

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations (Soil Erosion and Sediment Control)
Proposed: 3/23/86

SECTION 66 - SOIL EROSION AND SEDIMENT CONTROL

- A. Under Par. 66.3 Control Plan and Par. 66.3.2 Map, a) delete the word "and" at the end of subparagraph "g", b) add the word "and" after subparagraph "h" and c) add the following subparagraph "i":
- i. the name, address and telephone number of the person designated by applicant for the use, building, other structure or site development to be responsible for supervision of installation and completion of the Control Plan.
- B. Amend Par. 66.4 Minimum Standards to include certification by the preparer as follows and with no change in subparagraphs 66.4.1, 66.4.2 and 66.4.3:
- 66.4 Minimum Standards: The following are minimum standards applicable to Soil Erosion and Sediment Control Plans required by these Regulations, and the preparer of the Control Plan shall certify that the Plan complies with the minimum standards: ...

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations (Seasonal Residences)
Proposed: 3/23/86

SECTION 10 - NONCONFORMITY

- A. Under Par. 10.6 Nonconformity - Use, amend Par. 10.6.2 Change by deleting the last sentence referring to seasonal residences as follows:

10.6.2 Change: No nonconforming use of land, buildings or other structures shall be changed to any use which is substantially different in nature and purpose from the former nonconforming use except such uses that are permitted uses in the District in which they are to be located. No nonconforming use of land, buildings or other structures if once changed to conform or to more nearly conform to these Regulations shall thereafter be changed so as to be less conforming again. /No seasonal residence located on a lot of less than 12,500 square feet shall be converted for year round occupancy.⁷*

* /delete/

Note: Conversion of seasonal residences for year round occupancy is separately regulated by Town Ordinance.

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations

Proposed: 4/4/86

SECTION 51 - SITE PLAN

- A. Under Par. 51.2 Application, delete Par. 51.2.1 Statement of Use and substitute the following in place thereof:

- 51.2.1 Statement of Use: a written statement, signed by the applicant, and by the owner if different from the applicant, describing the following in sufficient detail to determine compliance with these Regulations and to establish the plan and program basis for review of the SITE PLAN submission; 10 copies shall be submitted:
- a. a declaration as to the nature and extent of the proposed use or occupancy;
 - b. provision to be made for water supply, sewage disposal, solid and liquid waste disposal, drainage and other utilities;
 - c. the number of persons to occupy or visit the premises on a daily basis, including the parking and loading requirements for the use;
 - d. an estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hour;
 - e. the equipment or other methods to be established to comply with the performance standards of Section 61; and
 - f. identification of any hazardous materials or wastes to be associated with the proposed occupancy and use of the property. Hazardous materials are defined as any material included in the EPA list of priority pollutants or Section 3001 of the Resource Conservation and Recovery Act or Connecticut's Hazardous Waste Regulations. If these materials or wastes are to be present as part of the proposed use or occupancy, the applicant shall present evidence that all applicable permits and approvals from Federal, State and local authorities have been or are in the process of being obtained.

- B. Also under Par. 51.2 Application, renumber Par. 51.2.5 Modification of Submission and 51.2.6 (time limits) to be Par. 51.2.6 and 51.2.7 respectively and add a new Par. 51.2.5 Traffic Impact Report as follows:

51.2.5 Traffic Impact Report: for SITE PLANS involving 50 or more new parking spaces or proposed uses projected to generate either more than 200 vehicle trips per day or more than 100 vehicle trips per day per 1,000 square feet of floor area, a traffic impact report, prepared by a recognized traffic engineer, indicating the expected average daily vehicular trips and peak hour volumes to be generated by all of the uses on the lot and the access conditions at the lot, distribution of such traffic to be generated, types of vehicles expected and effect upon the Level of Service on the street giving access to the lot and at nearby intersections *will be required.*

- C. Delete Par. 51.5 Access and substitute the following in place thereof:

51.5 Access and Circulation: Provision shall be made for vehicular access to the lot and circulation upon the lot in such a manner as to safeguard against hazards to traffic and pedestrians in the street and upon the lot, to avoid traffic congestion on any street and to provide safe and convenient circulation upon the lot and on the street giving access to the lot. Access and circulation shall also conform to the following:

51.5.1 The street giving access to the lot shall have traffic carrying capacity and roadway improvements and traffic management facilities that are sufficient to accommodate the amount and types of traffic generated by the proposed use, taking into account access to existing uses along the street and existing traffic projected to the date the proposed use will be in effect. Roadway, traffic management and other deficiencies in the street giving access, which result in congestion or impairment of safety and convenience, may be remedied by the applicant if authorized by the owner of the street.

51.5.2 Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage road driveways and traffic controls within the street.

51.5.3 Access driveways shall be of a design and have sufficient capacity to avoid queueing of entering vehicles on any street.

51.5.4 Driveways into the lot shall have suitable alignment and grade, not exceeding 10%, as well as transition grades and sight distances, for safe, convenient and efficient access and shall meet the street line and travelway of the street in such a manner as to conform to the established cross section for the street as may be specified by the Town or State of Connecticut.

- 51.5.5 Where a lot has frontage on two (2) or more streets, the entry and exit from the street shall be provided where potential for traffic congestion and for hazards to traffic and pedestrians are minimized.
- 51.5.6 Where reasonable alternate access is available, the vehicular access to the lot shall be arranged to minimize traffic use of local residential streets situated in or bordered by Residence Districts.
- 51.5.7 Where topographic and other conditions permit, provisions shall be made for circulation driveway connections to adjoining lots of similar existing or potential use i) when such driveway connection will facilitate fire protection services, as approved by the Town Fire Marshal and/or ii) when such driveway will enable the public to travel between two existing or potential sites, open to the public generally, without need to travel upon a street.
- 51.5.8 There shall be no more than one (1) driveway connection from any lot to any street, except that i) separate entrance and exit driveways may be provided where necessary to safeguard against hazards and to avoid congestion and ii) additional driveway connections may be provided, particularly for but not limited to large tracts and uses of extensive scope, if traffic flow in the street will be facilitated by the additional connection. Driveways shall not exceed 30 feet in width at the street line, or such lesser width as will be sufficient to accommodate the traffic to be generated, unless a greater width is required by Town Ordinance or by the State of Connecticut.

D. Delete Par. 51.7 Plan of Development and substitute the following in place thereof:

- 51.7 Plan of Development: The SITE PLAN shall be in conformance with the purpose and intent of any plan of development, including any amendment, program or supplement that is part of the plan, adopted by the Planning Commission under the provisions of Chapter 126 of the Connecticut General Statutes and pertaining to the area in which the use is to be located, particularly in regard to but not limited to the following:
- 51.7.1 the provision of streets; limitations on the location and number of access driveways; and provisions for traffic management;
- 51.7.2 the setback, location and bulk of buildings and structures; the appearance of buildings and structures from any street or highway, or from other lots;
- 51.7.3 the preservation of natural land form features, wetlands and water courses;
- 51.7.4 the provision, location and character of landscaping;

OLD SAYBROOK ZONING COMMISSION

TOWN OF OLD SAYBROOK, CONNECTICUT

Amendment of Zoning Regulations (Various)
Proposed: 3/23/86

SECTION 8 - ADDITIONAL STANDARDS

- A. Under Par. 8.2 Plans and Par. 8.2.1 Site Plan, a) delete the "and" at the end of subparagraph "p", b) add the word "and" at the end of subparagraph "q", and c) add the following subparagraph "r":

r. north point, name and seal of the preparer of the plan, date of preparation and all revision dates plus an identification of the plan item revised.

SECTION 9 - DEFINITIONS

- B. Amend Par. 9.27 Street Line to read as follows:

Existing

- 9.27 Street Line: The term "street line" shall mean the right-of-way, easement or taking line of any "street" or of any easement of vehicular access or private right-of-way 25 feet or more in width.

Proposed

- 9.27 Street Line: The term "street line" shall mean the right-of-way, easement, taking or property line of any "street" as well as the right-of-way or easement boundary lines of any private road, driveway or street for vehicular access when the width between such lines is 25 feet or more.

SECTION 55 - CONDOMINIUM DISTRICT

- C. Amend Par. 55.4 Procedure by revising the third sentence thereof to read as follows:

Existing

- 55.4 Procedure: Upon receipt, the Zoning Enforcement Officer shall transmit the application and accompanying plans and documents to the Zoning Commission; he shall also transmit a copy thereof to the Planning Commission. Within 45 days after receipt of a copy of the application, plans and documents, the Planning Commission shall report its recommendations to the Zoning Commission, stating the reasons therefor. The Zoning Commission may request the applicant to submit a) additional copies of maps, plans and documents for review by other agencies and b) such additional information that it deems necessary in order to decide on the application. Any revisions of maps and plans, other

than those specifically requested by the Zoning Commission, shall be submitted at least 15 days prior to the public hearing. The Zoning Commission shall hold a public hearing on the application, shall decide thereon and give notice of its decision as required by law. The applicant may consent in writing to one or more extensions of the time for public hearing and action on the application as provided by law.

Proposed

55.4 Procedure: ...

... Unless specifically requested by the Zoning Commission, no revision or other modification of the application, maps, plans and documents shall be made during the 15-day period preceding the day scheduled for a public hearing on the application. ...

SECTION 62 - OFF-STREET PARKING AND LOADING

- D. Under Par. 62.3 Parking Spaces, a) renumber Par. 62.3.9 Service Stations through Par. 62.3.12 Other Uses to be Par. 62.3.10 through Par. 62.3.13 respectively, b) amend Par. 62.3.8 (hospitals) to read as follows, and c) add a new Par. 62.3.9 (hotels, motels) as follows:

62.3.8 Hospitals (including convalescent and nursing homes and sanitarium): one (1) space for each two (2) beds for patients plus one (1) space for each employee, and located on the same lot with the building.

62.3.9 Hotels and Motels: one (1) space for each guest room plus one (1) space for each employee, and located on the same lot with the building.

SECTION 72 - ADMINISTRATION

- E. Amend Par. 72.7 Approval and Issuance by deleting the third sentence thereof as follows:

72.7 Approval and Issuance: The Zoning Enforcement Officer shall approve an APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE and shall issue a CERTIFICATE OF ZONING COMPLIANCE when he determines that all of the requirements of these Regulations have been met. No APPLICATION shall be considered approved and no CERTIFICATE shall be considered issued unless signed by the Zoning Enforcement Officer or his Deputy.* If deemed necessary to determine compliance with these Regulations and before issuance of a CERTIFICATE OF ZONING COMPLIANCE, the Zoning Enforcement Officer may require the applicant to furnish measurements of any construction features subject to the requirements of these Regulations, including setback distances, which measurements shall be prepared and certified by a land surveyor licensed to practice in the State of Connecticut. Within 10 days after notification by the

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applicant that the premises are ready for occupancy, or within 10 days after receipt of the certified measurements if required, the Zoning Enforcement Officer shall issue or deny a CERTIFICATE. One (1) copy of the plan drawing or drawings shall be returned by the Zoning Enforcement Officer to the applicant. The following additional requirements shall apply to the approval of APPLICATIONS and issuance of CERTIFICATES.

- F. Under Par. 72.7 Approval and Issuance, add a new Par. 72.7.6 Measurements and Certifications as follows:

72.7.6 Measurements and Certifications: Prior to issuance of a CERTIFICATE OF ZONING COMPLIANCE, the applicant shall furnish to the Zoning Enforcement Officer a plot plan, or a SITE DEVELOPMENT PLAN if applicable, certified by a land surveyor licensed to practice in the State of Connecticut, showing the location and setback distances for buildings and structures on the lot as built. While such certified plan is not required for subsequent minor additions, alterations and outbuildings, the Zoning Enforcement Officer, if deemed necessary to determine compliance with these Regulations, may require the applicant to furnish measurements of any construction features that are subject to these Regulations, which measurements shall be prepared and certified by a land surveyor licensed to practice in the State of Connecticut.

51.7.5 the location, character and intensity of outside illumination;
and

51.7.6 the extent, character, purpose and location of signs.

E. In Par. 51.13 Outside Storage, amend the last sentence to read as follows:

In addition, any outside storage area located in a B-1, B-2, B-4, I-1 or I-2 District shall be enclosed, except for necessary access driveways, by buildings and/or fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other lot or from any street, provided however that the Commission may determine that such enclosure is not necessary in connection with all or a portion of necessary and reasonable outside storage that is an adjunct to retail sales.

F. Delete Par. 51.14 Landscaping and substitute the following in place thereof:

51.14 Landscaping: Landscaping shall be provided and permanently maintained on the lot to conform to the standards of Par. 51.6, 51.7 and 51.13 and to the following:

51.14.1 All portions of the lot not covered by buildings and other structures and approved outside storage areas, areas for off-street parking, loading and driveways and other paved areas shall be suitably landscaped with trees, shrubs, lawns or other suitable landscaping or, if not disturbed by filling, grading, excavation or other construction activity, may be left as natural terrain when having a location, size and shape that supports the landscaping plan for the lot.

51.14.2 In Business, Marine Commercial and Industrial Districts, the area required for setback from a Residence District boundary line, except as such area may be authorized for use for parking spaces under Par. 51.12.3, shall be suitably landscaped with evergreen shrubs or trees, or such evergreens in combination with embankments; fences and/or walls, so as to provide a transition from such Districts to the Residence District. Suitable natural terrain and existing evergreen trees and shrubs may be preserved, or augmented with new planting, to satisfy the landscaping requirement in the setback area from Residence Districts.

51.14.3 Each lot shall be provided with a landscaped strip along the street line, and such strip shall be 10 feet or more in width in B-1 Districts and 25 feet or more in width in other Business, Marine Commercial, Industrial and Residence Districts. The strip may contain sidewalks, shall be landscaped and maintained with lawn, shrubs, trees and other suitable landscaping that are compatible with suitable sight lines at access driveways and shall be separated from any adjoining off-street parking or loading area, driveway or outside storage area by a curb six (6) inches in height. Necessary access driveways may be provided through the strip.

- 51.14.4 All off-street loading docks located in Business and Industrial Districts and visible from a street or Residence District shall be suitably screened by a building, fence, wall, embankment, landscaping or other suitable device.
- 51.14.5 All landscaping, trees, shrubs and lawns on an approved SITE PLAN shall be well maintained, and trees and shrubs that die or are destroyed shall be replaced with similar trees and shrubs within one (1) year.
- 51.4.6 All plant and other landscaping materials shall be provided in accordance with good landscaping practice and shall be subject to the approval of the Commission.

SECTION 62 - PARKING AND LOADING

- G. Under Par. 62.7 Standards, amend Par. 62.7.3 Landscaping to read as follows:

Existing

- 62.7.3 Landscaping: Any parking area accommodating 30 or more cars in connection with a use of land, buildings or other structures for which approval of a SITE PLAN or SPECIAL EXCEPTION is required under these Regulations shall be provided with not less than one (1) tree, for each 30 cars in the parking area, and suitably located in landscaped islands within or border strips adjacent to the parking area so as to enhance the appearance of the premises. Trees shall be of a species approved by the Zoning Commission, shall be suitably planted and maintained and shall be not less than two (2) inches caliper and 10 feet in height.

Proposed

- 62.7.3 Landscaping: Any parking area of 30 or more parking spaces in connection with a use of land, buildings or other structures for which approval of a SITE PLAN or SPECIAL EXCEPTION is required under these Regulations shall be provided with not less than one (1) tree for every 20 such spaces or fraction thereof and suitably located in landscaped planter islands within or border strips adjacent to the parking area so as to enhance the appearance of the premises and to avoid the appearance of a continuum of paving. In addition, not less than 5% of a parking area of 50 or more parking spaces shall consist of landscaped planter islands. Trees shall be of a species approved by the Zoning Commission and shall be not less than three (3) inches caliper and 10 feet in height. Trees and plantings in islands shall be located, installed and protected so as to prevent damage by normal parking and traffic circulation and parking area maintenance.

H. Also under Par. 62.7 Standards, amend Par. 62.7.4 Parking Spaces to read as follows:

Existing

62.7.4 Parking Spaces: Parking spaces and driveways in connection therewith may extend any distance into the area required for setback, or a lesser distance, in accordance with the district where located, as follows:

	<u>Street Line</u>	<u>Property Line</u>	<u>Residence District Boundary Line</u>
a. B-1:	none	any	10 feet
b. B-2:	15 feet	any	15 feet
c. B-3:	none	10 feet	Not Applicable
d. B-4:	40 feet	any	25 feet
e. MC:	30 feet	any	10 feet
f. MCL:	30 feet	any	10 feet
g. I-1:	40 feet	any	25 feet
h. I-2:	25 feet	25 feet	none

The foregoing limitations shall not apply to necessary access drives across areas required for setback from a street line.

Proposed

62.7.4 Parking Setbacks: No parking space or driveway for access into and out of such spaces shall extend within less than the following distances of a street line, property line or Residence District boundary line:

	<u>Street Line</u>	<u>Property Line</u>	<u>Residence District Boundary Line</u>
B-1	10'	NA	10'
B-2	25'	10'	25'
B-3	25'	15'	25'
B-4	25'	10'	25'
MC	25'	NA	30'
MCL	25'	NA	30'
I-1	25'	10'	25'
I-2	50'	25'	100'

"NA" means no setback applicable.

The foregoing limitations shall not apply to necessary access driveways through the setback area from a street or to an adjoining lot.