



THE NORTHWESTERN CONNECTICUT REGIONAL PLANNING COLLABORATIVE

Dear Collaborative Partner,

We have lots to report since our last monthly update!

Commissions and includes information on topics such as Watershed Management, Aquifer Protection, and Streets and Roads Planning.

WHAT WE'VE BEEN WORKING ON:

\$192,000 in Affordable Housing Study Grants

Working with the Northwestern Regional Planning Collaborative, Salisbury, Sharon, Falls Village, Norfolk and Goshen have received state grants intended to help towns identify locations for affordable housing for moderate income families. The study grants ranging from \$32,300 to \$43,000 were announced last week by the Connecticut Office of Policy and Management.

Though the five grant requests were submitted individually, all the applications emphasized the cost effectiveness of using the Collaborative to accomplish such activities as engineering studies and writing new affordable housing regulations. For more information on this [click here](#).

Wind Energy Regulations Case Study

We have written a 2-page case study which provides information and resources for communities interested in carefully crafting a zoning regulation that will allow the use of wind turbines in a way that protects scenic views and respects property values. It includes lessons learned by the Town of Goshen in drafting their wind energy regulation. For a copy of the case study [click here](#).

WEBSITE UPDATES:

Check out the [Tools page](#) of our website for links to some new and useful planning and conservation resources. Included is Dept. of Environmental Protection's (DEP) [The Green Plan](#), a comprehensive guide to land acquisition and protection techniques.

On our [Whats New page](#) we have just added a link to DEP's [Municipal Primer: Guide to Creating a "Green and Growing" Community](#). A section of this Primer was written specifically for Land Use

COMING SOON:

Zoning Regulations Update Reviews

Would you like to make sure your zoning regulations are helping you to meet your town's housing and conservation goals and are current with recent updates in state law? We need to hear from you! If requested, we will review your regulations and provide you with brief summary of potential regulatory options that you could consider adopting to help you meet your goals.

Three review categories will be addressed as requested by individual towns.

- 1) Administrative Review-** this will consist of determining whether the zoning regulations have incorporated recent statutory changes pertaining to regulation and permitting procedures, schedules, and notice requirements. Examples are the procedures for adopting or revising regulations; floodplain and aquifer protection standards and procedures; and application processing schedules. A checklist cross referenced to the statutory requirement or guideline will be provided.
- 2) Affordable Housing Review-** this will provide the town with regulatory options that encourage the creation of affordable types of housing such as inclusionary housing fees, density bonuses, and modifications to accessory apartment regulations.
- 3) Conservation Review-** this will assess the extent to which zoning regulations consider such issues as agricultural resources and farming, energy efficiency, low impact development techniques, erosion and sedimentation controls, cluster subdivision options, and ridgeline protection.

Let us know ASAP which of these reviews your commission may be interested in. We'd be happy to talk with you in more detail about this service.

Any more info, tools or resources you'd like to see or hear about? Please [contact us](#).