

## **OLD SAYBROOK ZONING REGULATIONS AMENDMENT**

Approved by the Old Saybrook Zoning Commission at their meeting on March 6, 1995  
Tentative Effective Date: April 13, 1995

Proposed Amendment/Addition to Section 7.2  
Requirement for a Minimum Area of Buildable Land

**Retitle:**

**7.2    Lot Area, Shape, Frontage and Minimum Area of Buildable Land:**

**Add a new 7.2.1:**

- 7.2.1    Minimum Area of Buildable Land:**    In addition to other requirements, every new lot created subsequent to April 13, 1995 which is used for building purposes shall contain within its boundaries a minimum area of buildable land (MABL), with the following characteristics:
- a. Such MABL shall include a contiguous area of not less than 15,000 square feet;
  - b. The MABL shall be of such shape as to be capable of containing a square of not less than 100 feet on a side;
  - c. The MABL shall not include any land determined to be inland wetlands or tidal wetlands, as defined by the Connecticut General Statutes, nor any land delineated as a Special Flood Hazard Area;
  - d. No more than twenty (20) percent of the area designated as MABL shall have naturally occurring topography exceeding twenty (20) percent slope in grade as measured in 40 foot increments throughout the parcel;
  - e. No land shall be included in the MABL which is identified as having ground water higher than 18 inches below the naturally occurring surface, or ledge at a depth of less than 4 feet below the natural ground surface as observed by soil testing; unless an area of suitable size and location has been identified through soil testing which demonstrates the suitability of soil in that area for such sewerage system placement. Not less than six (6) test holes which have been observed by the town sanitarian or his agent shall be provided and shall be conducted such that both the primary and the reserve system are investigated;

- f. No more than ten (10) percent of the MABL shall be encumbered by easements, including easements for drainage, utilities, or vehicular access, but not including conservation easements;
- g. Any building lot for which a subdivision or resubdivision application is required under the Subdivision Regulations for the Town of Old Saybrook, shall include a Minimum Area of Buildable Land which complies with this section. The Old Saybrook Planning Commission shall determine compliance with the MABL requirement for subdivision lots;
- h. In addition to 7.2.1(g) above, any division of land for building purposes which does not require approval under the Subdivision Regulations for the Town of Old Saybrook shall meet the MABL requirements of this section. Prior to such division of property, a Plot Plan meeting the requirements of Section 8 shall be submitted to the Zoning Enforcement Officer for review, which demonstrates that the minimum area of buildable land had been met for both the proposed new lot and the remainder of the original lot. No lot shall be transferred by deed and no building permit shall be issued for the lot until such approval has been obtained from the Zoning Enforcement Officer.

**Renumber Section 7.2.1 to Section 7.2.2**

OLD SAYBROOK ZONING COMMISSION PROPOSED ZONING TEXT AMENDMENTS  
Re: New Section 51 - Site Plan Requirements

Scheduled for Public Hearing on March 6, 1995

(NEW) SECTION 51 - SITE PLANS (replacing existing Section 51 in part)

**51.1 PURPOSE OF SITE PLAN REVIEW**

Pursuant to C.G.S. Section 8-3 (g), a site plan is required for certain uses permitted within these Regulations, in order to determine the conformity of a proposed building, use or structure with the provisions of these Regulations. This Section establishes procedural and informational requirements for site plans. These requirements are in addition to other applicable standards and requirements of these regulations.

Where a site plan is required, the site plan shall be prepared in accordance with the purpose and intent of these Regulations, including protection of public health, safety, comfort and convenience; coordination with and improvement of vehicular and pedestrian access; provision of adequate drainage and utilities; appropriate lighting and landscaping; protection of natural resources, conservation of the natural terrain, provision for vegetation on the site to the maximum extent practical, and maintenance of architectural harmony with the surrounding area.

**51.2 ACTIVITIES FOR WHICH A SITE PLAN IS REQUIRED**

Where required by these Regulations, no buildings or structures shall be erected, altered or enlarged, nor building, use or structure shall be used, nor uses altered in space, time or intensity, and no permit shall be issued by the Zoning Enforcement Officer, until a site plan meeting all applicable requirements of this Section herein has been approved by the Zoning Commission.

Unless otherwise specified in these Regulations, a site plan is required for all proposed uses or of use, except the following:

- a. Single family residential use on a previously approved and buildable lot. A plot plan as detailed in Section 8.2 is adequate for most single family uses; provided, however, that a site plan may be required by the Commission or the Zoning Enforcement Officer, acting on behalf of the Commission, when topography, soils, existing development, mixed uses or other factor make it infeasible to properly determine conformance with the Zoning Regulations without a site plan.

- b. Within Business (B-1, B-2, B-3, and B-4) Districts and Industrial (I-1, I-2) Districts, a change from an existing permitted use located within a structure to another permitted use located within the same structure, provided that the Commission determines that the new use will not result in either the alteration of the exterior of the structure, or in an intensification of the use of the structure. Intensification shall be defined as additional residential units, additional employment, additional clients or customers, additional floor space for sales or services, or additional required parking than that which existed prior to the change of use. A plot plan and written statement of use must be submitted for the change of use. The Commission may delegate the responsibility for determination of applicability of this subsection the Zoning Enforcement Officer, who shall periodically report such determinations to the Commission.
- c. Any use for which the Commission approves a waiver of site plan requirements under Section 51.2.1.

**51.2.1 Waiver of Site Plan Requirements:** In addition to uses and activities specifically exempted from site plan requirements by these Regulations, the Commission may waive requirements for a site plan if it determines that a proposed activity will not affect existing traffic circulation, or result in an increase in the need for parking, nor shall it entail any significant exterior change to a building or site, nor shall such new activity have an impact substantially different from the existing use from which the change is requested. A request for a waiver of site plan requirements shall be submitted in writing by the property owner or owner's agent. A Commission decision to waive site plan requirements may be made based on informal discussion of the activity at a regular or special Commission meeting. Coastal site plans, where applicable, shall not be waived.

**51.2.2 Partial Waiver of Site Plan Information Requirements:** In order to avoid unnecessary delay and expense for an applicant whose proposed activity is minor in nature and limited in its impact on the surrounding area, the Commission may, at its sole discretion, exempt any application from specific information requirements as set forth in this Section. Such exemption may be approved if the Commission finds that such information would not aid the Commission in its determination of the application's compliance with these Regulations. A request for a partial waiver of site plan requirements shall be submitted in writing by the property owner or owner's agent. A Commission decision to waive site plan requirements may be made based on informal discussion of the activity at a regular or special Commission meeting. Coastal site plans, where applicable, shall not be waived.

### **51.3 INFORMAL DISCUSSION OF SITE PLAN**

Any applicant for a use requiring site plan approval may request the placement of such proposal on the agenda of a regular or special meeting of the Commission for the purpose of presenting preliminary plans or concepts, and receiving preliminary comments, observations, and questions, and identifying areas of concern. The purpose of such informal discussion is to minimize delay, expense and inconvenience to all interested parties. At this informal discussion, the applicant may request a full or partial waiver of site plan requirements under Section 51.2.1 or 51.2.2 above. Following informal discussion, the Commission may suggest that the proposal or certain aspects thereof be referred to other municipal, state or federal agencies for review and comment, or may advise the potential applicant that additional information will be required prior to action on a formal application for site plan approval.

### **51.4 FORMAL APPLICATION FOR SITE PLAN APPROVAL**

**51.4.1 Submission of formal application:** All applications for site plan review, including application form, fee, maps, reports, legal documents and other information required under Section 51.5, shall be submitted to the Zoning Enforcement Officer or other designated agent of the Commission. In order to receive prompt consideration, a complete application should be submitted no later than 14 days prior to a regularly scheduled Commission meeting.

An application will be considered complete when an application form, fee, maps and other materials conforming substantially to the requirements of Section 51.5, have been received. Failure to submit a complete application may be cause for disapproval of the application.

**51.4.2 Official Date of Receipt of Application:** The official date of receipt of a site plan application shall be the next regularly scheduled meeting of the Commission immediately following the day of submission of the complete application to the Zoning Enforcement Officer or other designated agent, or 35 days, whichever is sooner.

**51.4.3 Statutory Requirements:** Site plan applications except those accompanying a Special Permit request in accordance with Section 52 and 53 of these Regulations, shall be acted upon by the Commission under the provisions of Section 8-7d(b) of the Connecticut General Statutes. The Commission may hold a public hearing on any site plan. In the case of site plans accompanying a Special Permit application, such plans shall be considered as part of the Special Permit application and action on such plan shall be taken in accordance with Section 52 and 53 of these Regulations.

**51.4.4 Inland Wetlands Report and Permit Required:** If any part of the site is within the jurisdiction of the Old Saybrook Inland Wetlands Commission under provisions of Chapter 400 of the Connecticut General Statutes, the report of said Commission together with any permit issued for regulated activities shall be submitted with the site plan. In accordance with State Statutes, the Zoning Commission shall take no action on a site plan application until the report of Inland Wetlands Commission has been received and considered.

**51.4.5 Referrals:** The Zoning Commission may transmit copies of site plan materials to other officials and agencies for advisory reports and consultation and/or for approval as may be required by law. Such referrals may include, but are not limited to, the following: Planning Commission, Conservation Commission, Parks and Recreation Commission, Harbor Commission, Economic Development Commission, Board of Selectmen, Commission attorney, Town Sanitarian, Fire Marshal, Commission engineer, State Department of Transportation, Connecticut River Estuary Regional Planning Agency, Connecticut River Gateway Commission, Middlesex Soil and Water Conservation District, or any other regulatory or advisory body of local, state or federal government from which the Commission wishes to seek advice and counsel in reaching its decision.

## **51.5 SITE PLAN OBJECTIVES**

In reviewing a site plan application, the Commission shall take into consideration the public health, safety and welfare of the public in general and the immediate neighborhood in particular, and may approve such modifications as are necessary to assure that the site plan complies with the requirements of these regulations. In particular, the Commission shall assure that the site plan meets the following objectives:

**51.5.1 Complete Application:** That the application is complete and includes all materials and information required by the Commission under these Regulations in order to reach the findings contained herein.

**51.5.2 Conformance with Zoning Regulations:** That the application conforms to all relevant provisions of these Regulations.

**51.5.3 Town Plan of Development:** That the proposed site plan is in general conformance with the intent of the Town Plan of Development, however the Plan of Development shall not take precedence over the specific provisions of these Zoning Regulations.

**51.5.4 Emergency Services:** That all buildings, structures, uses, equipment, or material are readily accessible for fire, police and emergency medical services, and are protected against hazards from fire and flood and from other hazards to public safety.

**51.5.5 Traffic Access:** That all proposed traffic accessways do not create traffic hazards and are adequate in width, grade, alignment, and visibility; and that the capacity of adjacent and feeder streets is adequate to accommodate peak and average traffic volume and any special traffic characteristics of the proposed use.

**51.5.6 Circulation and Parking:** That adequate off-street parking and loading spaces are provided to prevent on - street congestion, that the interior circulation system is adequately designed and marked to provide safe and convenient movement for both vehicles and pedestrians through the parking area and to all uses, structures, and parking spaces.

**51.5.7 Landscaping and Screening:** That the landscaping of the site complies with the intent and purpose of these regulations, that existing trees are preserved to the maximum extent possible, that parking and service areas are suitably screened and buffered during all seasons of the year from adjacent residential areas and public streets, and that creation of impervious surfaces is minimized to protect water quality and maintain the character of the surrounding area.

**51.5.8 Lighting:** That glare from the installation of outdoor lighting and illuminated signs is properly shielded from the view of adjacent property and public streets; that intensity of lighting is in keeping with the character of the surrounding area.

**51.5.9 Public Health:** That all utility systems are suitably located, adequately designed, and properly installed to serve the proposed uses, to protect the property from adverse air, water or land pollution, and to preserve and enhance the environmental quality of the surrounding neighborhood and that of the town.

**51.5.10 Natural and Historical Resources:** That the development of the site will preserve sensitive environmental land features such as steep slopes, wetlands, and large rock outcroppings and preserve scenic views or historically and archaeologically significant features.

**51.5.11 Neighborhood Character:** That the location, size, scale, and overall architectural character of any proposed use, building or structure, as well as the nature and intensity of operations involved in or conducted in connection therewith, will be in general harmony with the character of the surrounding neighborhood, and will not be detrimental to the appropriate and orderly development or use of any adjacent land, building or structure.

## **51.6 CONTENTS OF A SITE PLAN SUBMISSION**

Unless waived by the Commission under Section 51.2, each application for site plan review shall include all information required in Sections 51.6.1 through Section 51.6.4 below. Additional information and reports may be required as specified in Section 51.6.5.

51.6.1 **Number of Copies:** Each site plan application shall be submitted in triplicate. Additional copies of site plan materials, for review by other agencies or officials, shall be provided by the applicant upon request from the Commission or the Zoning Enforcement Officer.

51.6.2 **Form:** Formal application for site plan approval shall be requested on a form provided by the Commission, available from the Zoning Enforcement Officer.

51.6.3 **Fee:** The application shall be accompanied by a fee as may be established by the Commission in accordance with state statutes and applicable town ordinances.

51.6.4 The following information shall be submitted as part of all site plan applications:

(1) **Statement of Use:** A written statement, signed by the applicant, and by the owner if different from the applicant, describing the nature and extent of the proposed use or occupancy in sufficient detail to determine compliance with the use provisions of these Regulations. The written statement shall include a declaration as to the nature and extent of the proposed use or occupancy; a description of provision for water supply, sewage disposal, solid and liquid waste, drainage and other utilities; the number of persons estimated to occupy or visit the premises on a daily basis; the basis for determining parking and loading requirements, and estimate of the type of vehicular traffic and number of vehicles generated on a daily basis and at peak hour; and disclosure of any toxic or hazardous substances used, stored or processed in connection with the proposed use or occupancy.

(2) **Maps:** All maps shall be drawn on one or more sheets measuring 24" x 36". If more than one sheet is required, each sheet shall be sequentially numbered, and an index of all supporting detail map sheets shall be included on the first sheet. For more efficient presentation, any information required in Section 51.6.4(2) may be combined on plan sheets, provided that the information is presented in a clear and understandable manner. All prints of maps and plans shall be clear and legible and shall be bound along the left side with required identifying data on each sheet. To the extent practical, north arrows shall be consistent from one map to the other. Maps shall be dated, and revision dates shall be shown if plans are updated or revised during the review process.

A. **Location Map:** An accurate map at a scale of one inch equals 1000 feet shall be submitted showing the subject property and all property and streets within 1000 feet of any part of the subject property, including all lots and lot lines, all zoning district boundaries, and all existing streets and roads. The location map may be included on the site plan. (the location map may be derived from the town's base map.)



- B. Site Development Plans:** Site development plans shall include a Class A-2 survey of the property and all improvements, prepared by a land surveyor registered in the State of Connecticut.

All site development plans shall be prepared, signed and sealed with a live seal by a professional engineer, architect or landscape architect as appropriate, licensed to practice in the State of Connecticut, who is responsible for the information and design. All plans which include the design of roads, detailed drainage systems, sanitary sewer systems and water systems shall be prepared, signed and sealed by a licensed professional engineer.

Site development plans shall be prepared at a scale of not more than 50 feet to one inch, or other appropriate scale as authorized by the Commission, and shall indicate the following information, where appropriate:

**1. General Information**

- (a) Name and address of the applicant and owner of record and all adjoining property owners as listed on the Town's tax roles;
- (b) Date, north arrow, and numerical and graphical scale on each map;
- (c) A brief written description of the proposed use or uses;
- (d) A table or chart indicating existing zoning and the proposed number or amount and types of uses, lot area, lot width, yards, building height, coverage, floor area, parking spaces, and landscaping, as they relate to the requirements of the zoning regulations;
- (e) The words, "Approved by the Old Saybrook Zoning Commission", with designated places for the title and signature of the Commission Chairman, and the date.

**2. The Property**

- (a) Boundaries of the property;
- (b) Location, width, and purpose of all existing and proposed easements and rights-of-way on the property;
- (c) Existing and proposed contours at intervals of two feet or less, or equivalent ground elevations, based on datum satisfactory to the Commission, including identification of a bench mark at the site;
- (d) Location of all existing wooded areas, watercourses, wetlands, rock outcrops, and other significant physical features; and where appropriate, mean high water line, wetlands boundary, special flood hazard areas, and channel encroachment lines.

3. Buildings and Uses

- (a) Location, design, and height of all existing and proposed buildings, signs, fences and walls;
- (b) Architectural elevations and floor plans for all buildings;  
Architectural plans shall include all proposed buildings, structures and signs, and all existing buildings, structures and signs proposed to be reconstructed, enlarged, extended, moved or structurally altered. Architectural plans may be in preliminary form but shall include exterior elevation drawings, generalized floor plans and perspective drawings.
- (c) Location of all existing and proposed uses and facilities not requiring a building, such as tennis courts, light standards, tanks, fences, transformers, dumpsters, and the like;
- (d) Location and design of all existing and proposed uses not requiring a structure;
- (e) Demonstration that proper provision is made for access and use by physically handicapped persons, including walks and ramps of suitable width and grade, inclined curb approaches or curbs cut flush with parking areas, reserved parking spaces and ground level building entrances.

4. Off Street Parking and Loading, Access and Circulation

- (a) Location, arrangement, and dimensions of all existing and proposed paved areas, including automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits, and ramps;
- (b) Location, arrangement and dimensions of loading and unloading areas;
- (c) Location and dimensions of pedestrian walkways, entrances, exits and walks;
- (d) All off street parking and loading, access and circulation shall meet the requirements of Section 62 of these Regulations.

5. Landscaping, Screening and Buffer Areas

- (a) Percentage, size, arrangement, uses, and dimensions of open space on the site;
- (b) Location and design of all required buffer strips and screening, interior landscaped areas; plant materials, fencing, screening devices, decorative paving, or other materials proposed;
- (c) Location of existing trees with a trunk caliper of more than 6 inches, except in densely wooded areas where the foliage line shall be indicated;
- (d) All landscaping, screening and buffer areas shall meet the requirements of Section 63 of these Regulations.

6. Signs and Lighting

- (a) Location, size, height, orientation and plans of all existing and proposed signs and outdoor lighting.

7. Utilities and Drainage

- (a) Location and design of all existing and proposed sanitary subsurface sewage disposal systems, storm water drainage, water supply facilities, and refuse collection areas including provisions for recycling, as well as other underground and above ground utilities.
- (b) Storm water drainage system details, including location, size and elevations of all catch basins, dry wells, pipes, culverts, drainage swales, detention or retention basins and other features.

8. Sedimentation and Erosion Control Measures

- (a) Location and design of all proposed sedimentation control measures in accordance with Section 66.

9. Other information, as appropriate.

In addition to other requirements of Section 51.6, other plans and reports may be required under these regulations, including but not limited to the following:

- a. Coastal site plan, under Section 72
- b. Special requirements for flood hazard areas, under Section 54
- c. Erosion and sediment control plan, when the disturbed areas of such development is cumulatively more than one -half acre, under Section 66
- d. A non-commercial cutting plan, if the proposed development is located within the Gateway Conservation Zone
- e. Any permits required from any state and/or federal agencies
- f. Any other information deemed by the Commission to be necessary to determine conformity with the intent of these regulations.

**51.6.5 Additional Site Plan Submission Requirements:** The Commission may require that written reports be prepared and submitted as part of any Site Plan submission. Reports which may be required include reports on sewage disposal, water supply, fire protection measures, management of stormwater runoff, traffic generation, storage of hazardous materials, protection of significant archaeological sites, or any other aspect of existing and proposed development as the Commission may deem necessary to determine conformance with the intent of these Regulations.

A. The following written reports may be required by the Commission where appropriate:

1. **Water and Sewer Service:** The applicant shall submit a written report, prepared and sealed by a professional engineer licensed in the State of Connecticut, describing the proposed water supply and method of sewage disposal for the proposed development. The engineer shall certify that the proposed water supply and method of sewage disposal comply with all applicable sanitary codes, rules and regulations. Prior to submission of the report to the Zoning Commission, the applicant shall secure the endorsement of the report by the Director of Health of the Town of Old Saybrook or his agent.
  - a. Sewage disposal: The report shall contain a review of results of any test pits and percolation tests dug on the site, and recommendations for design of on-site sewage disposal. When the site is to be served by public sewers, the applicant shall provide evidence from the Water Pollution Control Authority or its agent that the site can be adequately served by public sewers.
  - b. Water supply: Where public water is available within 200 feet of the property line of a proposed development site, the applicant shall provide evidence from the Connecticut Water Company that the site can adequately be served by public water. Where public water is not available and cannot be provided, the Commission may require that the applicant retain the services of a licensed water analyst who shall perform such chemical, bacteriological or other analyses or tests as may be required by the Public Health Code of the State of Connecticut. Results of all tests shall be submitted to the Director of Health for the Town of Old Saybrook or his agent for review and written approval.
2. **Fire Protection:** The applicant shall identify the source of water for fire protection, and shall where necessary, after consultation with the fire marshal, provide a fire well, fire pond, water tank or other source of adequate water for fire fighting purposes. The design, location and construction of any water supply for fire fighting purposes must be approved by the Commission. The written report shall include evidence that the comments of the Fire Marshal have been solicited and received.
3. **Traffic Generation:** For all new non-residential development, and for residential development proposals when required by the Commission, a written report on the estimated amount and type of vehicular traffic to be generated on a daily basis and at peak hours; the estimated number of

persons to occupy or visit the premises on a daily basis, including parking and loading requirements for the proposed use or uses. For site plans involving 30 or more parking spaces, or for any use which, in the judgement of the Commission, may have a significant traffic impact, a traffic impact analysis, prepared by a recognized traffic engineer, shall be submitted as part of the application. The traffic report shall include a discussion of the plan's compliance with Section 62 of these Regulations concerning on-site and off-site traffic impacts.

4. **Stormwater Management:** The applicant shall provide a mapped and written description of all storm drainage measures, prepared by a professional engineer licensed in the State of Connecticut. The written description shall identify the method used to calculate runoff, runoff characteristics of the property before and after development, drainage calculations, structural elements of the proposed drainage design, maintenance procedures, safety measures including fencing and trash racks, proposed landscaping and vegetation measures used to stabilize slopes and bottom surfaces, and proposed ownership of any structural elements. The applicant shall obtain written endorsement of the mapped and written drainage plan from the engineer designated to review the report on behalf of the Commission.
5. **Hazardous Materials and Wastes:** The applicant shall identify any hazardous materials and wastes to be associated with the proposed occupancy and use of the property. Hazardous materials and wastes are defined as materials included in Section 3001 of the federal Resource Conservation and Recovery Act (RCRA), Connecticut Hazardous Waste Regulations, the federal Hazardous Substance Act, the Toxic Substance Control Act, and other applicable regulations. If these materials or wastes are to be present, then the applicant shall present evidence that all applicable permits and approvals from Federal, State or local authorities have been or are in the process of being obtained. The applicant shall demonstrate that the hazardous materials or wastes shall be contained or managed in such a manner that the substances will not specifically pollute or degrade natural resources or the surrounding environment.
6. **Staging Plan:** In cases where the applicant wishes to develop in stages, an overall site and staging plan indicating the ultimate development shall be submitted, including the estimated cost of site improvements for each individual section.
7. **Protection of Significant Historical and Archaeological Sites:** When a site plan submission is made for a site that includes an historic structure, or which is adjacent to or nearby a lot that includes an historic structure, or is located in an historic district, or has been identified by the State Historic

Preservation Officer or State Archaeologist as historically or architecturally significant, the applicant shall identify on the plans the nature and location of the historic or archaeological resource and shall indicate what measures are being taken to protect such resource.

#### **51.7 COMMISSION ACTION ON SITE PLAN APPLICATION**

A decision to approve, modify or deny a site plan application shall be made within the time period specified by State Statute. The reason or reasons for the Commission's decision shall be stated on its records. Notice of the decision shall be published in accordance with state statutes. Once approval has been granted by the Commission, one mylar and four copies of the approved plan, on which all modifications approved by the Commission as part of its approval have been clearly indicated, shall be forwarded to the Commission for its endorsement.

#### **51.8 POSTING A BOND**

The Commission may require, as a condition of Site Plan approval, that the applicant post a bond or other surety in order to assure conformance with all proposed improvements (excluding buildings) shown on the approved site plan. The bond shall be in a form, amount and duration acceptable to the Commission and its legal counsel. Should the site developer be unable to complete the required site improvements, the bond shall be used by the town to complete work necessary for protection of public health, safety and welfare. A separate bond may be required for installation of sedimentation and erosion controls, landscaping, or other separate aspects of site plan development.

#### **51.9 APPEALS**

The Commission shall give notice of its decision as required by law. The decision of the Commission may be appealed in accordance with Chapter 124 of the Connecticut General Statutes. The Commission shall not endorse the plan until after the time for taking an appeal from the decision has elapsed, or in the event of an appeal, promptly upon termination of such appeal by dismissal, withdrawal or judgement in favor of the applicant.

#### **51.10 FILING THE PLAN**

Following completion of the appeal period or resolution of the appeal in favor of approval, and upon receipt of one mylar and four print copies of the approved plans, including any required modifications, and upon receipt of any required bond, the Commission Chairman or Secretary shall endorse the site plan and a copy of the plan map shall be filed with the Zoning Enforcement Officer. The Commission may also require that the approved plan be filed by the applicant on the Land Records of the Town of Old Saybrook.

## **51.10 COMMENCEMENT AND COMPLETION OF CONSTRUCTION**

Construction shall commence on any site plan in accordance with the final plans within one year of the date of the Commission's approval thereof. Any plan not commenced within one year shall be null and void and no building permit shall be issued until a new site plan is approved. Any site not completed within five years (or other time as may be authorized by State statutes) of the date of the Commission's approval shall likewise become null and void, and no Certificate of Occupancy shall be issued except upon the approval of a new site plan. A notice of approval of a site plan shall include a statement of the date on which such five year period (or other authorized time period) expires.

## **51.12 CERTIFICATE OF OCCUPANCY**

No Certificate of Occupancy shall be issued by the Building Official until the Commission or its agent has determined that the site has been completed in accordance with the approved site plan and has been issued a final Certificate of Zoning Compliance. No Certificate of Zoning Compliance shall be issued until the Commission or its designated agent has received written certification from the project architect, engineer, or land surveyor, if one has participated in the preparation of application materials, to the effect that the project has been completed in accordance with the approved plan. If amendments have been approved, "as built" drawings shall be submitted as well. The Commission or its agent shall consider written certification and "as built" drawings, along with any inspections of the site. If the Commission or its agent finds that the project is complete in accordance with the approved plan, issuance of a Certificate of Occupancy shall be authorized. If the Commission or its agent finds that the project is incomplete, a Certificate of Occupancy shall not be issued.

## **51.13 AMENDMENTS TO AN APPROVED SITE PLAN**

**51.13.1 Minor Amendments:** Minor amendments to an approved site plan may be approved by the Commission, provided said amendments do not alter the overall character, quality, density or intensity, uses, amenities, parking or other major features of a site plan as approved. Minor changes shall include, but are not limited to slight relocations of paved areas, utilities, landscaped areas, lighting and other site features because of unforeseen topographic or other field conditions.

**51.13.2 Major Amendments:** Major amendments shall be treated as new applications for site plan approval in accordance with these regulations. Major amendments shall include, but are not limited to, any significant alteration in the square footage or location of landscaped areas; any alteration in residential density; any increase in building floor area or height, and any other alteration which significantly affects the overall character, quality, density or intensity, uses,

amenities, parking or other major features of a site plan. The Commission shall decide, on cases of question, whether a change shall be designated major or minor.



## **OLD SAYBROOK ZONING COMMISSION PROPOSED ZONING TEXT AMENDMENTS**

**Re:** Section 51 - Site Plans, and editorial changes

1. The present Section 51, Site Plans, is hereby repealed, and a new Section 51 adopted in its place, with the exception of the following subsections, which are renumbered, reworded for editorial purposes, and relocated to Section 8, Additional Standards, as follows:
  - A. Section 51.8 Drainage is renumbered to Section 8.15.
  - B. Section 51.9 Sanitation is renumbered to Section 8.16. Change reference from "site plan" to "proposed development".
  - C. Section 51.12 Setback Areas is renumbered to Section 8.18.
  - D. Section 51.13 Outside Storage is renumbered to Section 8.19.
  - E. Section 51.15 Total Ground Coverage is renumbered to Section 8.20.
  - F. Section 51.17 Handicapped Persons is renumbered to Section 8.21.
2. References to "site plan" as pertaining to Section 8.2 are changed to "plot plan" for purposes of clarity. A list of these changes is on file in the Zoning Office.

**EDITORIAL CHANGES TO REGULATIONS:**

- 1. References to "Plot Plans", "Site Plans" and "Special Exceptions"**
- 2. Numbering Corrections Resulting from Changes**

The following approved zoning regulations accomplish:

- ☒ paragraphs dealing with signs - paragraph reference to Signs, Section 64 corrected.
- ☒ paragraphs dealing with buildings, uses and facilities of the town - paragraph reference to Building, Uses, etc. changed.
- ☒ addition of paragraphs clarifying administrative review and site plan/special exception review by Zoning Commission.
- ☒ renumbering within Section 24 to correct an existing paragraph numbering inconsistency.

### REGULATION CHANGES

#### Section 21, Residence AAA District

21.1.8 Signs as provided in Section 64.

21.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 21.1.6.

21.7 **Plot Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 21.1. 1 through 21.1. 5 and Paragraphs 21.1.7 through 21.1.9, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.

21.8 **Site Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 21.1.6, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.

21.9 **Special Exception:** Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 21.2.1 through 21.2.15, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

#### Section 22, Residence AA-1 District

22.1.8 Signs as provided in Section 64.

22.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 22.1.6.

- 22.8 **Plot Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 22.1. 1 through 22.1. 5 and Paragraphs 22.1.7 through 22.1.9, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 22.9 **Site Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 22.1.6, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 22.10 **Special Exception:** Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 22.2.1 through 22.2.14, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

**Section 23, Residence AA-2 District**

- 23.1.7 Signs as provided in Section 64.
- 23.2.6 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 21.1.5.
- 23.7 **Plot Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 23.1. 1 through 23.1. 4 and Paragraphs 23.1.6 through 23.1.8, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 23.8 **Site Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 23.1.5, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 23.9 **Special Exception:** Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 23.2.1 through 23.2.13, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

## Section 24, Residence A District

24.1.8 Signs as provided in Section 64.

☒ Number the following existing unnumbered paragraph:

24.2.2 Bed and Breakfast Transient Lodging. \*\*

☒ Renumber existing Paragraphs 24.2.2 through 24.2.14 to read Paragraphs 24.2.3 through 24.2.25.

24.2.8 Buildings, uses and facilities of the Town of Old Saybrook other than uses specified in Par. 24.1.6.

24.7 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 24.1. 1 through 24.1. 5 and Paragraphs 24.1.7 through 24.1.9, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.

24.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 24.1.6, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.

24.9 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 24.2.1 through 24.2.15, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

## Section 25, Residence B District

25.1.8 Signs as provided in Section 64.

25.7 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 25.1. 1 through 25.1.5 and Paragraphs 25.1.7 through 25.1.9, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.

25.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 25.1.6, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.

- 25.9 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 25.2.1 through 25.2.12, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

Section 26, Residence AA-3 District

- 26.7 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 26.1. 1 through 26.1.7, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 26.8 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 26.2.1 through 26.2.3, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

Section 31 Central Business B-1 District

- 31.1.14 Signs as provided in Section 64.
- 31.8 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 31.1.14 and 31.1.15, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 31.9 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 31.1.1 through 31.1.13, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 31.10 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 31.2.1 and 31.2.2, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

Section 32 Shopping Center Business B-2 District

- 32.1.15 Signs as provided in Section 64.

- 32.8 **Plot Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 32.1.15 and 32.1.16, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 32.9 **Site Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 32.1.1 through 32.1.14, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 32.10 **Special Exception:** Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 32.2.1 through 32.2.5, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

### **Section 33 Restricted Business B-3 District**

- 33.1.7 Signs as provided in Section 64.
- 33.8 **Plot Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 33.1.1 through 33.1.4 and 33.1.6 through 33.1.8, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 33.9 **Site Plan:** Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraph 33.1.5, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 33.10 **Special Exception:** Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 33.2.1 through 33.2.15, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

### **Section 34 General Business B-4 District**

- 34.1.17 Signs as provided in Section 64.

- 34.8 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 34.1.17 and 34.1.18, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 34.9 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 34.1.1 through 34.1.16, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 34.10 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 34.2.1 through 34.2.5, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

#### Section 35 Marine Commercial MC District

35.1.8 Signs as provided in Section 64.

- 35.7 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 35.1.1, 35.1.8 and 35.1.9, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 35.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 35.1.2 through 35.1.7, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 35.9 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 35.2.1 through 35.2.13, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

#### Section 36 Marine Commercial Limited MCL District

36.1.9 Signs as provided in Section 64.

- 36.7 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 36.1.1 through 36.1.4 and Paragraphs 36.1.9 and 36.1.10, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.



36.8 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 36.1.5 through 36.1.8, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.

36.9 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 36.2.1 through 36.2.8, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

#### Section 37 Saybrook Point District

37.1 "P" means a use permitted in the District as a matter of right subject to the provisions of Section 8.

"S" means a use permitted in the District, subject to the approval of a SPECIAL EXCEPTION in accordance with the provisions of Sections 8, 51, and 52.

"E" means a use permitted in the District, subject to approval of a SITE PLAN and a SPECIAL EXCEPTION in accordance with the provisions of Sections 8, 51 and Section 52, or of Sections 8, 51 and Section 53 if so specified.

#### Section 41 Industrial I-1 District

41.1.17 Signs as provided in 64.

41.8 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 41.1.17 and 41.1.18, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.

41.9 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 41.1.1 through 41.1.16, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.

41.10 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraphs 41.2.1 through 41.2.3, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

## Section 42 Industrial I-2 District

- 42.1.13 Signs as provided in Section 64.
- 42.8 Plot Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 42.1.13 and 42.1.14, a PLOT PLAN shall be submitted to and approved by the Zoning Enforcement Officer in accordance with the provisions of Section 8.
- 42.9 Site Plan: Prior to approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted under Paragraphs 42.1.1 through 42.1.12, a SITE PLAN shall be submitted to and approved by the Zoning Commission in accordance with the provisions of Sections 8 and 51.
- 42.10 Special Exception: Prior to the approval of any APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for a use permitted by Special Exception under Paragraph 41.2.1, a SITE PLAN and SPECIAL EXCEPTION application shall be submitted to and approved by the Zoning Commission in accordance with Sections 8, 51 and 52.

## Section 54 Flood Plain District

- 54.2.3 The maps and plans, including plot plans and site plans,  
◦ required under these Regulations to be submitted in connection with an APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE or a PLOT PLAN, SITE PLAN OR A SPECIAL EXCEPTION and pertaining to a lot any portion of which is located in a Flood Plain District, shall show the following additional information:

## Section 55 Condominium District

- 55.3 Application: Application for a SITE PLAN APPROVAL and SPECIAL EXCEPTION for a condominium development...
- 55.3.2 Site Plan: six (6) copies of a site plan, in accordance with the provisions of Sections 8, 51 and 52.

## Section 72 Administration

- 72.2 Applications: ALL APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE shall be submitted to the Zoning Enforcement Officer and shall be accompanied by three (3) copies of a PLOT PLAN in accordance with the provisions of Section 8, and showing the following:

72.6.2 A copy of any site plan or plot plan, received in connection with an Application for approval of an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE, a SITE PLAN or approval of a SPECIAL EXCEPTION and pertaining to a lot in a Conservation Zone, shall upon receipt be transmitted to the Middlesex Soil and Water Conservation District with a request for its technical review and advisory opinion.

## **OLD SAYBROOK ZONING COMMISSION PROPOSED ZONING TEXT AMENDMENTS**

Re: Content of Plot Plans

Approved at a meeting of the Old Saybrook Zoning Commission on March 6, 1995.

Tentative Effective Date: April 13, 1995

(Revisions)

### **8.2 Plot Plans and Architectural Plans**

Plot plans and architectural plans, when required to be submitted under these Regulations in connection with an Application for Certificate of Zoning Compliance, shall conform to the following standards:

8.2.1 Plot Plans: Submission of a Plot Plan to the Zoning Officer is required for certain activities in order to demonstrate conformance with the provisions of these Regulations. The Plot Plan shall show all information listed in this section as applicable to a particular lot or activity; except that the Zoning Officer may waive the submission of information that is not necessary to determine compliance with these regulations. The Zoning Officer may require such additional information as necessary to determine conformance with the regulations for a specific application.

A. Statement of Use: A written statement, signed by the applicant, and by the owner if different from the applicant, describing the nature and extent of the proposed use or occupancy in sufficient detail to determine compliance with the use provisions of these Regulations.

B. Maps: All plot plans required under these Regulations shall be clearly and legibly drawn at a scale of 1" = 40' or other scale approved by the Zoning Officer. Plot plans shall be drawn on one or more 18" x 24" or 24" x 36" sheets consisting of good quality polyester film or other material that will enable production of clear prints as required by these Regulations. All plot plan maps shall include the following information:

1. General information, including title of the project or development; name and address of applicant or owner; north arrow, numerical and graphic scale, date of plan, and any revision dates.
2. A Location Map showing streets, property lines and zoning district boundary lines within 100 feet of the site.

3. A schedule showing compliance with appropriate zoning standards, including the area of the lot (in square feet); the area of wetlands and watercourses; the amount of floor area by use; building ground coverage and total coverage by building and paving; the basis of computation of required off-street parking and loading spaces and the number provided; building and other setback lines.
4. Property information, including the boundaries and existing conditions on the lot; the names of all abutting lot owners; location, width and purpose of all easements; the location of location of all tidal and inland wetlands, water bodies, high tide lines, floodway and Special Flood Hazard area boundaries, location of minimum area of buildable land; soil type boundaries and codes from the "Soil Survey of Middlesex County, Connecticut", USDA Soil Conservation Service; location of any historic or archaeological sites.
5. Existing and proposed development: location of existing and proposed buildings or uses, including buildings, structures, signs, fences, walls, barriers, outside storage areas and screening; docks, wharfs and bulkheads; location, design and dimensions for existing and proposed parking, aisles, loading and circulation; existing and proposed drainage, utilities and related facilities; outdoor illumination, landscaping and open spaces: provisions for soil erosion and sediment control; location and results of any soil tests performed on the site.

C. Other information which may be required by the Zoning Officer, including but not limited to the following:

1. The plot plan shall be prepared by and bear the seal of a land surveyor, professional engineer, architect and/or landscape architect licensed to practice in the State of Connecticut as required by law for preparation of parts of the plan. The seal of the preparer shall be impressed on all copies of the plot plan presented for approval.
2. The boundaries and existing conditions of the lot shall be shown based on a survey meeting or exceeding a "Class A-2" type survey specified in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps, or its equivalent.

3. Existing and proposed grading contours at an interval not exceeding two feet, or equivalent ground elevations, based on Mean Sea Level, including identification of a bench mark at the site.
4. Any other information which the Zoning Officer may deem necessary to determine conformance with these regulations.

8.2.2 Architectural Plans: When required, architectural plans shall include all buildings and structures proposed to be constructed, reconstructed, enlarged, extended, moved or structurally altered; shall be drawn to a scale of  $1/4" = 1'$  or larger, and shall include signs and outdoor illumination facilities unless otherwise provided in connection with plot plans.

### **VARIOUS SECTIONS**

**Permitted Uses with Buildings, Uses and Other Structures  
with Gross Floor Areas greater than specified amounts in  
Commercial and Industrial Districts require a Special  
Exception Permit**

The following approved zoning regulations accomplish:

- ☒ for Buildings, Uses and Other Structures that exceed specified gross floor areas, a Special Exception will be required.

CENTRAL BUSINESS B-1 DISTRICT

31.1 Permitted Uses: Any use listed in Section 31.1 which occupies a gross floor area greater than 5,000 square feet of the total area shall be a Special Exception Use.

SHOPPING CENTER BUSINESS B-2 DISTRICT

32.1 Permitted Uses: Any use listed in Section 32.1 which occupies a gross floor area greater than 10,000 square feet of the total area shall be a Special Exception Use.

GENERAL BUSINESS B-4 DISTRICT

34.1 Permitted Uses: Any use listed in Section 34.1 which occupies a gross floor area greater than 20,000 square feet of the total area shall be a Special Exception Use.

MARINE COMMERCIAL MC DISTRICT

35.1 Permitted Uses: Any use listed in Section 35.1 which occupies a gross floor area greater than 5,000 square feet of the total area shall be a Special Exception Use.

MARINE COMMERCIAL LIMITED MCL DISTRICT

36.1 Permitted Uses: Any use listed in Section 36.1 which occupies a gross floor area greater than 5,000 square feet of the total area shall be a Special Exception Use.

SAYBROOK POINT DISTRICT

37.1 Permitted Uses: Any use listed in Section 37.1 which occupies a gross floor area greater than 5,000 square feet of the total area shall be a Special Exception Use.

INDUSTRIAL I-1 DISTRICT

41.1 Permitted Uses: Any use listed in Section 41.1 which occupies a gross floor area greater than 40,000 square feet of the total area shall be a Special Exception Use.

INDUSTRIAL I-2 DISTRICT

42.1 Permitted Uses: Any use listed in Section 42.1 which occupies a gross floor area greater than 40,000 square feet of the total area shall be a Special Exception Use.