

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS	
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org	
FROM: <input checked="" type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality: Simsbury
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 12/13/2021
<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>	
NATURE OF PROPOSED CHANGE:	
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.	<input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: Simsbury <input type="checkbox"/> Petition	
DATE PUBLIC HEARING IS SCHEDULED FOR: 01/03/2021	
MATERIAL SUBMITTED HEREWITH:	
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Supporting Statements
<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:	
(FOR USE BY CRCOG)	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.

CRCOG-2017

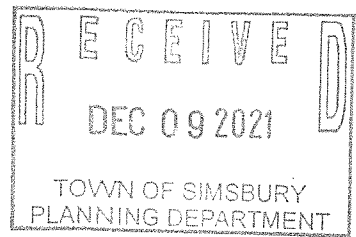
Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

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



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 12/9/21 FEE: \$ _____ CK #: _____ APP #: 21-29

PROPERTY ADDRESS: _____

NAME OF OWNER: Simsbury Zoning Commission

MAILING ADDRESS: 933 Hopmeadow St.

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF AGENT: Michal Glidden, Director of Planning

MAILING ADDRESS: 933 Hopmeadow street

EMAIL ADDRESS: mglidden@simsbury-ct.org TELEPHONE # _____

ZONING DISTRICT: N/A LOT AREA: N/A SQ FT/ACRES _____

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

ZONE CHANGE: The applicant hereby requests that said premises be changed from zone _____ to zone _____.

TEXT AMENDMENT: Please attach proposed changes, including Articles and Sections, and purposes.

SPECIAL EXCEPTION: The applicant hereby requests a public hearing pursuant to Article _____, Section _____.

SITE PLAN APPROVAL: The applicant hereby requests
 PRELIMINARY FINAL SITE PLAN AMENDMENT

SIGN PERMIT

OTHER (PLEASE EXPLAIN): text amendment to Sections 3.4, 4.5, or 5.5, and 17.4 of the Zoning Regulations. Amendment is to for the addition of short-term rentals as a use in the regulations per submitted

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this original signed and dated application. Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

Signature of Owner

Date

Signature of Agent

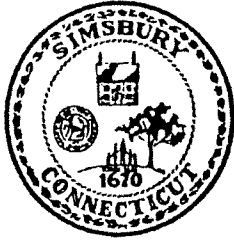
Date

12/9/21

Telephone (860) 658-3245
Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070



Town of Simsbury

933 HOPMEADOW STREET
06070

P.O. BOX 495

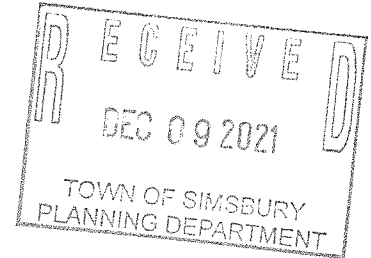
SIMSBURY, CONNECTICUT

Date: November 30, 2021

To: Zoning Commission

From: Michael Glidden, CFM CZEO
Director of Planning and Community Development

Re: Short Term Rentals



As we discussed at the last meeting, the Board of Selectmen approved a short-term rental ordinance which will be effective in January 2022. The use short-term rental needs to be added to the regulations. Staff has prepared a definition of what is considered a short-term rental along with possible text for the regulations.

The commission needs to determine how these units will be regulated. Because a permitting process has been established thru the ordinance, staff is suggesting that the use be as-of-right in the residential zoning districts however this is a discussion that the commission needs to have.

Section 17.4 Definitions

Short-Term Rental: Any furnished living space rented by a person(s) for a period of one (1) to twenty-nine (29) consecutive days. A short-term rental must have separate sleeping areas established for guests and guests must have at least shared access to one (1) full bathroom and cooking area. Operation of a short-term rental requires a permit via town ordinance.

3.4 PERMITTED AND SPECIAL EXCEPTION USES

Residential - Principal Uses	R-15	R-25	R-30	R-40	R-80	R-160	R-400S	R-800S
Single family detached dwelling	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Open space development in accordance with Section 3.12	SE	SE	SE	SE	SE	SE	SE	SE
Rear Lot(s) in accordance with Section 3.5	SE	SE	SE	SE	SE	SE	NO	NO
Residential Accessory Uses	R-15	R-25	R-30	R-40	R-80	R-160	R-400S	R-800S
Short-Term Rentals	OK	OK	OK	OK	OK	OK	OK	OK

ZP = Zoning Permit

SE = Special Exception

OK = No permit necessary allowed within Zoning District

NO– Not allowed in Zoning District

4.5 PERMITTED AND SPECIAL PERMIT USES

SP- Site Plan, SE- Special Exception, NO- Not allowed

Business Permitted Uses	B-1	B-2	B-3	PO
<p>Business Permitted Uses</p> <p>Residential uses if clearly accessory to the principal business use or if designed as part of a business complex, if the following apply:</p> <ul style="list-style-type: none"> • Residential uses must be located above the principal use. • The total square footage of all residential uses does not exceed 40 percent of the total floor area of all uses. • The residential uses are constructed at the same time or after the development of the principal area, but never before. • Use is part of an approved site plan. <ul style="list-style-type: none"> • New residential uses in existing or rehabilitated commercial uses shall be considered a Special Exception and require a public hearing. Such uses shall conform to standards above. 	SP	SP	SP	NO
Short-Term Rentals	SP	SP	SP	NO

5.5 PERMITTED AND SPECIAL PERMIT USES

SP- Site Plan, SE- Special Exception, NO- Not allowed

Industrial Permitted Uses	I-1	I-2
Short-Term Rentals	SP	SP