



Economic Development Commission

AGENDA

SPECIAL MEETING

Wednesday, May 26, 2021

6:30p.m

Note: This meeting will be **held virtually**. Please use the information at the bottom of the agenda to join the meeting.

- I. Introduction**
- II. South Willington Local Transportation Capital Improvement Project Overview**
- III. South Willington Village Zoning Regulation Amendments**
- IV. Public Comment and Questions**
- V. Other Business/Final Remarks**
- VI. Adjournment**

Topic: Willington EDC 052621

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/394839517>

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South Willington Village Public Information Meeting

The Town of Willington's Economic Development Commission and Board of Selectmen are inviting you to a **virtual informational meeting on Wednesday, May 26th at 6:30pm**. You are receiving this invitation because your property is included or within proximity to one of the two projects that will be discussed at the session. Due to the Governor's Executive Order and the need to accommodate safe social distancing guidelines, this meeting will be held virtually via Zoom. Participants may attend via computer and/or phone.

Aside from general economic development updates, the two major topics that will be discussed by the Commission are the proposed draft changes to the Zoning Regulations for a portion of the area known as South Willington Village and a sidewalk and pedestrian improvements grant that the Town has received by the Capital Region Council of Governments.

South Willington Village Zoning Regulations:

In coordination with Town of Willington staff, the Economic Development Commission has been working to develop a set of proposed zoning regulations that seek to provide increased flexibility to the buildings in the South Willington Village area. The goal of these regulations is to further encourage appropriate, small-scale reuse of the buildings in this area in a manner that is contextually appropriate. The current zoning regulations are complex and create a barrier to businesses that wish to occupy space/land in this area or improve space that already exists. A copy of the proposed regulation text and map indicating the area to be discussed has been included.



LOTICIP Sidewalk/Pedestrian Improvement Project:

In early 2020, the Town of Willington's grant application to complete sidewalk and pedestrian improvements along portions of River Rd in the proximity of the Hall Memorial School, Federated Church of Willington, and further north along River Rd to Village St was approved for funding by the Capital Region Council of Governments. This project, which is expected to begin in Summer of 2022 will involve multiple intersection and sidewalk upgrades to increase pedestrian safety, help control vehicle speeds and provide safe, accessible access between the School and adjacent parking lot. During the session, a concept map to identify the specific improvements in greater detail will be presented for review.

The focus of this meeting will be to educate those in attendance about these projects and solicit comments. This is not the "last step" for either of these projects, but the Town feels it is important to provide an opportunity to solicit feedback now. If you are unable to attend but have questions you are encouraged to reach out to the Town's Land Use office at (860) 487-3123 or email the Town's Zoning Agent at zoningagent@willingtonct.org. A recording of the meeting will also be posted online for viewing.

To join the meeting on 5/26, please use the meeting invitation below, which will also be posted on the EDC's meeting agenda on the Town's website for direct access.

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Access Code: 394-839-517

Proposed New Zoning Regulation Section 5.12:
South Willington Village Mixed-Use Zone (SWV) – REVISED April 2021

A. Purpose:

The purpose of the South Willington Village Mixed Use Zone (SWV) is to encourage adaptive reuse, redevelopment and re-investment in the area along the Route 32 corridor in South Willington as a means of achieving balanced growth and efficient land use. The provisions of this section recognize the economic challenges related to successful redevelopment and provides an alternative zoning option to promote private re-investment within this Village area.

B. Objectives of South Willington Village Mixed Use Zone :

This zone may be described as the linear section of South Willington generally fronting River Road (Route 32) from the junction of Fisher Hill Road in the north to Baxter Road in the south. The area includes a mixture of residential, business and civic land uses, including a large historic mill property. The prior zoning designation for much of this zone reflects a more typical Euclidean style of zoning that lacks the adaptability required to encourage development in a manner that is both flexible yet focused on the uses that are most appropriate for the area.

The specific objectives of the SWV are:

1. To provide creative and flexible redevelopment and design standards to enhance vitality and activity in South Willington Village.
2. To encourage redevelopment consistent with the Town's 2018 Plan of Conservation and Development via a streamlined regulatory process.
3. To encourage a mixed-use pattern of development.
4. To provide development incentives to stimulate adaptive reuse within the SWV area.
5. To create a compact blend of land uses which include shops, workspaces, civic buildings, entertainment uses, residences and outdoor amenities.
6. To provide an environment that promotes safe pedestrian access and connections and to encourage pedestrian-scale conveniences within the village core.
7. To encourage increased preservation and enhancement through redevelopment of blighted, distressed and underutilized properties.
8. To reinforce the historic design palette of South Willington and to encourage new development and redevelopment of existing structures to reflect this in material use and building design.

C. ALLOWED USES

The following table of uses shall only apply to the South Willington Village Mixed Use Zone (SWV). For a use not listed, the Commission shall decide on the relatedness of the proposed use and the permitted uses listed herein.

Use	Construction Type	Zoning Permit	Special Permit	Prohibited
1. Medical or Professional Office	Existing	x		
	New		X	
1. Art Galleries	Existing	x		
	New		X	
2. Personal Service Shops	Existing	x		
	New		x	
3. Retail; less than 3000 SF	Existing	x		
	New		X	
4. Cafés without table service	Existing	x		
	New		x	
5. Restaurants and/or brewpubs of less than 3000 SF	Existing		x	
	New		x	
6. One- and Two-family Dwellings	Existing	x		
	New	x		
7. Multi Family Dwellings of five or more units , with density determined by soil capacity	Existing		x	
	New		x	
8. Restaurants and/or brewpubs of 3000 SF or greater	Existing		x	
	New		x	
9. Drive Thru Facilities	New			X
10. Motor Vehicle Service and/or Repair	New			X
11. Child and Adult Day Care Centers	Existing	x		
	New		x	
12. Accessory Apartments	Existing	x		
	New	x		
13. Multi-tenant commercial buildings	Existing	x		
	New		x	
14. New construction, regardless of the permitted use			x	
15. Light Manufacturing (minor processing, assembly) XXXX sf or less	Existing		x	
	New		x	
16. Self storage or commercial warehouse/distribution facility	New			X
17. Agriculture	Existing	x		

D. APPLICATION PROCESS AND STANDARDS

1. Applications

- a. A Zoning Permit shall be an application reviewed and approved by the ZEO in consultation with the Town Planner. The ZEO may require a property map or survey if necessary.
- b. A Special Permit shall be an application made to the Town's Planning and Zoning Commission. Before the Commission may approve an application for a Special Permit a public hearing must be held. The ZEO, Town Planner or Commission may require additional documentation to be submitted with the application based on a review and permit being request. The Special Permit application and procedure shall follow **Section XXX** of these Regulations.

2. Parking, Access and Loading:

- a. All applications for a zoning permit or special permit shall contain a parking plan. Such plan shall be completed to the satisfaction of the Town but at a minimum must include:
 - i. The anticipated parking demands, including peak hours and the calculation method.
 - ii. The total allocation of available parking spaces on site and for the business.
 - iii. Locations for alternate parking locations (as defined below) should they be necessary
 - iv. Demonstration that the parking provided is adequate for all combined uses and that any proposed parking conforms to **Section XXX** of these Regulations.
 - v. **Demonstration that peak parking demand of the proposed use will not compromise access or enjoyment of adjacent residential properties.**
- b. In the SWV, alternate parking locations may include the municipally-controlled parking lots. Offsite parking spaces on private property shall not be counted unless prior authorization from the property has been provided. Shared parking may be allowed provided both users can demonstrate that peak demand hours are not similar.
- c. Whenever practical, adjacent commercial uses shall facilitate pedestrian access between parcels to promote walkability. **If a there is not currently a sidewalk along the primary frontage of the subject parcel, the applicant shall install a sidewalk, designed to Town specifications.**
- d. Interior vehicular access between parcels may be considered provided such agreement has been reviewed by the Town Planner and filed in the Town Clerk's office.
- e. Loading docks and/or areas shall be located or screens as to not be visible from a public street or way.
- f. Whenever feasible, parking areas shall be located behind the principal building.

3. **Site Design Standards:** The following site design standards shall apply to all new construction or any substantial improvements requiring site plan modification as defined within this section. If a specific standard is not defined within this section, the requirements as stated within Section X of these Regulations shall prevail.

A substantial improvement shall mean any proposed alteration to a property or building that results in one of the following:

1. A change to the building's gross square footage by more than 5%.
2. Any site alteration that affects site access, parking and/or loading.
3. Any change to a building which results in an increase to the height of the structure.

Such improvements shall require Special Permit approval from the Commission.

- a. **Buffers:** When adjacent to a residential use, any new construction or substantial improvement as defined within this section shall provide buffering as outlined in Section XX, to the maximum extent practical.
- b. **Lot Coverage:** Total lot coverage within the SWV may be increased by 5% above existing conditions as of right. Any increase to lot coverage in excess of 5% beyond existing conditions will require the submission of a site plan and Commission approval.
- c. **Setbacks:** Within the SWV zone, minimum setback requirements are as follows:
Front and Rear Yard: One-sixth (1/6) of the lot's road frontage along a public way or 35ft, whichever is less.
Side yard: One half (1/2) of the front yard setback
- d. **Height of Buildings:** In the SWV, maximum height for all new buildings shall not exceed 35ft.
- e. **Lighting:** Lighting shall be installed to promote safe pedestrian and vehicular circulation on the property. Lighting shall be complimentary to the architecture of the building and shall consist of full "cutoff" fixtures. In no case shall lighting project upwards or beyond the property. The Commission may require a photometric analysis plan.
- f. **Signage:** All signage shall be in accordance with Section XX of these regulations.
- g. **Building Design:** For all uses allowed via Special Permit as listed in Section 5.12.C, the applicant shall provide architectural elevation drawings with building materials visible from the public way detailed and specified. These drawings shall be accompanied by a narrative document describing how the proposed building design draws upon and satisfies the "South Willington Village Design Guidelines" contained within the South Willington Preservation Planning Study produced in October, 2015 as part of the Town of Willington's "Vibrant Communities Initiative."