CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
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RECEIVED
MAR 25 2019
PLANNING & ZONING DIVISION
Town of West Hartford, CT

March 25, 2019

TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

REPORT ON SUBDIVISION REFERRAL S-2019-3: Proposed subdivision of a 2.6 acre lot into six lots in the R-10 single family zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-23f of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this subdivision referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposal for six new single-family homes will result in greater residential density than the abutting town due to minimum lot size requirements but is compatible in use. Due to proximity of the proposal to the Burnt Hill Reservoir (which includes substantial site improvements such as grading and retaining walls, wells, a new cul-de-sac street, and subgrade detention systems) and located substantially within the 150' upland review area, staff would recommend consideration for the abutting open space and regionally significant reservoir land, as identified in CROCG's Conservation Focus Areas map. To this end, in order to support CRCOG's policies that advance the goal of Grow[ing] and Develop[ing] in Harmony with Natural Resources, staff would recommend considering stormwater management solutions that incorporate low-impact development techniques and adequate buffers to ensure that new development is sensitive to the adjacent regional water and open space resource and the inland wetlands located in close proximity to the proposal.

The public hearing date has been scheduled for 4/1/2019.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,

Karl Robert Profe, Chairman
Regional Planning Commission

Jennifer Bartiss-Earley, Vice Chairman
Regional Planning Commission

Caitlin Palmer
Senior Community Development Planner

SUBDIVISION REFERRAL FORM

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
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FOR: **NOTIFICATION OF PROPOSED SUBDIVISION AT MUNICIPAL BOUNDARY**

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org

FROM: ☐ Planning Commission
☑ Planning and Zoning Commission

Municipality: Town of West Hartford

TO: Capitol Region Council of Governments
Policy Development & Planning Department
241 Main Street
Hartford, CT 06106

Date of Referral: 03/01/2019

Pursuant to the provisions of Section 8-26 of the General Statutes of Connecticut, as amended, the following proposed subdivision is referred to the Capitol Region Council of Governments for comment:

The proposed subdivision is entitled: Orchard Heights

Number of Acres: 2.60

Number of Lots to be Created: 6

☑ will include or abut land in the following Capitol Region Municipalities:
Town of West Hartford, Town of Farmington

☐ will include or abut land in the following towns in adjacent regions:

Name, Mailing Address, and e-mail of the Subdivision Applicant is:
Jeff Webster, Orchard Heights Developers, LLC
380 Tunxis Road, West Hartford CT, 06107
websterpropertiesct@gmail.com

Additional Comments:
Application will likely be set for Public Hearing on the date noted below.

DATE PUBLIC HEARING, IF ANY, IS SCHEDULED FOR: 04/01/2019

MATERIAL SUBMITTED HEREWITH (at a minimum, a plot plan should be provided):

☐ Application Form	☐ Engineering Plans/Profiles	☑ Other Specify:
☐ Plot Plan	☐ Grading Plan	Application & Plan Set

HAS THIS SUBDIVISION BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☐ YES ☑ NO. IF YES, ON WHAT DATE:

(FOR USE BY CRCOG)	Name: Todd Dumais
	Title: Town Planner
Date Received:	Address: 50 South Main Street West Hartford, CT 06107
Sent certified/e-mail?	
File Number	Phone: (860) 561-7556 Email: todd.dumais@westhartfordct.gov

BY LAW, THE PLANNING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017