

# ZONING REFERRAL FORM



<b>FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS</b> Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: <a href="mailto:zoningref@crcog.org">zoningref@crcog.org</a>			
<b>FROM:</b> <input type="checkbox"/> Zoning Commission <input checked="" type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)		Municipality: <b>East Granby</b>	
<b>TO:</b> Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street, Hartford, CT 06106		Date of Referral: <b>5/8/24</b>	
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>			
<b>NATURE OF PROPOSED CHANGE:</b>			
<input type="checkbox"/> Adoption of amendment of <b>ZONING MAP</b> for any area within 500 feet of another Capitol Region Municipality. <b>Attach map showing proposed change.</b>		<input checked="" type="checkbox"/> Adoption or amendment of <b>ZONING REGULATIONS</b> applying to any zone within 500 feet of another Capitol Region Municipality. <b>Attach copy of proposed change in regulations.</b>	
THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency: <input checked="" type="checkbox"/> Petition			
DATE PUBLIC HEARING IS SCHEDULED FOR: <b>6/11/24</b>			
<b>MATERIAL SUBMITTED HEREWITH:</b>			
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input type="checkbox"/> Supporting Statements	<input type="checkbox"/> Public Notice
<input type="checkbox"/> Other (Specify):			
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:			
<b>(FOR USE BY CRCOG)</b>		Name:	
Date Received:		Title:	
Sent certified/e-mail?		Address:	
File Number		Phone: Email:	

BY LAW, THE ZONING 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](mailto:zoningref@crcog.org).

CRCOG-2017

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*A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region*

Proposed Amendments:

Modify Section V.D.2.f, Permitted Uses in the Commerce Park Transitional Zone, to read as follows:

- f. *Retail and Personal Service establishments* (including Drive-thru establishments, Type B on parcels with frontage on a State Highway)

Add the following Section V.D.5.f to the Special Permit Uses in the Commerce Park Transitional Zone:

- f. Drive Thru Establishment, Type A, subject to the following:
- Such establishments shall only be allowed on lots with frontage on a State Highway and having a minimum acreage of five (5) acres.
  - No more than one such Drive-Thru establishment per 5 acres of land shall be allowed on any lot.
  - Such establishments shall not occupy more than twenty-five (25%) percent of the total ground floor area of all buildings on the property upon completion of development on the site. If a stand-alone Type A establishment is the first building occupied no other Type A establishments shall be located on the site until this 25% provision is met.
  - The serving window where food is provided to the customer shall not be located closer, measured horizontally, than 600 feet from the serving window where food is provided to the customer of another Type A Drive Thru Establishment.
  - No said use will be permitted within 250 feet of a residence in a residential zone measured horizontally from the Type A serving window to the nearest point of the residential building.
  - The serving window shall be located at the rear or side of the building.
  - There shall be only one (1) window serving food which shall be served by one (1) vehicular service lane. Unless otherwise required by the Commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the vehicle at the service window) and located so as to not obstruct access to parking spaces, sidewalks and pedestrian access to the building.
  - No outside audio system is permitted except for a central service ordering menu board.
  - Said use shall not create visibility problems for motorists or pedestrians and shall be located in such a manner as to not restrict access by emergency services to any portion of the building.