

# REPORT OF THE PLANNING AND ZONING COMMISSION

*Peter Mahoney, Chair*

*Lisa Levin, Vice Chair*

HIRAM W. PECK III AICP, Director of Planning and Community Development

The Planning and Zoning Commission, acting under authority granted by the Connecticut General Statutes, regulates the development of land in Avon. The Planning and Zoning Commission consists of seven members and three alternates appointed by the Town Council. The Commission's actions are guided by the Plan of Conservation and Development, Zoning Regulations, and Subdivision Regulations. The Director of Planning provides professional and technical assistance to the Commission and serves as the Zoning Enforcement Officer.

The Whole Foods building is complete and in operation. Four additional buildings housing a variety of retail uses are complete and in the process of being occupied. The bike trail is in full use and is complemented with public restrooms, a water fountain, bike racks, and a restful small park with a special boulder garden. Phase 1A landscaping is fully installed and is being maintained by the Village Center developer. Final property transfers for roadway ownership is also underway, to be completed soon.

Each approved subdivision/resubdivision may be required to contribute, per State law, a portion of the total property to the Town as dedicated open space; however, as an alternative, an applicant may make a payment to the Town in lieu of this land dedication. These funds are deposited into a special account to be used solely for future open space acquisition. This account currently has over \$924K.

PLANNING AND ZONING COMMISSION STATISTICS					
	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23
Meetings Held	14	13	10	15	14
<b>Applications:</b>					
Subdivisions	2	1	0	1	2
Site Development Approvals	6	3	4	6	9
Special Exceptions	13	10	7	8	10
Special Exceptions – Signs	1	1	5	2	2
Staff Approvals	4	3	2	3	4
Zone Change	1	2	0	1	0
Regulation Changes	0	1	4	3	2
POCD Amendments	0	0	0	0	0
<b>Miscellaneous Info:</b>					
New commercial tenants (SF)	30,000	60,000	55,000	55,000	27,000
Fees in Lieu of Open Space \$\$	24,600	13,500	0	13,750	0
Acres of Open Space Acquired	0	5	0	0	0
Subdivision Lots Approved	8	2	0	2	2
Total Residential Units Approved	8	252	0	178	2