

Land Use Referrals

For all applications to **Planning & Zoning Commission, Zoning Board of Appeals and Inland Wetlands Commission**, including “any other application, petition or request filed with PZC, IWC or ZBA”. (Petition means request to amend zoning map or regulations per 8-3i for water companies). Applications to the Planning and Zoning Commission under the Aquifer Protection regulations must also be referred to adjoining municipalities if they meet criteria.

To Whom	Referred If	Submittal Requirements	Statute
CT Water Company	Located in Shenipsit Lake Watershed	Applicant must send notification form by certified mail within 7 days of submitting application to town. See town website for form: https://www.tolland.org/planning-development/pages/forms-and-fees	8-3i
Tolland Water Commission	Located in State Aquifer Protection Area	Applicant must send by certified mail within 7 days of submitting application to town. Submit to Tolland Water Commission, 21 Tolland Green, Tolland, CT 06084	8-3i
CT Department of Public Health	Required to submit to CT Water Company or Tolland Water Commission	Applicant must submit “Watershed or Aquifer Area Project Notification Form” to DPH. http://www.portal.ct.gov/DPH/Drinking-Water/DWS/Forms-and-Applications Code for Shenipsit Lake Watershed: 0473011 Code for State Aquifer Protection Area: River Road APA	8-3i

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Adjoining Municipality	<p>Any portion of property within 500 feet of boundary</p> <p>Significant portion of traffic will use streets in adjoining town</p> <p>Significant portion of drainage will flow through adjoining town</p> <p>Water runoff will impact streets or properties in adjoining town</p>	Town must send to town clerk of adjoining town by certified mail within 7 days of submitting application to town.	8-7d(f)
Council of Governments (CRCOG)	<p>Zoning map amendment or regulation amendment affects land within 500 feet of town boundary</p> <p>Amendments to Plan of Conservation & Development</p> <p>Subdivision of land that includes property in adjoining town or borders adjoining town</p>	<p>Town provides written notice to CRCOG (Done via email; see: http://crcog.org/statutory-land-use-referrals/)</p> <p>Must be submitted at least 30 days prior to the public hearing. If sent by email and don't receive confirmation email, must submit by certified mail no later than 25 days prior to public hearing.</p>	<p>8-3b</p> <p>8-23h(4)</p> <p>8-26b</p>
Public Registry	Commission initiative to amend zoning map, zoning regulations, subdivision regulations or POCD.	Town must send to registrants at least 7 days prior to the hearing.	8-7d(g)