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**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, November 14, 2022, commencing at 7:00 p.m., to hear and discuss the following:

PZC 22-11 Zoning Regulation Amendment – Request to amend Section 2-2 Terms Defined to define a “camping cabin” as a wooden structure of a maximum of 250 square feet and Section 17-2 pertaining to Accessory Uses in the RDD and VCZ to allow for one camping cabin on lots of at least four acres in the RDD and VCZ and to allow camping cabins at commercial campgrounds. Applicant: Town of Tolland.

PZC #22-12 Zoning Regulation Amendment – Request to amend Section 16-17 Affordable Housing, Repeal Section 10-4.C.9 pertaining to Other Requirements in the GDD and Repeal Section 9-4.C pertaining to Multi-Family Development in the CCZ to further incentivize construction through a density bonus and adopt a revised fee-in-lieu fee schedule. Applicant: Town of Tolland.

Copies of these applications are on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Monday, October 31, 2022 and
Thursday, November 10, 2022

See Town Clerk for full text



P&Z #:

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?

Zoning Regulations

Wetlands Regulations

Subdivision Regulations

Plan of Conservation & Development

List all sections of the regulations that you propose to amend or add text to:

Amend Section 16-17 Affordable Housing.

Repeal Section 10-4.C.9 pertaining to Other Requirements in the GDD

Repeal Section 9-4.C pertaining to Multi-Family Development in the CCZ

Describe the purpose for these proposed changes:

Revised affordable housing regulations to further incentivize construction through a density bonus and adopt revised fee-in-lieu fee schedule

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

The request is consistent with the Tolland POCD objectives:

E4: Encourage and promote affordable housing opportunities in all forms.

E6: Encourage and seek to increase the multi-family housing stock to between 10% to 15% of total housing.

E8: Require five percent of units in any development of five or more units be affordable per 8-30g

Applicant Information

Applicant Name: Town of Tolland

Mailing Address: 21 Tolland Green, Tolland CT 06084

Phone Number: 860-871-3601

Email Address: dcorcoran@tolland.org

(Over)

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: _____ **Date:** 9/21/2022

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

OFFICE USE ONLY

Fee Amount: _____ **Approved:** _____
Form of Payment: _____ **Approval Date:** _____
Date Submitted: _____ **Effective Date:** _____
(stamp)

Section 16-17. Affordable (Inclusionary) Housing

To forward the recommendations of the Plan of Conservation and Development, to promote the development of affordable housing to meet local and regional housing needs as required by Connecticut General Statutes (CGS) Section 8-2 and Section 8-23, and to promote and increase housing choice, housing diversity, and economic diversity in Tolland, this section requires the inclusion of affordable housing units in all residential developments.

In accordance with CGS, Section 8-2i (Inclusionary Zoning), all residential development of ~~five-ten~~ units or more that require site plan, special permit, or subdivision approval shall include a minimum of 5% of the proposed units as Qualified Affordable Housing. Said Qualified Affordable Housing shall be sold or rented to households with incomes at or below 80% median household income as determined and defined in CGS Section 8-30g and RCSA (Regulations of CT State Agencies) 8-30g-8.

Any application including affordable housing shall be accompanied by a Housing Affordability Plan, prepared in accordance with CGS 8-30g and RCSA 8-30g-7. The Plan shall provide all the necessary information and documentation to ensure the construction and continued operation of the Qualified Affordable Housing units.

In accordance with CGS, Section 8-2i (Inclusionary Zoning), the applicant can satisfy the inclusionary affordability requirements by:

1. Providing 5% of the total proposed units as Qualified Affordable Housing units.
2. ~~Paying a fee-in-lieu of affordable housing, equal to \$50,000 per each required unit of Qualified Affordable Housing that will not be constructed.~~ Said fee shall be deposited in the Town of Tolland Affordable Housing Trust Fund.
 - a. ~~The fee-in-lieu shall be calculated using the following formula (also identified in Appendix G of the Zoning Regulations):~~

$$\text{Fee-in-lieu} = \text{Total Proposed Units} \times 5\% \times \$50,000.$$
 - b. ~~If the applicant chooses to construct at least one affordable housing unit and pay a fee-in-lieu for any remaining balance, \$50,000 will be subtracted from the fee-in-lieu for each affordable unit proposed to be constructed to a minimum of \$0.~~
3. ~~Providing more than 10 percent of the total proposed units as Qualified Affordable housing to receive a density bonus equal to one additional market rate unit for each unit of Qualified Affordable Housing provided over the minimum 5 percent.~~

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If a minimum of 10% Qualified Affordable Housing units are to be constructed, the ~~applicant may request to purchase a density bonus up to an additional 10% of the total proposed units, by paying a fee-in-lieu equal to \$50,000 per unit for each additional market-rate unit. Commission may authorize an increase of density of up to 25% and reduce lot coverage and impervious coverage requirements to accommodate affordable units in excess of 10% Qualified Affordable Housing units.~~

The Commission reserves the right not to accept a fee-in-lieu of affordable housing or not to grant a density bonus and require that the 5% Qualified Affordable Housing units, as required by this Section, be constructed. The amount (percent) of affordable units shall be evenly distributed throughout the development and evenly distributed across phases. Affordable units shall be proportionate to each phase, and the fee-in-lieu shall be paid before the Certificates of Occupancy are issued more than 50% of the units in the phase or the affordable units shall receive a Certificate of Occupancy before such Certificates are issued for more than 50% of the units in the phase.

In the interest of Fair Housing and the need to promote and encourage affordable housing, the Commission may modify specific requirements of the Zoning Regulations, as part of an application for site plan, special permit, or subdivision, that would otherwise prevent the density bonus from being realized. In doing so, the applicant must make specific request for the necessary modification and list said modifications on the approved plans of the density bonus is accepted.

This inclusionary zoning provision shall become effective on January 1, 2023 or at such time as the Town Council establishes the Town of Tolland Affordable Housing Trust Fund, whichever comes first.