

South Windsor Planning and Zoning Commission

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MORATORIUM ON RESIDENTIAL DEVELOPMENT DISCUSSION
PUBLIC HEARING JANUARY 25, 2022

PRESENTED BY: BART PACEKONIS, PZC CHAIR

Legality of Moratoriums in CT/Procedures for PZC in adopting Moratoriums

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- ▶ Requires enactment with the procedures used for a zone change application with a public hearing, Commission vote and if enacted must have a start date and end date;
- ▶ Can not prohibit all development;
- ▶ Must be limited to a reasonable timeframe;
- ▶ Justification must be for specific reasons and must state a desired outcome

Proposed language:

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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 Commission's 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.

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• Draft 9-28-21; Revised 12-10-21
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Review of requirements:

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- ▶ Requires enactment with the procedures used for a zone change application - Legal notice was published and CRCOG notice was sent
- ▶ Can not prohibit all development – This moratorium is proposed for single family and multi-family residential development and would not affect the creation of less than two lots.
- ▶ Must be limited to a reasonable timeframe – The proposal is for one-year. The PZC would have to establish a specific start and end date and publish that as a part of the legal notice
- ▶ Justification must be for specific reasons and must state a desired outcome - Review of concerns from Commission members and the public; to gain a consensus about future housing developments

Concerns about New Residential Development

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- Growth over the past decade in single family and multi-family housing; with limited amount of land available for residential development

	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

Other Residential Projects

South Windsor Residence Assisted Living Facility	2017	90 units
Evergreen Crossing Independent Living	2018	130 units
Harbor Chase Assisted Living	2019	113 units
Main Street – Elderly Housing	2021	37 units

Concerns about New Residential Development

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Developments approved in past 10 years

	Approved	Available
Single Family (Designed Residence Zone)	54	0
Single Family	94	46
Two-family	6 (12)	0
Townhouses	138	20
Apartments	305	125**
Accessory Units/In Law	3+ 20	0
Elderly Apartments	37	37
Totals	599	64

Concerns about New Residential Development

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- ▶ Quality of developments of concern- dissatisfaction with the design of the developments that it's own regulations are creating; e.g. cookie cutter open space cluster designs; minimum lot frontages, sizes and usability of lots; undesirable open space; loss of habitats
- ▶ Need for creation of affordable housing regulations. In October of 2020, the Town received a four-year Affordable Housing Moratorium. The Commission is currently preparing to adopt a 5-year affordable housing plan as required in CGS 8-30j. This must be adopted by June 1, 2022.

Difficult Time to Plan during COVID

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- ▶ PZC workload is significant with pending applications;
- ▶ Meetings and public hearings taking longer;
- ▶ Commission is unable to spend time on reviewing and making the necessary changes to the zoning and subdivision regulations;
- ▶ Current POCD was adopted in 2014 and update to the housing section is needed by 2024. This will be an important component for the upcoming POCD update.

Need to incorporate affordable housing into housing regulations

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- ▶ Recently received four-year Affordable Housing Moratorium and preparing to adopt a 5-year affordable housing plan as required in CGS 8-30j.

Considerations for Commission work during the Moratorium

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- ▶ Update the subdivision regulations;
 - ▶ Review road standards including drainage, sidewalks and street lighting requirements;
 - ▶ Investigate cul de sac lengths and review subdivision requirements
- ▶ Strengthen cluster regulations to force better designs and determine appropriate locations/zones
- ▶ Update housing section of the POCD
 - ▶ determine affordable housing should be incorporated into housing regulations by incorporating affordable housing plan. Affordable Housing Plan must be adopted by June 1, 2022
 - ▶ Review existing plans infrastructure

Considerations for Commission work during the Moratorium

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- ▶ Investigate changing minimum lots sizes and other bulk requirements in the different zones around Town based on a residential build out
- ▶ Consider creating "net lot area requirement" to exclude steep slopes, wetlands and easements
- ▶ Review open space subdivision requirements
- ▶ Review interior lot requirements and whether the requirements in place are creating the lots intended

Moratorium Outcomes

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- ▶ Review existing zoning and subdivision regulations to update for today's concerns
- ▶ Incorporate suggestions from the affordable housing plan into the regulations

LiPe, Michele

From: Andrew Paterna via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, January 25, 2022 2:35 PM
To: LiPe, Michele
Subject: [External]Form submission from: Minutes and Agendas Comment Form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Submitted on Tuesday, January 25, 2022 - 2:35pm
 Submitted by anonymous user: 68.9.240.187
 Submitted values are:

Subject: Planning and Zoning Commission
 ==Please provide the following information==
 Your Name: Andrew Paterna
 E-mail: Andrew.Paterna@southwindsor-ct.gov
 Phone Number: 860-874-5596
 ==Address==
 Street: 301 Strawberry Lane
 City: South Windsor
 State: Connecticut
 Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

To: Chairperson Bart Pacekonis, Planning and Zoning Commission
 From: Andrew Paterna, South Windsor Town Council
 Date: Jan 25, 2022
 Subject: Public Hearing on Housing Moratorium
 Dear Mr. Pacekonis.

I would appreciate you reading this email into the record at the PNZ meeting tonite-- during the public hearing/comment section

I am writing to request the PNZ Commission members reject the proposed Housing Moratorium. This type of 'hold' on housing has many unintended consequences: it will not only discourage those developers looking to expand our housing (including affordable housing) in South Windsor, but it will also discourage many developers who will look upon this as having a negative impact on all development. As a result we will not be able to take advantage of a significant number of new development projects in South Windsor. What then happens, if we discourage these 'community investors' will be a reduction in our grand list growth. Therefore, grand list growth slows down and your decision will cause property taxes to go up for all South Windsor residents.

In addition, there are some related questions that should be answered:

1. Will the Sullivan Ave/Geissler's Plaza project be permitted to move forward if you approve this moratorium, since they have been in the approval process in excess of one year, and the apartments were previously approved in this project?
2. Will the conversion of the Nursing Home on Main St. be allowed to continue and expand our ability to offer increased Senior Housing facilities?
3. If the concern is with school enrollments, it is clear from the BOE reports that most of the new enrollments are due to existing housing/turnover sales, and not from new housing developments.

These are questions that must be addressed before you move forward and approve any housing moratorium. I believe we need more community discussion before you put this proposal into effect. This should be planned as a community wide forum on future housing in South Windsor.

Thank You.

Sincerely,

Andrew Paterna

Town Council Member

Town of South Windsor

Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/52656>

Oneil, Caitlin

From: Lipe, Michele
Sent: Wednesday, January 26, 2022 9:06 AM
To: Oneil, Caitlin
Subject: FW: [External][Town of South Windsor CT] Moratorium (Sent by Brian Faraci, bfscomics@cox.net)

From: Contact form at Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, January 25, 2022 8:09 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External][Town of South Windsor CT] Moratorium (Sent by Brian Faraci, bfscomics@cox.net)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello mlipe,

Brian Faraci (bfscomics@cox.net) has sent you a message via your contact form (<https://www.southwindsor-ct.gov/user/426/contact>) at Town of South Windsor CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.southwindsor-ct.gov/user/426/edit>.

Message:

Hi. I'd like to state my opposition to a moratorium in South Windsor. I don't believe that South Windsor needs a moratorium, and any issues with zoning can be worked through via the regular process. I believe that a moratorium would do more harm than good and should not be adopted.

Thank you.

Brian Faraci
South Windsor

DATE: January 10, 2022

TO: Planning & Zoning Commission
Town of South Windsor

FROM: Kathy Kerrigan
1838 Main Street, South Windsor
860 816 4470
khkerrigan@gmail.com

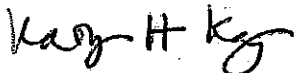
RE: **Text Amendment Submission**
Moratorium on New Warehouses and Distribution Centers

Attached is an application form and a text amendment request for consideration by the Planning & Zoning Commission. The request is for a moratorium on new warehouses and distribution centers in South Windsor.

I am submitting this request as a concerned citizen, and respectfully ask that the Commission waive the \$360.00 fee associated with the submission.

I look forward to working with the Commission on this important PAUSE in processing zoning applications for new warehouses and distribution centers. We all need time to assess the impact these projects have had on the town, address residents' concerns relative to these projects, and consider how zoning regulations may require changes to better reflect the needs of the community.

Thank you.



Kathryn H. Kerrigan

Attachments