



# Town of Simsbury

933 HOPMEADOW STREET

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SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**TO:** Zoning Commission

**FROM:** Laura Barkowski  
Code Compliance Officer

**DATE:** 12/29/2021

**SUBJECT:** Accessory Dwelling Units Opt Out

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Application# 21-24 of the Simsbury Zoning Commission, Applicant; Michael Glidden CFM CZEO, Agent; application for a text amendment to the Zoning Regulations to opt out of Public Act 21-29 concerning accessory dwelling units and parking standards in Simsbury

- Resolution to opt out of Connecticut General Statutes §8-2 as authorized under Public Act 21-29. The Simsbury Zoning Commission, having previously initiated the opt-out process by a positive referral from the Planning Commission on November 9, 2021 and conducting a public hearing on November 15, 2021, reconvening on December 6, 2021, December 20, 2021, and January 3, 2022 and in accordance with Connecticut General Statute §8-7d, has considered the provision for an act on accessory dwelling units, as set forth within Connecticut General Statutes §8-2 (as revised under Public Act 21-29) and hereby affirmatively elects to opt-out of these provisions as authorized by said Public Act. The reasons for the Commission's decision is that it will be reviewing the current regulations for accessory dwelling units regulated of the Simsbury Zoning Regulations under section §3.5.2 A-B and reviewing Hartford-Simsbury Form Based Code and Simsbury Center Code in order to make changes which it deems necessary or appropriate considering factors such as appropriate scaling with the possibly of unit size being based on Zoning Districts; regulate the permitting process rather than "as of right" approval and to retain the ability to modify the regulations on an as needed or as appropriate basis. The Commission also requests that the Board of Selectman ratify by 2/3 majority the decision of this commission opting out of the provisions of the amended Connecticut General Statutes Section 8-2 as provided for with Public Act 21-29.

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