

MEMO

DATE: January 19, 2022
FROM: Michele Lipe, Director of Planning
TO: Planning & Zoning Commissioners
SUBJECT: Housing Moratorium Information

Attached are materials related to the proposed PZC housing moratorium:

- 1) Legal notice publication;
- 2) Housing Moratorium wording;
- 3) 10-year summary of housing permits/ certificate of occupancies; and
- 4) Minutes from September 29, 2020- discussion with Town Attorney Kari Olson about residential moratoriums

**TO BE PUBLISHED IN THE JOURNAL INQUIRER
FRIDAY, JANUARY 14, 2022 and THURSDAY, JANUARY 20, 2022
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, January 25, 2022 at 7:00 PM by way of an Online WEBEX Conference Meeting to consider the following:

1. **PZC Sponsored Text Amendment-** Add Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing- proposal for an immediate moratorium on all applications for, and approvals of, single family residential subdivision or resubdivision which creates three or more lots and any special exception permits for any single family, duplex or multi-family residential housing. The expiration date of this Moratorium shall not exceed 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission.

To view this meeting, please tune into Channel 16 (if your provider is Cox Cable) or go to: gmedia.swagit.com/live

To call in with comments to this meeting, please call Webex Conference Call-In Number: (855) 925-2801 (Meeting Code Number to be provided on the agenda.)

Copies of the application are on file in the office of the Town Clerk or/and Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to planningzoningcomments@southwindsor-ct.gov. Persons who may require an accommodation can contact staff Monday – Friday, 8:00 a.m. to 4:30 p.m. at (860) 644-2511, ext. 2329.

Bart Pacekonis, Chairman
PLANNING & ZONING COMMISSION

Add Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing to Article 1 Introductions/Districts

The Planning and Zoning Commission has planned carefully the growth of the community and has guided the development of residential areas within the Town into neighborhoods. Recent legislation regarding multi-family housing, accessory apartments, coupled with the need to create more affordable housing and the Commissions growing dissatisfaction with environmental impacts of lots yielded through open space subdivision and interior lots regulations warrants a moratorium until the PZC can fairly assess and revise its zoning regulations as to subdivisions and housing that will fairly meet the objectives of the legislation and the Town's Plan of Conservation and Development.

The Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approvals of, single family residential subdivision or resubdivision which creates three or more lots and any special exception permits for any single family, duplex or multi-family residential housing. The expiration date of this Moratorium shall not exceed 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission.

No applications will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for new housing units during this period.

Draft 9-28-21; Revised 12-10-21

Town of South Windsor Housing Information

January 2011- December 6, 2021

Residential Building Permits by Type

	Single Family	Multi-Family Town-houses	Two Family	Apartments
2011	13	1		
2012	16	0		
2013	22	0		
2014	19	12		
2015	20	12	2 (4 units)	24
2016	21	36	4 (8 units)	144
2017	19	6		114
2018	38	62		
2019	32	0		
2020	13	0		
2021 (12/6/21)	10	0		
TOTALS	223	129	6 (12 units)	282

Total building permits for housing units: January 2011 to November 2020 – 632 units

Other Residential Construction Projects Building Permits

- South Windsor Residence Assisted Living Facility 2015 90 units
- Evergreen Crossing Independent Living 2018 130 units
- Harbor Chase Assisted Living 2019 113 units

Residential Building Certificate of Occupancy by Type

	Single Family	Multi-Family Town-houses	Two Family	Apartments
2011	13	0	0	0
2012	19	0	0	0
2013	17	1	0	0
2014	13	0	0	0
2015	25	0	1	0
2016	10	24	0	0
2017	28	18	1	168
2018	20	28	2	42
2019	43	22	0	70
2020	17	12	2	0
2021 (12/6/21)	9	13	0	0
TOTALS	214	118	6 (12 units)	280

Total Certificate of Occupancy for housing units: January 2011 to November 2020 – 400 units

Other Residential Projects

- South Windsor Residence Assisted Living Facility 2017 90 units
- Evergreen Crossing Independent Living 2020 130 units
- Harbor Chase Assisted Living 2021 113 units

Census Data on Housing changes over time

	# of Housing Units	Percent Change
1970	3,996	
1980	5,590	40%
1990	8,044	44%
2000	9,071	13%
2010	10,243	13%
2020 (building permit number 624 as of DEC 2020)	10,467	6%
2021		

SOURCE: POCD, Planning Department 12-6-21