



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Town of Simsbury Planning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: September 13, 2022

SUBJECT: **Public Act 21-29 Parking Standards for Residential Uses Reconsideration**

After additional Staff review and inquiry, Staff and the Town Attorney recommend that the Zoning Commission revisit the action whereby the Commission intended to “opt-out” of the state mandated parking standards for residential uses found in Public Act 21-29.

On January 3, 2022, after two previous public hearing dates, the Zoning Commission concluded its consideration of an opt-out process for two elements found in PA 21-29: Accessory Dwelling Units (ADUs) and Parking Standards for residential uses.

The public notice and the notice of action included both elements. The adopted resolution, affirmatively references the ADUs. However, it does not identify parking standards by name nor includes the proper state section references.

Recall, the State, through PA 21-29, mandates that no Town may require parking for residential uses by unit in excess of the following (as compared to the Town’s regulation):

Unit Type	Town Zoning Regulations	Center Zone	PA 21-29
Studio Unit	2 Spaces	1 Space	1 Space
One-bedroom Unit	2 Spaces	1 Space	1 Space
Two-bedrooms or more	2 Spaces	2 Spaces	2 Spaces

Staff has drafted a resolution opting out of the State mandated requirements based on the Commission’s desire to retain a local approach to land use regulation and ensure that those regulations, including parking standards, reflect Simsbury’s unique location, geography and citizens needs.

Staff has scheduled a public hearing for October 3, 2022, in order to ensure the opt out process can be completed by the Board of Selectmen by January 1, 2023.

Staff requests a referral from the Planning Commission.

GKM

Telephone (860) 658-3245
Facsimile (860) 658-3205

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