellings in the subject development; shall provide a comparable number of bedrooms, up to three (3) bedrooms, as other Dwellings in the subject development; and, shall be evenly distributed throughout the development.

Affordable Dwelling Units are must be administered per an Affordability Program approved by the Town Plan and Zoning Commission and meeting the requirements of Section 3.29.

The development shall be subject to a restrictive covenant describing the Affordability Program and enforceable by the Town and in a form as required by the Town Attorney.