

Present: Tom Failla, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Ken Edgar, Sally Korsh, Britta Lerner, Richard Wolf

Also present: Land Use Director

Digitally recorded 10/4/16

Service recognition to Administrative Assistant Joan Lewis for 28 years of service and retirement.

7:15 p.m. WORKSHOP WITH HIRAM PECK, PLAN THREE LLC, PLANNING CONSULTANT

The Chairman handed out information on regulations for surrounding towns (to be attached to the minutes.

Hiram Peck stated that he would be focusing on cluster housing; and the Commission members should (1) figure out a purpose for every new regulation and take a good look at its purpose. Also design (site and architectural design). (2) computer graphics so you can see what the project is going to look like – put in as a requirement. (3) environmental – low impact development – storm water control. (4) Need to be realistic about the costs to the Town and for what it takes for it to happen. (5) consider use of a pre informal application – not a binding discussion and consider special permit process for a zone change/special permit zone/site plan or a special exception to the regulations. Also floating zone and spot zoning. Try to provide guidance and leadership on the project. When you have a public meeting be sure and have the developers come.

Questions and answers session followed.

Short recess



8:15 p.m.

RECEIPT OF APPLICATION: APPLICATION FOR RESUBDIVISION APPROVAL, MAP 29 BLOCK 3 LOT 19, 99 NORFIELD ROAD (FITZPATRICK, FRAY & BOLOGNA LLC)

Attorney Bologna presented the application to the Commission. The Land Use Director presented the site plan for 99 Norfield Road and went over it in detail. A discussion followed.

Tom Failla moved that the Commission receive the application for Resubdivision Approval, Map 29 Block 3 Lot 19, 99 Norfield Road. Seconded by Britta Lerner Vote in favor (7-0).

Public hearing to be scheduled for November 7<sup>th</sup>, 2016 at 7:15 p.m.

DISCUSSION/DECISION CONT: APPLICATION FOR LOT DEVELOPMENT APPROVAL, 10 SMITH RIDGE ROAD, LOT 6, TANNERY LANE SUBDIVISION, NEW HOUSE AND RELATED SITE IMPROVEMENTS (RICHARD BENNETT, P. E. AND MLR PROPERTIES)

Richard Bennett P. E. and Megan Roberts of MLR Properties were present. Mr. Bennett presented a revised plan to the Commission showing the relocation of the 6 foot wall 50 feet away from the property line and that the developer could plant in that 50'. Also discussed a four foot deer fence location.

Scott Buddenhagen, owner of the neighboring lot 9, came forth stating that he did not think it was fair to get the revised drawing the day of the hearing. Not hearing from MLR properties and Richard Bennett P. E. he used his own engineer and drew up plans. He did not think the wall could come that close to the property line. He is concerned about the health, safety and welfare. A discussion followed. The deer fence would be on the wall section only.

The Land Use Director handed out a draft approval for the members. Don Saltzman read the draft into the record.

Motion to Approve:

Don Saltzman moved that the Commission approve the lot development plan for Lot 6 of the Tannery Lane Subdivision, 10 Smith Ridge Road, for construction of a house, driveway, retaining walls, septic system and related site work as shown on the revised site plan, revised 9/9/16, as initialed by Richard Bennett P. E., subject to conditions on 10/4/16. Seconded by Jane Connolly. Vote in favor (7-0)



DISCUSSION/DECISION: STATUS REPORT, COMPLIANCE WITH CONDITIONS OF OCTOBER 21, 2015 LETTER, 10 SAMUELSON ROAD (STAFF)

Jim Pjura, Code Enforcement Officer and Land Use Director gave a status report on 10 Samuelson Road re the compliance with conditions included in the October 21, 2015 letter including photos. Don Saltzman read the 10-21-15 letter into the record.

The Chairman stated that this is a commercial enterprise taking place in a residential area. Ken Edgar referred to Section 343 of the Zoning Regulations that states no storage of materials. A discussion followed. Ken Edgar felt that it has not been remediated and Ms. Chan is in violation.

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER: APPLICATION FOR ZONING PERMIT TO INSTALL STORAGE CONTAINERS, 10 SAMUELSON ROAD (A. CHAN) (REFERRAL PURSUANT TO P&Z 6/20/11 STANDARD OPERATING PROCEDURES)

Jeff Andrews and Amabel Chan came forth. He explained that they had a business (Marvin Gardens) on Route 7 which went out of business. Some stuff came home and one neighbor has complained. We came tonight to discuss a time frame to get rid of the stuff that was for sale. Jane Connolly stated that they should take the goods and store them on your property in the house, barn or garage. You cannot have them outside the residence. The Commission has given you time and you do have a barn, garage and house. This is a home occupation and you have failed and refused to get rid of the stuff. Ms. Chan stated we are making an effort. Jane responded that we have given you a year. Jeff Andrews noted that the next item on the agenda is an application for a zoning permit to install storage containers on the property. There is no merchandise on the property – it is in the containers.

Ken Edgar stated that the Commission is bound by law to abide to our zoning Regulations. Britta Lerner stated that we did accommodate you for a year and Tom Failla stated that the containers were temporary and we need to decide if the Commission wishes to continue an open end the enforcement action. The temporary permit has expired. Jeff Andrews stated he will get rid of the trailers. Don Saltzman stated it is a notice of violation extension. Amadel Chan owns the trailers and has to arrange. Amabel Chan stated they would be gone by November 24<sup>th</sup> Thanksgiving. It was decided by the Commission to issue a notice of violation and that the trailers will be gone by November 24, 2016. Discussion followed.



Chan cont:

Don Saltzman stated he would like the Commission to do a November 24, 2016 notice of violation and condition : until of the date of November 24, 2016 as the violation that penalties can be given by the court (fines) specify what they are and that the property owners are subject to the following fines. Britta Lerner agreed. Jane Connolly felt that any condition to go in will take the property, if they are still there. The Land Use Director read Section 8-12 of Ct. State Statutes Zoning Enforcement dealing with regulations – no less than \$10. and no more than \$100 per day per citation. The date should really read 11/23/16. Amadel Chan thought that this was fair.

Motion: Don Saltzman moved that the Commission recommend to James Pjura, Code Enforcement Officer to issue a notice of violation to the property and property owners to remove outside storage containers by November 23, 2016 – to remove them from the property subject of fines per as specified by the code \$100 for each day is continued until the containers are removed from the property. Seconded by Britta Lerner Vote in favor (7-0)

Land Use Director returned the application check to Jeff Andrews.

OTHER BUSINESS:

Commissioner Richard Wolf questioned “where are we going with Hiram Peck, Zoning Consultant?” Ken Edgar felt the Commission should have a special meeting for a work session. The date of November 14, at 7:15 p.m. was picked for a special meeting to discuss “What to do” including a budget.

APPROVAL OF MINUTES:

Tom Failla moved that the Commission approve the minutes of September 6, 2016. Seconded by Sally Korsh. Vote in favor (6-0) Ken Edgar abstained as he was not present at the meeting.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: approved with Ken Edgar’s edits, November 7, 2016



Town	Gov. Form	Inc.	Cty	T.Area	Land	Pop	GrdList	Mill Rte	Agr	Com	Ind.	Trans. Rts	P.O.	P&Z	P/LD	Plng	Zng	Swr	SwrAvd	Health	WPC	APA	HA	EcnDev	ResZs	IndZs	ComZs	Sphs	
Avon	TMgr, TC, TMtg	1830 HF	23.5	23.1	18.4K	\$2,559M	28.8	Yes	Yes	Yes	Yes	US44, 202, CT10, 167	1 + RFD	7 + 3	Yes	NA	NA	Yes ?	Region	Region	5	7 + 3	NA	NA	4	2	6	POCD	
Bethany	BOS, TMtg, BOF	1832 NH	21.4	21	5.5K	\$549M	35.04	Yes	Yes	No	No	CT42, 63, 69	1 + RFD	5 + 3	NA	NA	No ?	Region	Region	7	5 + 3	NA	1	2	1	1	No		
Branford	RTM, BOS, BOF	1653 NH	28	22	28.2K	\$3,511M	26.93	Yes	Yes	Yes	Yes	I95, US1 - Rail	2 + 3	7 + 3	Yes	NA	NA	Yes ?	Local	Local	7	NA	6	9	6	2	4	No	
Burlington	BOS, TMtg, BOF	1806 HF	30.4	29.8	9.6K	\$885M	31.1	Yes	Yes	No	No	CT4, 69	1 + 3	7 + 3	NA	NA	Yes	Local	Local	7	7 + 3	NA	7	2	2	2	1	No	
Essex	BOS, TMtg, BOF	1852 MS	11.8	10.4	6.6K	\$1,031M	21.08	Yes	Yes	Yes	Yes	CT9, 153, 154, 602	3 NA	5 + 3	NA	5 + 3	Yes	Local	Local	5 + 3	5 + 3	6	7	6	3	5	5	Yes	
Farmington	TMgr, TC, TMtg	1645 HF	28.8	28.1	25.6K	\$3,500M	25.1	Yes	Yes	Yes	Yes	I-84, CT4, 10	2 + 3	6 + 3	Yes	NA	NA	Yes	Local	Local	5	6 + 3	6	NA	11	3	6	6	Yes
New Milford	MYR, TC, BOF	1712 LF	63.7	61.6	27.5K	\$2,895M	26.75	Yes	Yes	Yes	Yes	US7, 202, CT109 - Rail	2 + RFD	NA	NA	4 + 3	Yes	Local	Local	5 + 3	5 + 3	16	15 + 2 + 1	12	4	5	5	Yes	
Newtown	BOS, LC, TMtg	1711 FF	60.38	57.8	28.2K	\$3,053M	33.07	Yes	Yes	Yes	Yes	I-84, US 6, CT25, 34, 302 - Rail	3 + 3	5 + 3	Yes	NA	NA	Yes ?	Local	Local	7	1 NA	9	7	7	?	3	3	Yes
Old Saybrook	BOS, TMtg, BOF	1854 MS	21.6	15	10.2K	\$2,179M	18.81	Yes	Yes	Yes	Yes	I-95, US1 - Rail, CT 9, 154	1 NA	5 + 3	NA	5 + 3	Yes	Local	Local	6 + 2	NA	7 + 2 + 1	7	7	1	5	5	Yes	
Southbury	BOS, TMtg, BOF	1787 NH	40	39.1	19.K	\$2,099M	28.4	Yes	Yes	Yes	Yes	I-84, US 6, CT67.	1 NA	NA	NA	6 + 3	?	Local	Local	5	5 NA	10	6	4	4	15	Yes		
Westport	BOS, RTM, BOF	1835 FF	33.3	20	27.6K	\$9,938M	18.09	Yes	Yes	Yes	Yes	I-95, US1 - Rail, CT57, 136	2 + 3	7 + 2	Yes	NA	NA	Yes ?	Region	Region	BOS	CC	5	NA	10	?	11	Yes	

Sources: Connecticut State Register & Manual; town websites; town zoning regulations and maps; Conn. Secretary of the State <http://www.ct.gov/sots/cwp/view.asp?a=31888&q=392426>  
Codes: APA - Aquifer Protection Agency; BOF - Board of Finance; BOS - Board of Selectmen; CC - Conservation Commission; Econ Dev - Economic Development; MYR - Mayor P/LD - Planner-Land Director; RTM - Representative Town Meeting; Sphs - Special Housing (active adult, affordable, incentive, residential living); TC - Town Council; TMgr - Town Manager; TMtg - Town Meeting

RECEIVED  
OCT 4 - 2016  
TOWN OF WESTON  
PLANNING & ZONING COMMISSION



Town - Part 1	Purpose	Subdiv	Bond	Tech Exp	Permitted Use	Gen Requirements	Site Plans	Residential Requirements	Min Acres	Max Acres	Cvg%	HT	Stories	Pkg	Utilities
Avon	OSRD (aka cluster) - Flexible residential site design; harmony, preserve nat. feat.; parcel config, topo, neighborhood	Yes	Yes		Single family, playgrounds, customary, incidental sub. structures				10		15	35	2.5		Pub. Water, sewers with exceptions
Bethany	EHD - (elderly housing district) - sing fam. oo; certain multifam fit with abutting zones; increase afford hsg supp.; fit with rul. res. character; protect env. with onsite utilities, open space for buff rec.n and cons.; meets state afford hsg reg 8-30g			Yes	2bdrm for elderly, acsy second; pool tennis; detach or attach up to 3; home occupation as spec except; nop nonres emp.	Bdr per buildable acre determined by soil testing no more than 4; and water supply and storm water covrd; bdr defined by P&Z	See 9.8	2 per bdr; one elderly, ownr resp. for monitoring	3	25	15	25	1.5	1.5 for 1 bdr; 2 for 2 bdr	on site water and sewage
Bethany	HOD (housing opportunity district) - increase hsg supp. For mod inc.; sep ind zone replace not supplement; meets state afford hsg 8-30g			Traffic study	Resid hm max 3 units; acsy; agr; common use	Owned by the same person for 3yrs prior to app.; const quit mkt rates	Petition to re-zone		30		10 per lot 20 per gross	35	2.5	2 per hm	Onsite water and sewage
Brantford	OSRD - By special exception, sing fam res for tracts of considerable size preserve open space; nat. beauty, hist sig. park and rec. cons. nat res; protect waterways to avoid flooding erosion water pollution				Single family, playgrounds, customary, incidental sub. structures		see 7.3.C-7.3.G	15 with except.				Same			Pub. Water, sewers
Burlington	OSRD (aka cluster) - By special permit; flexible residential site design; harmony, preserve nat. feat.; parcel config, topo, neighborhood;				No increase in intensity of land use of what would have been in a standard development; rear lots not to exceed more than 1/5 total		see 7.3.4				30 per lot 15 per gross	35	2.5		Underground; water and sewer determined by Health Dir.
Essex	OSRD (aka cluster) - Best use of remaining land; increase open space and cont. dev.; enc. ingenuity and originality in subd. design; preserve comm. character and create more energy efficient, env sensitive and cost effect subd layouts; avoid sewers	Yes	Yes			Lot size 50% of existing lot size in rural res. Dist.; passive solar development; rear lots not to exceed design see 7.3.11						30-35			Onsite water and sewage; town may impose install of pub utilities; comm. Septic and water shall be permitted
Farmington	OSRD (aka cluster) - flexibility in land dev. to pres.; prot open space nat., man-made res. and permit varied lot design, bog req				R80, R40, R30, R20; prot. farms, stp slip, wind, indscp, arch sites, rdjgn, pub wils site, mktl trails, open space rec.etc.	A - (758 + 750) = D see D1 - D3 for remaining calc.		15K-30K							
New Milford	CCSD - Cluster Conservation District - flexibility in subd design and increase tracts of undevel. Land for cons. o.s.; pres. Env feat. Prot quilty under and suf water; passive rec. interconnect ntwrk o.s.	Yes			R-80, R-60, R-40		See 107-030								
Newtown	OSCS (open space conservation subdivisions) preserve nat. top. Drainage sig. Indmkt and trees, min cut and fill, view, vistas, hist., archeol. features	Yes				Request pre-app review; ho maintain roads and drainage									
Old Saybrook	OSS (open space subdivision) perm. Reserve of land for parks, playdrouns, rec. nat. streams, ponds, water supp., dolid, wetlands, beaches, total, scenic beauty, hist. interst, conser, forest, wildlife, agr. Nat res.	Yes			Special exception; proposed as a PRD planned residential district; see 56.6.7		Se 56.3.1				15-40	35	2.5		on site or public water sewers
Southbury	PDD (planned develop district) - cluster residences for conserving scenic areas, views, vistas, nat. env., hist sites, farms, harmonious design, character, orderly dev.				Special exception; R-80, R-60, R-40, R-30										
Westport	OSRD - preserve residential character; reduce potential traffic, drainage impacts; improve design in env sensitive areas				Single, 2-fam, mult fam see 17-2.1; accessory bldgs 17-2.2; no more than 180 units under OSRD	33% sing fam; 1-4 bdr; pitched roofs; mech equip concealed avoif baraaeks look		No more than 8 units per residential units; 450 useable os per unit; os areas no more than 750 ft	10 per lot		25 - 50	30	2	17-14	

Source: Regulations provided by Hiram Peck, Plan Three LLC

Town Part 2	Roads	Density	Plant/Buf Lndscp	OpenSpace	Setbacks (exterior)	Frontage	Min Width	PrimBldgDist (Setbacks)	AccBldg	LvgArea	Maintenance	Discretion to Modify
Avon	Standard with exceptions	Same as existing zone	Yes	Preserved by CE	Standard; at least 10 ft			greater of 30 ft or bldg ht; 10 ft or ht of acry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge	Conform to IV,A,7	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW
Bethany	Standard			Not less than 33%	50	100	100					
Bethany	Standard	1 per gross acre			50 Old Amity and Meyers			10				
Branford	Standard	2.1 - .79		5K-20K sq ft	30-40 front	75-100	80-125					
Burlington	Standard	Same as existing zone	Yes ext. and int.	Preserved by CE				greater of 30 ft or bldg ht; 10 ft or ht of acry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge; see porch deck garage	Conform to IV	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW
Essex	Standard		75	Not less than 33%; exclude tidal areas and inland wetlands	25 front 15 side 30 rear	125	125					Yes, to safeguard pub. HSW; right to deny if application is inconsistent with statement of purpose
Farmington				Deed OS to town or nonprofit land trust	25-40	100	See E Dev Std					See F other req. P&Z can modified by 5/6 vote certain aspects
New Willford		No greater than allowed in subdivision		50% in o.s. ; 70% nets a density bonus; owned by ho assoc.; deed restricted								
Newtown			yes	95% used for wildlife habitat								
Old Saybrook				16K x no. of lots AA-1; 50% AAA and C; see 56.6.6	Oct-35							
Southbury		no smaller than 15K per dwelling; sum of units containing two or more shall not exceed 285 units										
Westport		1 unit per acre; 3 bdr per acre Encourage moderate density; no more than 65 onsite and 100 pub sewer			50 - 100	50 access to maj. roads	300; depth 600	not less one half the height of the bldg				

Source: Regulations provided by Hiram Peck, Plan Three LLC



Town	Pur/Poc	SubDiv	Bond	Tech Exp	Permitted Use	Gen Requirements	Site Plans	Residential Requirements	Min Acre	Max Acre	Max Coge %	HT	Stories	Pkg Utilities	Roads	Density	Plant/Landsc	OpenSpace	Setbacks	Frontage	Min Width	PrinBldgDist (Setbacks)	AcctBldg	LvgArea	Maintenance	Discretion to Modify	
Avon	OSRD (aka cluster) - flexible residential site des; h; harmony, preserve nat. feat.; parcel con fig. topo; neighborhood	Yes	Yes		Single family, playgrounds, customary, incidental sub. structures	10	15	35	2.5	1.5	on site water and sewage for and sewage	Standard with exceptions	Same as existing zone	Yes	Preserved by CE	at least 10 ft	greater of 30 ft. or bldg ht.; 10 ft. or 20 ft. from pavement edge	Conform to IV.A.7	Sustained for bldg., roads and open space	Yes, to safeguard pub. HSW							
Bethany	EHFD (elderly housing district)- sing fam. oo; cer-eh multifam fit with abutting zones; increase afford hsg supp.; fit with rurl. res. cha; r; protect env. with onsite utilities, opening space for buff. rec.n and cons.; meets state afford hsg 8-30g	Yes	Yes		2ndrm for elderly, acy second; pool tennis; acre determined by soil testing no more than 4; and water supply no more than 2; waste water and storm water covered; Bar defined by P&Z.	See 9.8	2 per bdr; one elderly; own resp. for monitoring	3	25	15	25	1.5	1-1.5 bdr; 2-2 bdr; 3-3 bdr	Standard	1 per gross acre	Not less than 33%	50	100									
Bethany	HOH (housing opportunity district) - increase hsg supp. For middle-; also ind zone espase not- employment; meets state afford hsg 8-30g			Traffic study	Residential use	30	10 per lot 20'	35	2.5	2	Onsite water per and sewage	Standard	1 per gross acre	Yes ext. and int.	Preserved by CE	30-40 front	75-100	50 Old Amity and Meyers	10								
Brandford	OSRD (aka cluster) - By special exception, sing fam res for tract of considerable size preserve open space nat. beauty; hist sig. park and rec. cons. nat. re; protect waterways to avoid flooding erosion water pollution				Single family, playgrounds, customary, incidental sub. structures	15 with excp t.	see 7.3.C sing fam and two 15 fam	Sam e	2.5	30 per lot 15'	35	2.5	Underground water and sewer determined by Health Dir.	Standard	Same as existing zone	Yes ext. and int.	Preserved by CE	30-40 front	75-100	50 Old Amity and Meyers	10						
Burlington	OSRD (aka cluster) - By special exception, flexible residential site design; harmony, preserve nat. feat.; parcel config; topo; neighborhood;				Single family, playgrounds, customary, incidental sub. structures	15 with excp t.	see 7.3.C sing fam and two 15 fam	Sam e	2.5	30 per lot 15'	35	2.5	Underground water and sewer determined by Health Dir.	Standard	Same as existing zone	Yes ext. and int.	Preserved by CE	30-40 front	75-100	50 Old Amity and Meyers	10						
Essex	OSRD (aka cluster) - Best use of remaining land; increase open space and cont. dev.; enc. longevity and originality in sub. design; preserve comm. character and create more energy efficient, env sensitive and cost effect subd layouts; avoid sewers	Yes	Yes		No increase in intensity of land use of what would have been in a standard development; rear lots not to exceed more than 1/5 total	15-30K	see 7.3.4	30-35	2.5	30 per lot 15'	35	2.5	Onsite water and sewage; town may impose install of pub utilities; comm. Septic and water shall be permitted	Standard	No greater than allowed in subdivision	75	Not less than 33%; exclude tidal areas and inland wetlands	25 front 15 side 30 rear	125							Yes, to safeguard pub. HSW; right to deny if application is inconsistent with statement of purpose	
Farmington	OSRD (aka cluster) - flexibility in land dev. to pres., prot. open space nat., min-made res. and permit varied lot design, bldg req				R60, R40, R30, R20; prot. farms, stp slp. wind, landsc, arch sites, ridge, pub wlls site, mink trails, open space rec. etc.	15-30K	see 7.3.4	30-35	2.5	30 per lot 15'	35	2.5	Onsite water and sewage; town may impose install of pub utilities; comm. Septic and water shall be permitted	Standard	No greater than allowed in subdivision	75	Not less than 33%; exclude tidal areas and inland wetlands	25 front 15 side 30 rear	125							See F other req. PR2 can modified by S/6 vote certain aspects	
New Milford	CCSD - Cluster Conservation District - flexibility in subd design and increase tracts of open, land for cons. o-n, pres. env feat. Prot quality quarry under and of water; passive rec. interconnect network o.s.	Yes	Yes		R-80, R-60, R-40	15-30K	See 107-030	30-35	2.5	30 per lot 15'	35	2.5	Onsite water and sewage; town may impose install of pub utilities; comm. Septic and water shall be permitted	Standard	No greater than allowed in subdivision	75	Not less than 33%; exclude tidal areas and inland wetlands	25 front 15 side 30 rear	125							See F other req. PR2 can modified by S/6 vote certain aspects	
Newtown	OSCS (open space conservation subdivisions) preserve nat. top. Drainage, sig. Inland and arched features	Yes	Yes		Request pre-app review; no maintain roads and drainage																						
Old Saybrook	OSS (open space subdivision) perm. Reserve of land for parks, playgrounds, rec. nat. streams, ponds, water supp. doid, wetlands, beaches, tidal, scenic beauty, hist. interst, conser, forest, wildlife, agr. Nat. res.	Yes	Yes		Special exception; proposed as a PRD planned residential district; see 56.6.7	15-40	See 56.3.1	35	2.5	15-40	35	2.5	On site or public water sewers	Standard	No greater than allowed in subdivision	75	Not less than 33%; exclude tidal areas and inland wetlands	25 front 15 side 30 rear	125								16K x no. of lots AA-1; 50% AAA and C; see 56.6.6







Town	Gov. Form	Inc.	Cty	T.Area	Land	Pop	GrdLst	Mill Rte	Agr	Com	Ind.	Trans. Rts	P.O.	P&Z	P/LD	Plng	Zng	Swr	SwrAvd	Health	WPC	APA	HA	EcnDev	ResZs	IndZs	ComZs	Sphs
Avon	TMgr, TC, TMtg	1830	HF	23.5	23.1	18.4K	\$2,559M	28.8	Yes	Yes	Yes	US44, 202, CT10, 167	1 + RFD	7 + 3	Yes	NA	NA	Yes ?	?	Region	5	7 + 3	NA	NA	4	2	6	POCD
Bethany	BOS, TMtg, BOF	1832	NH	21.4	21	5.5K	\$549M	35.04	Yes	Yes	No	CT42, 63, 69	1 + RFD	5 + 3	NA	NA	NA	No ?	?	Region	7	5 + 3	NA	1	2	1	1	No
Branford	RTM, BOS, BOF	1653	NH	28	22	28.2K	\$3,511M	26.93	Yes	Yes	Yes	I95, US1 - Rail	2 + 7 + 3	Yes	NA	NA	NA	Yes ?	?	Local	7	NA	6	9	6	2	4	No
Burlington	BOS, TMtg, BOF	1806	HF	30.4	29.8	9.6K	\$885M	31.1	Yes	Yes	No	CT14, 69	1 + 7 + 3	NA	NA	NA	?	Yes	?	Local	7	7 + 3	NA	7	2	2	1	No
Essex	BOS, TMtg, BOF	1852	MS	11.8	10.4	6.6K	\$1,031M	21.08	Yes	Yes	Yes	CT9, 153, 154, 602	3 NA	NA	NA	5 + 3	5 + 3 ?	Yes	?	Local	5 + 3	5 + 3	6	7	6	3	5	Yes
Farmington	TMgr, TC, TMtg	1645	HF	28.8	28.1	25.6K	\$3,500M	25.1	Yes	Yes	Yes	I-84, CT4, 10	2 + 6 + 3	Yes	NA	NA	NA	?	Yes	Local	5	6 + 3	6	NA	11	3	6	Yes
New Milford	MYR, TC, BOF	1712	LF	63.7	61.6	27.5K	\$2,895M	26.75	Yes	Yes	Yes	US7, 202, CT109 - Rail	2 + RFD	NA	NA	4 + 3	5 + 3	Yes ?	?	Local	5 + 3	5 + 3	16	15 + 2 + 1	12	4	5	Yes
Newtown	BOS, LC, TMtg	1711	FF	60.38	57.8	28.2K	\$3,053M	33.07	Yes	Yes	Yes	I-84, US 6, CT25, 34, 302 - Rail	3 5+3	Yes	NA	NA	NA	Yes ?	?	Local	7	1	NA	9	7	?	3	Yes
Old Saybrook	BOS, TMtg, BOF	1854	MS	21.6	15	10.2	\$2,179M	18.81	Yes	Yes	Yes	I-95, US1 - Rail, CT 9, 154	1 NA	NA	NA	5 + 3	5 + 3 ?	Yes	?	Local	6 + 2	NA	7 + 2 + 1	7	1	5	Yes	
Southbury	BOS, TMtg, BOF	1787	NH	40	39.1	19.K	\$2,099M	28.4	Yes	Yes	Yes	I-84, US 6, CT67, 172,	1 NA	NA	NA	6 + 3	6 + 3 ?	?	?	Local	5	5	NA	10	6	4	15	Yes
Westport	BOS, RTM, BOF	1835	FF	33.3	20	27.6K	\$9,938M	18.09	Yes	Yes	Yes	I-95, US1 - Rail, CT57, 136	2 + 7 + 2	Yes	NA	NA	NA	Yes ?	?	Region	BOS	CC 5 + 0 + 1	NA	10	?	11	Yes	

Sources: Connecticut State Register & Manual; town websites; town zoning regulations and maps; Conn. Secretary of the State <http://www.ct.gov/sots/cwp/view.asp?a=3188&q=392426>

Codes: APA - Aquifer Protection Agency; BOF - Board of Finance; BOS - Board of Selectmen; CC - Conservation Commission; Econ Dev - Economic Development; MYR - Mayor P/LD - Planner-Land Director; RTM - Representative Town Meeting; Sphs - Special Housing (active adult, affordable, incentive, residential living); TC - Town Council; TMgr - Town Manager; TMtg - Town Meeting



Town - Part 1	Purpose	SubDiv	Bond	Tech Exp	Permitted Use	Gen Requirements	Site Plans	Residential Requirements	Min Acres	Max Acres	Cyge%	Ht	Stories	Pkg	Utilities
Avon	OSRD (aka cluster) - Flexible residential site design; harmony, preserve nat. feat.; parcel config; topo; neighborhood	Yes	Yes		Single family, playgrounds, customary, incidental sub. structures				10			15	35	2,5	Pub. Water, sewers with exceptions
Bethany	EHD - (elderly housing district) - sing fam. oo; certain multifam fit with abutting zones; increase afford hsg supp.; fit with rural. res. character; protect env. with onsite utilities, open space for buff rec.n and cons.; meets state afford hsg reg 8-30g		Yes		2bdm for elderly; easy second; pool tennis; detach or attach up to 3; home occupation as spec except; nop nonres emp.	Bdr per buildable acre determined by soil testing no more than 4; and water supply no more than 2; waste water and storm water covrd; bdr defined by P&Z	See 9.8	2 per bdr; one elderly; ownr resp. for monitoring	3	25	15	25	1.5	1.5 for 1-bdr; 2 for 2 bdr	on site water and sewage
Bethany	HOD (housing opportunity district) - increase hsg supp. For mod inc.; sep ind zone replace not supplement; meets state afford hsg 8-30g			Traffic study	Res hm max 3 units; acsy; agr; common use	Owned by the same person for 3yrs prior to app.; const quit mkt rates	Petition to re-zone		30		10 per lot 20 per gross	35	2,5	2 per hm	Onsite water and sewage
Branford	OSRD - By special exception sing fam res for tracts of considerable size preserve open space; nat. beauty; hist sig. park and rec. cons. nat res; protect waterways to abvld flooding erosion water pollution						see 7.3.C	sing fam and two fam	15 with exopt.			Same			Pub. Water, sewers
Burlington	OSRD (aka cluster) - By special permit; flexible residential site design; harmony, preserve nat. feat.; parcel config; topo; neighborhood;				Single family, playgrounds, customary, incidental sub. structures							35	2,5		Underground; water and sewer determined by Health Dir.
Essex	OSRD (aka cluster) - Best use of remaining land; increase open space and cont. dev.; enc. ingenuity and originality in subd. design; preserve comm. character and create more energy efficient; env sensitive and cost effect subd layouts; avoid sewers	Yes	Yes		No increase in intensity of land use of what would have been in a standard development; rear lots not to exceed more than 1/5 total	Lot size 50% of existing lot size in rural res. Dist.; passive solar design see 7.3.11	see 7.3.4					30-35			Onsite water and sewage; town may impose install of pub utilities; comm. Septic and water shall be permitted
Farmington	OSRD (aka cluster) - flexibility in land dev. to pres., prot. open space nat., man-made res. and permit varied lot design, bdg req				R80, R40, R30, R20; prot. farms, stp slp. w/ind, Indscp, arch sites, rdgln, pub wlls for remaining calc.	A - (75B + 75D) = D see D1 - D3			15K-30K						
New Milford	CCSD - Cluster Conservation District - flexibility in subd design and increase tracts of undev. Land for cons. o.s.; pres. Env feat. Prot quity under and sur water; passive rec. interconnect ntwrk o.s.	Yes			R-80, R-60, R-40		See 107-030								
Newtown	OCS (open space conservation subdivisions) preserve nat. top. Drainage, sig. Indmrk and trees, min cut and fill, view, vistas, hist., archeol. features	Yes			Request pre-app review; ho maintain roads and drainage										
Old Saybrook	OSS (open space subdivision) perm. Reserve of land for parks, playgrounds, rec. nat. streams, ponds, water supp. doida, wetlands, beaches, total, scenic beauty, hist. interest, conser, forest, wildlife, agr. Nat res.	Yes			Special exception; proposed as a PRD planned residential district; see 56.6.7		Se 56.3.1				15-40	35	2,5		on site or public water sewers
Southbury	PDD (planned develop district) - cluster residences for conserving scenic areas, views, vistas, nat. env., hist saltes, farms, harmonious design, character, orderly dev.				Special exception; R-80, R-60,R-40, R-30										
Westport	OSRD - preserve residential character; reduce opotional traffic, drainage impacts; improve design in env sensitive areas				Single, 2-fam, mult fam see 17-2.1; accessory bldgs 17-2.2; no more than 180 units under OSRD	33% sing fam; 1-4 bdr; pitched roofs; mech equip concealed avoif baraacks look		No more than 8 units per residential unit; 450 useable os per unit; os areas no more than 750 ft	150; 10 per lot		25-50	30	2	17-14	

Source: Regulations provided by Hiram Peck, Plan Three LLC



Town Part 2	Roads	Density	PlantBuf Lndscp	OpenSpace	Setbacks (exterior)	Frontage	Min Width	PrinBldgDist (Setbacks)	AccBldg	LvgArea	Maintenance	Discretion to Modify
Avon	Standard with exceptions	Same as existing zone	Yes	Preserved by CE	Standard: at least 10 ft			greater of 30 ft. or bldg ht; 10 ft or ht of acsry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge	Conform to IV,A,7	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW
Bethany	Standard			Not less than 33%	50	100	100					
Bethany	Standard	1 per gross acre			50 Old Amity and Meyers							
Branford	Standard	2.1-.79		5K-20K sq ft	30-40 front	80-125						
Burlington	Standard	Same as existing zone	Yes ext. and int.	Preserved by CE				greater of 30 ft. or bldg ht; 10 ft or ht of acsry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge; see porch deck garage	Conform to IV	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW
Essex	Standard		75	Not less than 33%; exclude tidal areas and inland wetlands	25 front 15 side 30 rear	125	125					Yes, to safeguard pub. HSW; right to deny if application is inconsistent with statement of purpose
Farmington				Deed OS to town or nonprofit land trust	25-40	100 See E Dev Std						See F other req. P&Z can modified by 5/6 vote certain aspects
New Milford		No greater than allowed in subdivision		50% in o.s.; 70% nets a density bonus; owned by ho assoc.; deed restricted								
Newtown			yes	95% used for wildlife habitat								
Old Saybrook				16K x no. of lots AA-1; 50% AAA and C; see 56.6.6	Oct-35							
Southbury		no smaller than 15K per dwelling; sum of units containing two or more shall not exceed 285 units										
Westport		1 unit per acre; 3 bdr per acre Encourage moderate density; no more than 65 onsite and 100 pub sewer			50 - 100	50 access to maj. roads	300; depth 600	not less one half the height of the bldg				

Source: Regulations provided by Hiram Peck, Plan Three LLC



Town	Purpose	Subdiv	Bond	Tech Exp	Permitted Use	Gen Requirements	Site Plans	Residential Requirements	Min. Acres	Max. Acres	Coverage	HT	Stories	Pkg	Utilities	Roads	Density	Plant/Buf Landsc	Open Space	Setbacks (rear)	Frontage	Min Width	Prm Bldg/Dst (Setbacks)	Acc/Bldg	Log Area	Maintenance	Discretion to Modify
Avon	OSRD (aka cluster) - flexible residential site design; barrens, preserve nat. feat.; parcel config; topo; neighborhood	Yes	Yes		Single family, custom, incidental sub-structures				10	25	15	35	2.5	2	Pub. Water, sewers with exceptions	Standard with exceptions	Same as existing zone	Yes	Preserved by CE	Standard; at least 10 ft			20 ft from pavement edge	Conform to IV.A.7	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW	
Bethany	OSRD - (elderly housing district) - sing fam. occ; contain multi-fam fit with abutting zones; increase afford. hq supp.; fit with nat. res. character; 5-10 home occupation as of right; 1-2 units per lot; 1-2 storm water covd; 2.2: no more than 180 units per lot	Yes		Yes	2ndrm for edify, acy; acre determined by detach or attach up to soil testing no more than 8" and water table; 2.2: no more than 180 units per lot; 2.2: no more than 180 units per lot	See 8.8		2 per bdr; one elderly; owner resp. for monitoring	3	25	15	25	1.5	2	1.5 on site water for 1 bdr; 2 for 2 bdr	Standard	Same as existing zone	Yes	33%	50'	100'	100'	greater of 30 ft. or bldg ht; 10 ft or ft. of acry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge	Conform to IV.A.7	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW
Bethany	OSRD (housing opportunity district) - increase hq supp. for med. inc.; sep. in zone replace not supplement; meet state afford. hq 8-50g	Yes		Traffic study	Resi lim max 3 units; acy; agc; common use of app; consist quit limit rates	Petition to re-zone		30	10	20	35	2.5	2	2	Onsite water and sewer	Standard	1 per gross acre	Yes		50' Old Army and Myers		10'					
Branford	OSRD - By special exception sing fam res for tracts of considerable size preserve open space; nat. protect wetlands; to avoid flooding erosion	Yes			OSRD (aka cluster) - By special permit, flexible residential site design; harmony, preserve nat. feat.; parcel config; topo; neighborhood	see 7.3.C sing fam and two 7.3.G		15			Same	35	2.5	2	Pub. Water, sewers	Standard	2.1 - .79	Yes	SK-206-94 ft	30-40 front	80-125'	greater of 30 ft. or bldg ht; 10 ft or ft. of acry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge; 20 ft from garage	Conform to IV	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW	
Burlington	OSRD (aka cluster) - By special permit, flexible residential site design; harmony, preserve nat. feat.; parcel config; topo; neighborhood	Yes			Single family, custom, incidental sub-structures				30	15	35	35	2.5	2	Underground water and sewer determined by Health Dir.	Standard	Same as existing zone	Yes						20 ft from pavement edge; 20 ft from garage	Conform to IV	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW
Essex	OSRD (aka cluster) - best use of remaining land; increase open space and cont. dev; enc. ingenuity and originality in subd. design; preserve comm. character and create more energy efficient, env sensitive and cost effect subd layouts; avoid sewers	Yes		Yes	No increase in intensity of land use of what would have been in a standard development; near lots not to exceed more than 1.5 total	see 7.3.4		30	30	15	35	35	2.5	2	Onsite water and sewer; town may impose install of pub utilities; comm. Septic and water shall be submitted.	Standard	No greater than allowed in subdivision	Yes	75' Not less than 25' front; 15' side 30' rear	125'	125'	greater of 30 ft. or bldg ht; 10 ft or ft. of acry bldg; 30 ft from pave. edge; at least 10 ft from prop. line	20 ft from pavement edge; 20 ft from garage	Conform to IV	Sustained for bldgs, roads and open space	Yes, to safeguard pub. HSW; right to deny if application is inconsistent with statement of purpose	
Farmington	OSRD (aka cluster) - flexibility in land dev. to preserve open space nat., man-made res. and permit varied lot design, bldg req	Yes			R80, R40, R20; prot. farms, 5tp slip, wetland, indisp, arch sites, rdgn, pub wlls, etc. mixed trails, open space	A - (.758 x .750) = D see D1 - D3 for remaining calc.		15K-30K												25-40	100' See E Dev Std			Conform to IV	Sustained for bldgs, roads and open space	See other req. P&Z can be modified by 5/6 vote certain aspects	
New Milford	OSRD - Cluster Conservation District - flexibility in subd design and increase tracts of undevel. Land for cons. o.s.; pres. Env fear. Prot quality under and surf water; passive rec. interconnect thmk o.s.	Yes				See 107-030																					
Newtown	OSRD (open space conservation subdivisions) preserve nat. top. Drainage, sig. Indirect and trees, min cut and fill, view, vista, ht., archol.	Yes			Request pre-app review; to maintain roads and drainage																						
Old Saybrook	OSRD (open space subdivisions) forms. Reserve of open space; 50% of total; scenic beauty, ht. inter. consor; forest, wetlands, etc.	Yes			Special exception; R-80, R-40, R-30	56-56.3.1			15-40	35	2.5	2.5	2	2	on site or public water sewers	Standard	no smaller than allowed in subdivision	Yes	15K x no. of lots AA-1; 50% AA4 and C; see 56.6.6	Oct 35							
Southbury	PDD (planned develop district) - cluster residences for conserving scenic areas, views, wetlands, nat. env.; hill sattle, farms, harmonious design, character, orderly dev.	Yes			Special exception; R-80, R-40, R-30																						
Westport	OSRD - preserve residential character; reduce potential traffic, drainage impacts; improve design in env sensitive areas	Yes			Single, 2 fam, multi fam see 17.2.1; accessory bldgs 17.2.2; no more than 180 units under OSRD			50; 10	25-50	30	2	17; 14	2	2	1 unit per acre; 3 bdr per acre Encourage moderate density; no more than 65 units and 100 pub sewer	Standard	1 unit per acre; 3 bdr per acre Encourage moderate density; no more than 65 units and 100 pub sewer		50' - 100'	50' access to mail roads	100'; depth 600'	less one half the height of the bldg					