

March 1, 2024

TO: EAST GRANBY PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2024-16: Proposed zoning amendment to allow for Drive-Throughs in the Commerce Park Transitional 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 8-3b 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 zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. It is important to note the implications of expanding allowed land-use for drive-throughs. While modern demand, especially following the pandemic, has shown support for drive-throughs, as planners and officials we have to recognize the impacts that may not be so visible to the public market. Car-centric uses like drive-throughs often induce more automobile traffic demand and provide a space for automobiles to idle. Idling has emission and public health consequences that should always be considered. While there is no regional impact and the existing conditions of the area in the proposed referral seem to fit the use, staff has an advisory responsibility to be aware of the tragedy of the commons effect and therefore make note of some impacts by expanding drive-through uses anywhere in the region.

The public hearing date has been scheduled for 3/12/2024.

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

DISTRIBUTION: Planner: Bloomfield, Granby, Simsbury, Suffield, Windsor, Windsor Locks

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner