To: Regional Planning Commission  
From: Eugene Livshits, Senior Regional Planner  
Subject: Thursday, January 10, 2019 RPC Meeting at 5:30pm at The Graduate Club, 155 Elm Street, New Haven, CT 06511

AGENDA

1. Administration
   1.1. Minutes of the December 13, 2018 RPC Meeting

2. Action Items
   2.2. Town of Southington: Proposed Zoning Regulation Amendment to create Section 3-09 regarding Age Restricted Cluster Housing Zones. Submitted by: Private Applicant. Received: December 26, 2018. Public Hearing: January 15, 2019.

3. Other Business
   3.1. Election of Officers and Executive Committee

The agenda and attachments for this meeting are available on our website at www.scrcog.org. Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week’s notice.
MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, December 13, 2018 Meeting

Present: David White, Michael Calhoun, Sal Brancati, Elias Estabrook, Andrew Skolnick, James Giulietti, Robert Roscow (2.1), Kevin Curry, Eugene Livshits

1 Administration

1.1 Minutes of the November 8, 2018 RPC meeting.

Motion to accept the minutes as presented: James Giulietti. Second: Sal Brancati. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Branford: Proposed Update to the Branford Plan of Conservation and Development

By resolution, the RPC has determined that the proposed Plan of Conservation and Development for the Town of Branford appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.


2.2 Town of North Haven: Proposed Zoning Regulation Amendment to Section 5.1.1.4 regarding lot area requirements for hotels in IL Zones

By resolution, the RPC has determined that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.


2.3 City of Orange: Proposed Zoning Regulation Amendment to Section 383-66B regarding hotel conference facilities and banquet rooms

By resolution, the RPC has determined that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

2.4 City of Madison: Proposed Zoning Regulation Amendments to Sections 6.1.2.2, 6.1.3, 6.15.2, 2A.1.5, and 12.8 regarding building standards

By resolution, the RPC has determined that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.


3 Other Business

3.1 Adoption of 2019 Regional Planning Commission Meeting Schedule


3.2 Discussion of 2019 Officers and Executive Committee

Referral 2.1: Town of Cheshire

Subject:

Proposed Zoning Regulation Amendment to Section 30 Schedule A regarding Accessory Apartments

Staff Recommendation:

The proposed zoning amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The Town of Cheshire has submitted a proposed zoning regulation amendment to Section 30 Schedule A regarding Accessory Apartments. The amendment updates existing regulations on “In-Law Apartments” and now refers to them as “Accessory Apartments.” The maximum floor area requirement has been increased from 750 square feet to 950 square feet, excluding ramps or other structures required to be fully accessible to those with disabilities. The Special Permit for accessory apartments shall remain valid provided that the property owners submit a notarized statement of compliance once every five years. The Special Permit may be transferred to a new owner.

Accessory Apartments are allowed by Special Permit in the following zones: R-80, R-40, R-20, R-20A, C-1, C-2, C-3, I-1, and I-2. These zones in Cheshire are adjacent to Hamden, Wallingford, and Meriden.

Communication:
In researching this proposal, I notified the adjacent municipalities in the South Central Region.
TOWN OF CHESHIRE  
MEMORANDUM  
Phone 203-271-6670 - Fax 203-271-6688  

Date: November 29, 2018  

FROM: William S. Voelker, AICP, Town Planner  
SUBJECT: Regional Referrals  

The Cheshire Planning and Zoning Commission are proposing to amend the following and are forwarding such for regional referral:  

TYPE OF APPLICATION  
Zone Text: Change Petition  
Planning and Zoning Commission  
To amend Section 30, Sch. A Item 5  
Entire Regulation Change  
From In-Law to Accessory apartment  
Also  
To add to Section 23 Definitions:  
Barrier Free Design  

SCHEDULED DATE OF PUBLIC HEARING IF APPLICABLE  
January 14, 2019  
Cheshire Town Hall – 7:30 p.m.  

Existing and Proposed Text Attached  

If further information is required, please contact me at the Planning Office at (203) 271-6670. We look forward to receiving your comments.  

Distribution List:  
COG Central Naugatuck Valley  
Central CT Regional Planning Agency  
South Central CT RPA
### SECTION 30, SCHEDULE A, PERMITTED USES

<table>
<thead>
<tr>
<th>PERMITTED USES</th>
<th>PROPOSED</th>
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<tr>
<td>5.1 One additional dwelling unit to be used as an accessory apartment including kitchen facilities may be located in the dwelling even if the size of the lot is not large enough to fulfill the minimum lot area requirements for an additional building lot, and subject to the following conditions:</td>
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| a. The additional dwelling unit is only to be occupied by family members (related by blood, marriage, or adoption to a resident of the main dwelling unit), and is not to be rented or used for income purposes. |
| b. The accessory apartment shall be directly attached to the existing dwelling or attached to the dwelling via an enclosed structure. In addition, the accessory apartment shall not exceed a maximum floor area of 950 square feet (net) excluding ramps and any other structural alterations needed to achieve barrier free design where necessary as defined within these regulations. |
| c. The accessory apartment shall have an internal access to the main dwelling unit via a connecting door. |
| d. The accessory apartment shall utilize the dwelling’s existing driveway and utility meters. |
| e. Wherever possible the entrance to the accessory apartment shall be located to the side or rear of the existing dwelling and/or the proposed addition. The Commission shall consider whatever exceptions are to this requirement needed to achieve barrier free design. |
| f. Special Permits for accessory apartments shall remain valid provided that the owners of the property submit a notarized statement to the Zoning Enforcement Officer once every five (5) years verifying that the accessory apartment complies with the requirements of this section. Said permit shall also remain valid when a property is transferred from one owner to another provided that the new owner also verifies to the Zoning Enforcement Officer by way of affidavit that the property remains in conformance with these regulations. |
| g. If the Special Permit expires, the property shall at their own expense, remove the kitchen facilities within sixty (60) days of the expiration of the Special Permit. |

<table>
<thead>
<tr>
<th>ZONING DISTRICTS</th>
<th>R-80</th>
<th>R-40</th>
<th>R-20</th>
<th>R-20A</th>
<th>C-1</th>
<th>C-2</th>
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1 Entire regulation has been changed. Approved effective

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PLANNING DEPARTMENT
TOWN OF CHESHIRE
84 SOUTH MAIN STREET
CHESHIRE, CT 06410

5
PERMITTED USES

EXISTING

5. One additional dwelling to be used as an in-law apartment including kitchen facilities may be located in the dwelling even if the size of the lot is not large enough to fulfill the minimum lot area requirements for an additional dwelling unit, and subject to the following conditions:

a. The additional dwelling unit is only to be occupied by family members (related by blood, marriage, or adoption to a resident of the main dwelling unit), and is not to be rented or used for income purposes.

b. The in-law apartment shall be directly attached to the existing dwelling or attached to the dwelling via an enclosed structure. In addition, the in-law apartment shall not exceed a maximum floor area of 750 square feet.

c. The in-law apartment shall have an internal access to the main dwelling unit via a connecting door.5

d. The in-law apartment shall utilize the dwelling’s existing driveway and utility meters.

e. Wherever possible the entrance to the in-law apartment shall be located to the side or rear of the existing dwelling and or the proposed addition.

f. The Special Permit is temporary in that it shall expire five (5) years after publication of the legal notice of the approval, or at the time of sale or transfer of the property, whichever comes first. The Planning and Zoning Commission may, at the request of the property owner, extend the permit for any number of periods, each not longer than five (5) years. This may be done by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the above requirements.4 A transfer from a person to the end user as in 5.a. above does not require a Special Permit.

g. If the Special Permit expires, the property owner shall at his or her own expense, remove the kitchen facilities within sixty (60) days of the expiration of the Special Permit.2

(30-4)

1 Original Para. 5 deleted 4 29 76.
2 Amendment eff: September 26, 1980
3 Amendment effective 8 27 1984
4 Amendment eff: 12 22 89 & 10 27 95.
5 Amendment eff: 9 29 2000.
6 Amendment eff: 7 30 2004

PLANNING DEPARTMENT
TOWN OF CHESHIRE
30 SOUTH MAIN STREET
CHESHIRE, CT 06410
SECTION 23 DEFINITIONS.
For the purpose of these Regulations, certain words and terms shall have the meanings as listed below. Doubts as to the precise meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes and Webster’s Third New International Dictionary, respectively. Words in the present tense include the future, the singular includes the plural and vice-versa, and the word “person” includes a partnership or corporation.

Accessory Use Tent: A folding or similar type structure with a canvas or similar material cover.6

Acre: 43,560 square feet.

Adult Entertainment: 3,5
Any exhibition of any adult-oriented motion picture, live performance, display, or dance of any type, which as a significant or substantial portion of such performance any actual or simulated performance of “Specified Sexual Activities”, exhibition and viewing of “Specified Anatomical Areas”, appearing unclothed, the removal of articles of clothing, or any other personal services which involve “Specified Sexual Activities” which are offered to customers.1

Age Restricted Planned Residential Development: 4
A Planned Residential Development designed to meet the needs and requirements of an active adult community, where at least one adult occupant of each dwelling unit is 55 years of age or older, and there is no permanent resident under the age of 21 years.4

Ambulance:
A motor vehicle specifically designed to carry patients.2

Ambulance Service:
An organization the purpose of which is transporting patients in ambulances for hire.

Archaeological Characteristics:
Material evidence of human activity of special historic value and/or ancient peoples found below, at, or above the surface of the ground water.7

Assisted Living Residential Facility:
A residential facility which provides assisted living services by a Connecticut licensed assisted living services agency in a managed residential community, as defined under regulations of the State of Connecticut Department of Public Health, including the provision of supportive services to assist those in need of assistance in the activities of daily living.2

Barrier Free Design: Design for those with physical or other disabilities, requiring the provision of Alternative means of access including ramps and/or lifts (elevators), or other structural modifications needed to provide equal access for those with disabilities.

(23-1)

1 Amendment effective June 7, 1979
2 Amendment effective June 29, 1979
3 Amendment effective June 29, 1979
4 Amendment effective March 29, 2002
5 Amendment effective April 26, 1981
6 Amendment effective May 26, 2006

PLANNING DEPARTMENT
TOWN OF CHESHIRE
84 SOUTH MAIN STREET
CHESHIRE, CT 06410

7
Referral 2.2: Town of Southington

Subject:

Proposed Zoning Regulation Amendment to create Section 3-09 regarding Age Restricted Cluster Housing Zones

Staff Recommendation:

The proposed zoning amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

A private applicant has submitted a proposed zoning regulation amendment to create Section 3-09 regarding Age Restricted Cluster Housing Zones (ARCHZ) in Southington. ARCHZ is a floating zone eligible in R40, R20-25 and R12 zones after Commission approval of a site plan and concurrent zone change petition. Properties in the zone are to be single-family detached housing units and accessory uses for their residents. Units are to be occupied by at least one individual over 55 years old. Not less than 10% of units shall be Workforce Housing Units, where households earn less than 80% of the area median income for Southington.

The site must have a minimum of 5 acres of contiguous land, a minimum of 75 feet along a public collector or arterial street, and have public sewer and water service. Maximum density is 5 units per acre, and maximum impervious coverage is 50%. A minimum of 20% of the project shall be dedicated green space, protected by conservation easements. Other provisions may be found in the agenda packet.

Applicable Zones in the Town of Southington are adjacent to the City of Meriden.

Communication:
In researching this proposal, I notified the adjacent municipalities in the South Central Region.
December 24, 2018

RPC Referral
South Central Regional COG
127 Washington St., 4th Fl
North Haven, CT 06473

RE: Proposed Zoning Regulation Amendment - (ZA #597)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, attached is a copy of a proposed new section of the Town of Southington Zoning Regulations: Section 3-09 – Age Restricted Cluster Housing Zone.

The Planning and Zoning Commission anticipates opening the public hearing on this item on January 15, 2019. If you have any questions regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

Robert A. Phillips, AICP
Director of Planning and Community Development
RPC Referral Submission Form
South Central CT Regional Planning Commission

1.) General Information:
   Date Sent: 12/24/18
   Subject: ZA #597 - New Section 3-09 - Age Restricted Cluster Housing Zone
   Applicant Name: ____________________________
   Property Address (if applicable): ____________________________
   Town/City: Southington
   Referral is from a private individual [x]
   Referral is from the Town/City Planning Department or the P & Z Commission [ ]
   Public Hearing Date: 1/15/19

2.) Statutory Responsibility:
   [ ] Application involves a subdivision of land within 500 feet of a town/city border
   [x] Application involves a proposed change to a town/city zoning regulation
   [ ] If neither, applicant requests a voluntary RPC review for informational purposes
   [ ] Material is for informational purposes only; an RPC resolution is not necessary
   [ ] Other: ____________________________

3.) Process:
   [x] Material sent “Return Receipt Requested” (as required by law) via e-mail
   [ ] Information on proposed change included
   [ ] Existing language included (if applicable)

4.) Preferred contact regarding this RPC referral:
   Name: Robert A Phillips MCP
   Telephone Number: 860-276-6248
   E-mail Address: PhillipsReSouthington.org

Comments: ____________________________

Questions: (203) 234-7555
South Central Regional Council of Governments | http://www.scrcog.org
PETITION TO ENACT A ZONING REGULATION AMENDMENT OF TEXT

The undersigned respectfully petitions the Southington Planning and Zoning Commission to consider granting a change in the text of the Zoning Regulations.

Description of proposed amendment with all related subsection numbers. Show existing text in upper and lower case and show proposed additions in all upper case letters or underlined numbers. Proposed deletions should be enclosed within double parentheses.

PROPOSED AGE-RESTRICTED CLUSTER HOUSING ZONE (ARCHZ) SEE PROPOSED REGULATIONS ATTACHED.

Is any zoning district potentially impacted by this proposed amendment within 500 feet of a Town boundary? X yes no

Reason for desired amendment: TO PROVIDE FLEXIBLE DESIGN IN COMMON INTEREST COMMUNITIES WHILE ENHANCING AND PROTECTING OPEN SPACE.

Applicant:
LOVELY DEVELOPMENT, INC.
Name
#710 MAIN ST SUITE #11
mailing address
PLANTSVILLE, CT 06479
860-276-8068
phone #

email applicant signature:

Agent:
Name
mailing address

phone #

fax #

email

http://www.southington.org
3-09 AGE-RESTRICTED CLUSTER HOUSING ZONE

3-09.1 General

The Age-Restricted Cluster Housing Zone (ARCHZ) is a floating zone, eligible to be designated on the Zoning Map only over existing R40, R20-25 and R12 zones, after approval by the Commission of a conceptual site plan and a concurrent petition for a zone change to ARCHZ. After approval of a conceptual site plan and zone change, a special permit and final site plan must be approved prior to development of the site. Potential applicants for ARCHZ project approval are strongly encouraged to meet with Town staff for guidance prior to making a formal application.

3-09.2 Purpose

A. To increase the types of available housing with emphasis on privately developed common interest communities targeted to empty nesters and seniors.
B. To provide landowners with a land use option on suitably located land with necessary utilities, access, and other important attributes.
C. To create high-quality developments capable of sustaining long-term value.
D. To promote project designs that enhance and protect open spaces, natural resources, natural features and other elements of the Town's character.
E. To achieve the goals and objectives of the Town's Plan of Conservation and Development (POCD) in providing housing options for an aging population.

3-09.3 Permitted Uses

Property zoned ARCHZ shall only be used for single-family detached residential housing units and may include related accessory uses for the exclusive use of project residents and their guests. Permitted accessory uses shall be those customarily associated with common interest residential communities and shall clearly be subordinate and incidental to the principal residential uses; however, this limitation is not intended to expressly disallow other accessory uses if said uses are deemed appropriate, in the Commission's sole judgment, such that said uses will add to the long-term value of the community, provide special health, lifestyle or therapeutic benefits to the resident population, or otherwise help achieve the core objectives of the ARCHZ.

Each housing unit shall be occupied by:

A. At least one individual who is age 55 years or older.
B. And/or a spouse or other occupant who must be age 18 or older.
C. An occupant pursuant to Subsection A.2 above who has survived the individual in Subsection A.1 above and who has an ownership interest in the dwelling.
D. Any occupant pursuant to Subsection A.2 above who has an ownership interest in the dwelling and where the individual in Subsection A.1 above has entered into a long-term continuing care facility.

The purchase of a dwelling unit for investment purposes by an entity or an individual not intending to occupy the dwelling is prohibited, except that a nonresident family member may purchase up to one unit for a family member who will reside in the dwelling unit and otherwise comply with the requirements of this section.

The community association, or management entity, shall verify annually to the Southington Planning Department that the active adult community development is in compliance with the occupancy requirements of this section.

Dwelling units designated as active adult housing units shall have deed restrictions which shall be filed in the land records of the Town of Southington limiting occupancy as required above.

In accordance with Connecticut General Statutes § 8-12, the Town of Southington, acting through its duly appointed officials, may enter onto the premises for the purpose of verifying compliance with federal, state and local laws, rules and regulations, including the approvals issued in connection with the development. As a condition of approval, each applicant, owner or residents' association shall provide legal documents which shall hold harmless and indemnify the Town of Southington and its duly appointed officials from any claims or liability arising from the correction of violations cited. The provisions of this subsection shall survive the issuance of certificate of occupancy or certificate of zoning compliance.

3-09.4 Workforce Housing Provision

A. Definitions:

a. Eligible Household – A household whose annual income is at or below eighty percent (80%) of the area median income for Southington, as determined and reported by the United States Department of Housing and Urban Development (HUD).

b. Incentive Housing Restriction – A deed restriction constituting a binding obligation with respect to the restrictions on household income, sale price, and housing costs in accordance with the Connecticut General Statutes, as amended.

c. Median Income – After adjustments for family size, the lesser of the state median income or the median income for the area in which Southington is located as determined by the United States Department of Housing and Urban Development (HUD).

d. Workforce Housing Development – A residential development that contains not less than ten percent (10%) of the dwelling units that will be conveyed subject to an Incentive Housing Restriction requiring that such dwelling units
shall be sold at, or below, prices which will preserve the units as housing for which Eligible Households pay thirty percent (30%) or less of their annual income on housing costs, where such income is less than or equal to eighty percent (80%) of the median income in accordance with the Connecticut General Statutes, as amended.

e. Workforce Housing Unit - A dwelling unit that is within a Workforce Housing Development that is subject to an Incentive Housing Restriction.

B. Requirements:

a. Not less than 10% of all the dwelling units shall be Workforce Housing Units. When a calculation performed under this subsection results in a number that includes a fraction, the fraction shall be rounded up to the next higher whole number.

b. Workforce Housing Units shall only be sold or rented to Eligible Households.

c. Each Workforce Housing Unit shall be subject to an Incentive Housing Restriction.

d. All Incentive Housing Restrictions must include, at a minimum, the following:

1. A description of the Workforce Housing Development.

2. An identification of the Workforce Housing Units.

3. A requirement that only an Eligible Household may reside in a Workforce Housing Unit.

4. The formula pursuant to which the maximum sale price of a unit will be calculated.

e. The purchase of a Workforce Housing Unit for investment purposes by an entity or an individual not intending to occupy the dwelling is prohibited, except that a nonresident family member may purchase up to one unit for a family member who will reside in the dwelling unit and otherwise comply with the requirements of this section.

f. No Workforce Housing Unit shall transfer unless the Zoning Enforcement Officer has issued a Certificate of Zoning Compliance finding that the provisions of this section have been satisfied.

g. An affordability plan in accordance with any requirements of the Connecticut General Statutes or the Regulations of Connecticut State Agencies shall be submitted with the application. In addition to complying with state statute and state agency regulations, an affordability plan shall include the identity of the person, entity or agency...
responsible for administration of the affordability plan and its compliance with income and sale price limits, a fair housing marketing plan governing the sale of Workforce Housing Units, a description of the sequence in which Workforce Housing Units will be built and occupied and designation of Workforce Housing Units within the development.

3-09.5 **Pre-Application Meeting**

A pre-application meeting with town staff shall precede a formal application to the Planning and Zoning Commission to coordinate the conceptual layout of any proposed development in conformance with these regulations.

3-09.6 **Site Requirements**

Land meeting the following minimum criteria may be permitted at the Commission's sole discretion to be zoned ARCHZ. Such designation may be made at the request of an applicant or upon the Commission's own initiative.

A. Minimum 5 acres of contiguous land.

B. A minimum of 75 feet along and direct access to a public collector or arterial street.

C. Public sewer and public water service

3-09.7 **Bulk Requirements**

Density, Height, Yard and Living Area Requirements shall be as follows:

<table>
<thead>
<tr>
<th>Density, Height, Yard &amp; Living Area Requirements</th>
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<tbody>
<tr>
<td>Minimum Project Area</td>
<td>5 acres</td>
</tr>
<tr>
<td>Maximum Units per Acre (1)</td>
<td>5</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>32 feet</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>50%</td>
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<tr>
<td>Minimum Frontage of Entire Project</td>
<td>75 feet</td>
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<tr>
<td>Minimum Side and Rear Yard of Entire Project</td>
<td>25 feet</td>
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<tr>
<td>Minimum Setback from Interior Drive</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum Setback from Surface Parking Area</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum Building Separation</td>
<td>25 feet</td>
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(1) For purposes of calculating net density, 50% of areas defined as inland wetlands, water bodies, watercourses, one-hundred-year floodplain, and areas over thirty-percent slope shall not be included.

3-09.8 **Multiple Parcels**
The project may consist of multiple legal parcels of record as long as the sufficient binding covenants are placed on the land records to ensure the continued single operation, management and ownership of the project in accordance with all approval requirements.

3-09.9 Building Separation

All buildings shall be at measured at the exterior foundation. Unless otherwise required, the areas between residential units shall be landscaped, graded and otherwise designed to provide privacy for homeowners without sacrificing the ability to maintain the units or provide security, safety or for other purposes. Where appropriate, walls, fences, hedges or other elements may be provided or required to assure that each living unit has some exterior limited common area for the exclusive use and benefit of the unit owners.

3-09.10 Design Requirements

The term "architecture" shall refer to the design of all buildings. The term "hardscape" shall include, but not necessarily be limited to, project signage, walkways, benches, fences, retaining and other walls, decorative elements and similar project features.

The applicant shall provide sufficient detail to demonstrate to the Commission's satisfaction that all project architecture and hardscape elements will meet the highest standards in terms of materials, finishes, durability and overall quality. The intent of these requirements is not to limit creativity by defining detailed prescriptive standards but to assure that the development will sustain its value over time, incorporate consistent design themes, take advantage of unique site attributes, and respect site constraints, all in an effort to accomplish the overall goals and objectives of the ARCHZ.

3-09.11 Building Footprints

Building footprints shall be varied by avoiding long expanses of single-plane walls. Applicants are encouraged to use architectural features as integral design elements to satisfy the intent of this objective.

In issuing zoning permits for units, the Planning Department shall be permitted to approve minor deviations in building footprint locations in order to allow flexibility, address unique and unanticipated site conditions, and for like purposes. In general, units shall not deviate more than 20 feet from the location approved on the detailed site plan and shall comply with all applicable bulk requirements of the ARCHZ regulation.

3-09.12 Community Facilities
If to be provided, all community facilities shall reflect the same level of quality and consistency in design as other approved project elements.

3-09.13 Site Development/Design Requirements

The intent of the ARCHZ is to provide sufficient flexibility in design standards in order to achieve important public objectives. Therefore, in the event a provision of the ARCHZ requirements conflicts with other provisions of the Zoning Regulations, the ARCHZ requirements shall prevail. In the event a requirement of the Zoning Regulations is not addressed in the ARCHZ regulations, that requirement shall be in addition to the ARCHZ requirements. The Commission shall have the sole authority to evaluate and render a determination on any such matters.

3-09.14 Green Space

Green space shall be an integral and fundamental component of the project purpose and design. One of the main objectives of the ARCHZ is to achieve community character goals by maintaining rural character, preserving green space, and protecting natural resources. Therefore, the location, intent, design, quality, extent, and long-term treatment of green spaces within the project are essential considerations in evaluating the project's acceptability.

A. A minimum of 20% of the project shall be dedicated to green space and protected as such in perpetuity through conservation easements.

B. The intent and acceptability of the green space design will necessarily vary project to project, depending upon the unique constraints and opportunities presented by a given project location. However, in general, the final approved green space design will need to satisfy one or more of the following design criteria, in the Commission's sole judgment:
   
   a. Protects unique natural features, habitat or natural resources;
   
   b. Complements other adjacent or proximal natural areas;
   
   c. Protects unique historic and/or archaeological features;
   
   d. Provides natural screening/buffers from adjacent streets;
   
   e. Protects important views and vistas to and/or from the property; or
   
   f. Protects landscape elements important to community character, such as stone walls, mature trees, rock outcrops, and other like features.

3-09.15 Landscape and Buffers
Project landscaping shall be an integral component of the overall design. The proposed landscape plan shall be designed by a licensed landscape architect or Engineer. Projects shall be extensively landscaped with a variety of native shade trees, evergreens, flowering trees, shrubs, perennials and lawn areas. Where appropriate, landscape plans shall include planted berms, stone retaining walls, or other elements intended to achieve certain functional or aesthetic objectives.

A. Existing Landscape. Where the existing landscape provides opportunities to selectively preserve individual specimen trees or stands of trees, applicants are encouraged to do so. This concept not only includes land cover but topography as well. Where possible the project should be designed to take advantage of existing land topography or to mitigate for the lack of natural contours.

B. Project Entry. Each project shall include a well-designed entry feature, including but not limited to a project identification sign (monument sign) in compliance with Section 13 - Signs, landscape materials and flowerbeds, decorative stone walls, low-intensity lighting, and other elements. The project entry shall be consistent with the overall project design theme. Project entry features shall be provided at all main access drives to public streets.

C. Foundation Plantings. Foundation plantings consisting generally of decorative flowering shrubs, perennials, ornamental grasses and like materials, located within landscaped beds surfaced with natural wood chips, shredded bark or other approved natural material, shall be provided for all residential units and community buildings.

D. Streetscape (Exterior). The approved design of the project's exterior streetscape will vary according to the unique attributes of the project parcel, the setting, current and anticipated abutting uses, nature and extent of existing suitable plant material, site topography, and other factors. In general, the exterior streetscape treatment shall be an integral and important element of the overall project design. Design themes shall respect and, where appropriate, attempt to enhance the existing character of the streetscape, ranging from the preservation or enhancement of existing wooded areas to selective removal of existing wooded overgrowth or invasive species areas, planting of new trees and shrubs within cleared areas, and adding public sidewalks, lighting, benches, decorative fences, stone walls or other amenities.
E. Streetscape (Interior)

a. In order to promote a healthy and active living environment, enhance opportunities for social interaction and sustain project value, the interior streetscape shall be an important design element throughout the project. All interior streets shall be privately owned and maintained as a condition of ARCHZ approval. In exchange, maximum design flexibility will be allowed, subject only to reasonable engineering standards for horizontal and vertical geometry, stormwater treatment, public safety and other typical considerations. Interior private project drives are not required to comply with the applicable subdivision regulation standards for public streets.

b. All interior streets shall be provided with native deciduous street trees, located no more than 50 feet on center and a minimum of eight feet high and 2 1/2 inches in caliper at planting. Where possible, existing trees shall also be retained and incorporated into the project design. Interior streets shall also be provided with a graded and grassed snow shelf along the edge of pavement or curb line a minimum of six feet wide.

F. Abutting Properties. Depending upon the existing and/or anticipated abutting uses, the Commission may require planted buffers to abutting property, including, where appropriate, the retention of existing mature natural vegetation or any combination of retention and new planting. If appropriate, in the Commission's sole discretion, decorative fences, screen walls or other methods may be selectively allowed, if they help achieve ARCHZ objectives.

G. Screening. Where appropriate, landscape shall also be used to screen refuse collection areas, utility cabinets, recreational trails and other miscellaneous items. Use of generic screening shall be avoided, and screening designs shall reflect the same quality and variety provided in other areas of the project.

3-09.16 Lighting
A. Ownership/Maintenance. Unless otherwise approved by the Commission for good cause and in its sole discretion, all project lighting shall be owned and maintained by the common interest community.

B. Low Intensity. Project lighting for streets, parking areas, community facilities and other uses shall be the minimum necessary to provide safe and sufficient all-season lighting and shall be fully shielded, Dark Sky Compliant, LED fixtures.

C. Decorative. In that all lighting will be private, applicants are encouraged to provide decorative lighting designs, as opposed to standard street and other lighting typically used in public street and commercial applications.

D. Height. The maximum height of freestanding pole-mounted lights shall be 12 feet.

E. Building Mounted. Building-mounted lighting shall be limited to the minimum necessary and shall meet all applicable standards noted herein. No exposed floodlights shall be permitted. Decorative uplighting for aesthetic purposes may be permitted but should be limited to important focal points or features, such as project entry signage, project landscaping and similar accents.

3-09.17 Parking and Access Drives

Detailed plans shall be provided in plan view, cross section and profile for all interior streets and in plan view and cross-sectional views for all proposed surface parking areas. Depending upon the scale and complexity of the project, a hierarchy of interior street designs may be required; however, in general the concept for interior streets shall be to limit the extent of paved width, provide features that slow ("calm") traffic, provide a strong emphasis on pedestrian activity and amenities, use landscaped medians and curvilinear horizontal geometry and otherwise avoid conventional approaches that emphasize the efficient movement of large volumes of vehicles over all other design considerations.

Unless otherwise specifically approved by the Commission, the paved width of interior access drives shall not exceed 22 feet. In order to permit these widths, sufficient surface parking shall be provided off street for all uses, in separate parking areas, unit garages, or in some combination of both.

3-09.18 Community Facilities

Each project may provide some form of community facility for the purposes of community association meetings, recreation, or for similar purposes. If proposed, the facility shall be designed and located as an amenity within the project and shall be constructed and issued a certificate of occupancy before issuance of a certificate of occupancy for the units equaling 1/2 of the total approved project units.

3-09.19 Stormwater
Stormwater treatment and management shall reflect the current best management practices promulgated by the CT DEEP. Each project shall be required to meet the draft Phase II NPDES stormwater requirements. In general and where approved by the Town Engineer, the use of curbless roads, swales, infiltration, and other like methods shall be preferred. Stormwater detention ponds shall not be designed solely to collect and hold water but shall be an integral design component of the project, graded, landscaped and located so as to provide an amenity wherever possible, or to meet other objectives of the ARCHZ regulation.

A. Applicants shall provide sufficient details of all stormwater-related systems, plans, data and mapping with each application. Without limitation, the Commission, at the request of the Town Engineer, may require all details and information deemed necessary to determine the sufficiency of the proposed system.

B. All such systems shall be privately owned and maintained, and such requirement shall be included in the project declaration.

3-09.20 Refuse

Refuse collection shall be under private contract between the association and a licensed hauler. Refuse collection areas shall be located on the site plan, including any common areas for that purpose. All refuse containers shall be completely screened and located so as to provide sufficient access, as well as not to have negative effects on project units or uses located on adjacent lands.

3-09.21 Utilities

A. All utilities shall be located underground and sufficient easements or other rights shall be provided to applicable public utility companies as a condition of project approval. Where deemed necessary by the Town Engineer, interior sewer lines may be required to be publicly owned and maintained along with all town acceptable easements.

B. Interior hydrants shall be provided in locations, amounts and design according to the Fire Marshal, including any conditions relating to the ownership and ongoing maintenance of said hydrants.

3-09.22 Specific Requirements for Zone Change and Conceptual Site Plan Approval
An application for a Zone Change and Conceptual Site Plan approval shall include the following materials:

A. Existing conditions plan for the subject property showing any buildings, structures, above- or below-ground utility locations, easements, site topography at two-foot intervals, inland wetlands and watercourses, floodplains, and land cover.

B. Conceptual site plan drawn to a scale of no less than one inch equals 100 feet showing the following:
   a. Proposed roads;
   b. Building locations;
   c. Parking locations;
   d. Common areas;
   e. Landscaped areas;
   f. Community facilities;
   g. Utilities;
   h. Proposed Green Space;
   i. Any additional information that the Commission may deem pertinent in order to evaluate the rezoning request.

C. In addition to the above, applicants shall provide general architectural renderings for all unit types. If approved, the conceptual plan, including approved architectural concepts, shall establish the general basis for evaluating the final site plan and special permit, in order to confirm that the proposed detailed site plans and special permit are consistent with the basis for the rezoning approval.
Specific Requirements for Site Plan and Special Permit Approval

A final site plan application to be filed simultaneously with an application for a special permit to construct active adult housing in the ARCHZ shall be required and shall include the following:

A. Draft homeowner's declaration and covenants limiting occupancy and addressing ownership, maintenance and other issues regarding project green spaces and common areas and other concerns affecting project compliance with ARCHZ requirements.

B. Inland wetlands approval (if applicable).

C. Evidence the applicants have all necessary rights and interests to accomplish the development as proposed (grading rights, easements, access rights, etc.).

D. Architectural plans drawn to scale and including floor plans for all proposed models depicting the uses of all interior spaces and exterior elevations for all sides of all unit types indicating proposed materials, colors, finish, lighting, signs, and other building features.

E. Phasing plans, including a grading and erosion control plans.

F. Details for all hardscape features.

G. Traffic Statement of Trip Generation or a Traffic Study if Peak Volumes exceed 75 trips.