

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Michael Calhoun
(Vice Chair)

Branford:
Charles Andres

East Haven:
Sal Brancati

Guilford:
Mathew Yorzinski

Hamden:
Robert Roscow

Madison:
Joel Miller

Meriden:
David White
(Chair)

Milford:
Jim Quish

New Haven:
Kevin DiAdamo

North Branford:
Frances Lescovich

North Haven:
James Giulietti

Orange:
Ralph Aschettino

Wallingford:
Jeffrey Kohan
(Secretary)

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, June 14, 2018 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave,
4th Floor West, North Haven, CT 06473

AGENDA

1. Administration

- | | |
|---|---|
| 1.1. Minutes of the March 8, 2018 RPC Meeting | 1 |
| 1.2. Minutes of the May 10, 2018 RPC Meeting | 3 |

2. Action Items

- | | |
|---|----|
| 2.1. City of Meriden: Proposed Zoning Regulation Amendments to Sections 213-7B, 213-31B, and 213-47B regarding Indoor Automotive Sales and Service. Submitted by: City of Meriden. Received: May 10, 2018. Public Hearing: June 19, 2018. | 4 |
| 2.2. Town of Branford: Proposed Zoning Regulation Amendments to Sections 2.2 and 6.12 regarding sight triangles and driveway requirements. Submitted by: Private Applicant. Received: May 16, 2018. Public Hearing: TBA. | 7 |
| 2.3. Town of North Branford: Proposed Subdivision Application of 67 Totoket Road. Submitted by: Private Applicant. Received: May 31, 2018. Public Hearing: TBA. | 15 |

3. Other Business

- | | |
|--|----|
| 3.1. Draft South Central Region: Plan of Conservation and Development | 24 |
| 3.2. City of West Haven: Site Plan Application for The Haven development | 25 |

The agenda and attachments for this meeting are available on our website at www.scrkog.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.

La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en www.scrkog.org. Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, March 8, 2018 Meeting

Present: David White, Michael Calhoun, Jeffrey Kohan, Robert Roscow, Sal Brancati, Charles Andres, Andrew Skolnick, Ralph Aschettino, Eugene Livshits

1 Administration

1.1 Minutes of the January 11, 2018 RPC meeting.

Motion to accept the minutes as presented: Sal Brancati. Second: Charles Andres.
Vote: Unanimous.

1.2 Minutes of the February 8, 2018 RPC meeting

The Regional Planning Commission Meeting on February 08, 2018 did not have a quorum. The referrals were reviewed by consensus of the members present.

Motion to accept the minutes as presented: Andrew Skolnick. Second: Sal Brancati.
Vote: Unanimous. Abstain: Michael Calhoun, Jeffrey Kohan, Ralph Aschettino

2 Statutory Referrals

The statutory referrals were discussed and comments were determined by the consensus of the members present.

2.1 City of West Haven: Proposed Zoning Regulation Amendments to Table 39.2 and Section 49.3 to establish standards for Adult Oriented Establishments

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.

Motion: Michael Calhoun. Second: Ralph Aschettino. Vote: Unanimous.

2.2 Town of Prospect: Proposed Zoning Regulation Amendment to Section 4.7 Agricultural Uses regarding the keeping of small animals and fowl

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.

Motion: Ralph Aschettino. Second: Charles Andres. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

2.3 Town of North Haven: Proposed Zoning Regulation Amendment to create Section 5.1.3.17 to establish Independent Living Facilities as a use in IL-80 Districts

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.

Motion: Michael Calhoun. Second: Jeffrey Kohan. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Sal Brancati. Second: Ralph Aschettino. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, May 10, 2018 Meeting

Present: David White, Michael Calhoun, Sal Brancati, Charles Andres, Andrew Skolnick, David Sulkis, Eugene Livshits

The Regional Planning Commission Meeting on February 08, 2018 did not have a quorum. The referrals were reviewed by consensus of the members present.

1 Administration

1.1 *Minutes of the March 8, 2018 RPC meeting.* (Tabled to June 14 RPC Meeting)

2 Statutory Referrals

The statutory referrals were discussed and comments were determined by the consensus of the members present.

2.1 *Town of North Branford: Proposed Zoning Regulation Amendment to Create Section 42.5.19 regarding Farm Distilleries*

Although there was not an official quorum at the meeting, by consensus of the members present, the RPC recommends 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.

3 Other Business

3.1 Overview of the Regional POCD adoption process was discussed, including a letter from OPM stating that the POCD is not inconsistent with the State C & D Plan and recommendation to consider.

Referral 2.1: City of Meriden

Subject:

Proposed Zoning Regulation Amendments to Sections 213-7B, 213-31B, and 213-47B regarding Indoor Automotive Sales and Service

Staff Recommendation:

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.

Background:

The City of Meriden submitted proposed zoning regulation amendments to Sections 213-7B, 213-31B, and 213-47B regarding Indoor Automotive Sales and Service.

The regulation adds definitions for Indoor Auto Sales and Service. Current regulations allow this use as-of-right in Commercial districts. The proposed amendment would allow Indoor Automotive Sales and Service as a Special Use in the M-3 Industrial Zoning District. Outdoor display of vehicles shall be limited to same day staging of test drive vehicles.

M-3 Zones in Meriden are adjacent to Wallingford.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

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MAY 10 2018

**SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS**

Petition for Zoning Text Amendment

Indoor Automotive Sales and Service

The City of Meriden Planning Division has received requests for indoor specialized automotive sales in pre-existing buildings that are located within industrial zones. Per the regulations, automotive sales are currently restricted to commercially zoned properties. The department has reviewed the industrial zones and supports a change to the regulations to provide for re-use of existing industrial buildings in the M3 industrial zone.

Automotive sales are not defined in the zoning regulations and are permitted by right in the C1, C1A, C2, and C3 Zones. Repairer's garages are permitted in the C2, C3, M2, and M3 and are defined as:

REPAIRER'S GARAGE

Any building and/or lot or portion thereof which is utilized by an automotive business, service or industry and involves major maintenance, servicing, painting, repair, parts or motor replacements or body and fender work to or for motor vehicles. [Amended 3-5-1990]

Currently, the M-3 zone permits repairers garages and commercial uses such as building materials and contractors' yards, feed and fuel storage, lumberyards, junkyards, industrial and commercial equipment sale, rental, service and storage, when conducted within a building or surrounded by a solid fence or wall.

The addition of indoor sales is in keeping with the orderly development of the City and is most similar to commercial uses currently allowed in the M-3 zone such as contractor's yards and industrial and commercial equipment sales. The incorporation of this use would allow for re-use of existing buildings in the M-3 zone.

Petition for Zoning Text Amendment

Indoor Automotive Sales and Service

Add to Definitions Section 213-7B

Indoor Automotive Sales and Service

Any building which is utilized by an automotive sales and service business for the sale of automobiles located within the structure. Said use may include maintenance, servicing, painting, repair, parts or motor replacements or body and fender work to or for motor vehicles accessory to the sale of motor vehicles.

Add the following to 213-31B(2) (M-3 Industrial Zoning District, uses permitted subject to issuance of a special exception permit)

(h) Indoor Automotive Sales and Service

[1] All service, storage, or similar activities connected with indoor automotive sales facilities shall be conducted entirely indoors on the lot on which facilities are located. No outside storage or dismantled vehicles shall be permitted.

[2] Temporary, same day, staging of a limited number of vehicles for customer test drives may be approved as part of the Indoor Automotive Sales and Service use. All vehicles must be returned to indoor storage prior to the close of business the same day.

Add the following (bold underline text) to 213-47B(4)

(4) The outdoor display of motor vehicles, when accessory to a permitted use or any use allowed as a special exception in the C-2, C-3, M-2 or M-3 District, shall be exempt from the provisions of Subsection B(2) or (3) above. Outdoor display of motor vehicles for Indoor Automotive Sales shall be limited to same day staging of test drive vehicles.



Paul Dickson
Associate City Planner
City of Meriden

Referral 2.2: Town of Branford

Subject:

Proposed Zoning Regulation Amendments to Sections 2.2 and 6.12 regarding sight triangles and driveway requirements

Staff Recommendation:

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.

Background:

A private applicant submitted proposed zoning regulation amendments to Sections 2.2 and 6.12 regarding sight triangles and driveway requirements.

The regulation adds a definition for Sight Triangle, and adds a requirement for a 25 foot sight triangle for residential single family homes. The amendment reduces required residential driveway widths from 30 feet to 24 feet. For properties with 0 to 99 feet of street frontage, the maximum number of driveways has been reduced from 2 to 1. Language has been added to prohibit driveways and parking lots that require vehicles to back over a sidewalk or street line, excluding residential driveways. In Business Districts, two-way driveways accommodating non-residential and mixed use developments with fewer than 8 parking spaces have had minimum widths reduced from 24 feet to 15 feet. Common driveways serving two or more lots shall be at least 15 feet wide, and constructed in a permanent easement that establishes the cost sharing of maintenance, snow plowing, and repair.

Applicable zones in Branford are adjacent to East Haven, North Branford, and Guilford.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.



PLANNING AND ZONING COMMISSION
TOWN OF BRANFORD

1019 Main Street, Branford, CT 06405, Telephone: (203) 488-1255, FAX: (203) 315-2188

APPLICATION TO THE PLANNING & ZONING COMMISSION

For the following activity: (Check the Applicable Type of Application)

- ☒ Zoning Regulation Amendment ☐ Subdivision Regulation Amendment
☐ Zoning Map Amendment ☐ CGS 14-54 Location Approval

ADDRESS OF PROPERTY (only if applicable) N/A

PROPOSAL Amendments to Sections 2.2 & 6.12 (sight triangle definition and driveway requirements)

RECEIVED

PLEASE SUBMIT WITH COMPLETED APPLICATION

1. Application fee. (See fee schedule)
2. Application materials as summarized in the Zoning Regulations or Subdivision Regulations as applicable.
3. If applicable, provide evidence that abutting property owners have been notified, per Section 9.14.G of the Zoning Regulations.

MAY 16 2018

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COUNCIL OF GOVERNMENTS

The undersigned states that information submitted with this application is true and correct to the best of his/her knowledge; acknowledges that any approval based on erroneous or incomplete information shall be null and void and that approval of the plan is contingent upon compliance with all requirements of said regulations. The undersigned hereby authorizes the Branford Planning & Zoning Commission and its agents, the right to enter upon their property for the purpose of inspection and enforcement of the Zoning and Subdivision Regulations. ALL NAMES MUST BE PRINTED AND SIGNED.

Applicant Robert Regel

PLEASE PRINT

Address 38 Indian Woods Rd, Branford

Phone 203 435-6579

E-mail RRegel@comcast.net

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MAY 11 2018

BRANFORD PLANNING &
ZONING COMMISSION

Signature [Signature]

FOR OFFICE USE ONLY:

Receipt Date _____ Fee Paid \$340.00 CK #1178

Approved/Denied by P&Z on _____ Application # 18-53

Vision ID: 11672

CURRENT OWNER

RCM CAPITAL LLC
38 INDIAN WOODS RD
BRANFORD, CT 06405
Additional Owners:

TOPO

1 Level
2 Public Water
3 Public Sewer
4 Gas

LOCATION

DESCRIPTION

COM LAND
COM BLDG
COM OUTBL

CURRENT ASSESSMENT

Code 2-1
Appraised Value 190,100
Assessed Value 133,100

6014
BRANFORD, CT

Other ID: D07/000/009/00013/

CONDO BLDG
CONDO UNIT
CONDO FLOOR
CENSUS TR 1841

UTILITIES

1 Paved
2 Suburban

SUPPLEMENTAL DATA

BLDG TK
SEPTIC
SEWER
DISTRICT
CENSUS TR 1841

PARCEL DESC

GIS ID: D07/000/009/00013

ASSOC PID#

384,700

269,300

264,300

401,200

RECORD OF OWNERSHIP

RCM CAPITAL LLC
PORTO ANDREW C TRUSTEE
PORTO ANDREW C
PLANT ANNE MACCREADY EST

1207/0749
0850/0436
0726/0952
0624/0864

10/12/2016 U
11/19/2003 U
05/31/2001 U
04/24/1997 U

220,000 6
1
0
0

133,100 2-1
135,700 2-2
500 2-5

EXEMPTIONS

Amount

Code

Description

Number

Amount

Comm. Int.

269,300

264,300

264,300

401,200

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 187,900

Appraised XF (B) Value (Bldg) 6,000

Appraised OB (L) Value (Bldg) 700

Appraised Land Value (Bldg) 190,100

Special Land Value 0

Total Appraised Parcel Value 384,700

Valuation Method: C

Adjustment: 0

Net Total Appraised Parcel Value 384,700

WHITE PSYCHOTHERAPIST OFFICE +

2 APTS AKA 740

LOT # 1 SPLT OFF D07/6/13.1

V833/P733 8/7/03

NAME CHANGE/FUNC=USE

CORNER TYLER + CEDAR

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
01347-16	08/09/2017	CO	CO ISSUED	0	10/19/2017	100		UNIT B RES & UNIT C
16-01347	02/23/2017	CM	Commercial	7,500	10/19/2017	100		UNIT B RES & UNIT C 08/29/2014
16-01347-2	02/23/2017	EL	Electric	17,000	10/19/2017	100		WIRE 2 APTS & 1 OFF 10/26/2009
16-01347-1	02/23/2017	PL	Plumbing	2,900	10/19/2017	100		UNIT B PLUMBING FC06/25/2009
16-01127	10/21/2016	CM	Commercial	3,000	10/19/2017	100		RIGHT SIDE #750 APT 01/19/2005
21678	05/04/2004	CM	Commercial	8,700	07/13/2004	100		REROOF

VISIT/CHANGE HISTORY

ID	JS	CD	CA	Purpose/Result
BN	37			Bldg Permit
JG	11			Field Review
KC	16			Reval Review
JB	01			Measured
DT	41			Change

LAND LINE VALUATION SECTION

B Use # Code	Use Description	Zone	D Front Depth	Units	Unit Price	I. Factor	S.A. Disc	C. Factor	ST. Ldx	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	0340 OFFICE BLD MDL94	BR		0.33 AC	382,000.00	1.1762	C 1.0000	0.95	500	1.35	-LOC		1.00		190,100
Total Card Land Units: 0.33 AC Parcel Total Land Area: 0.33 AC															190,100
Total Land Value: 190,100															

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BRANFORD PLANNING

NOVING COMMISSION

VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

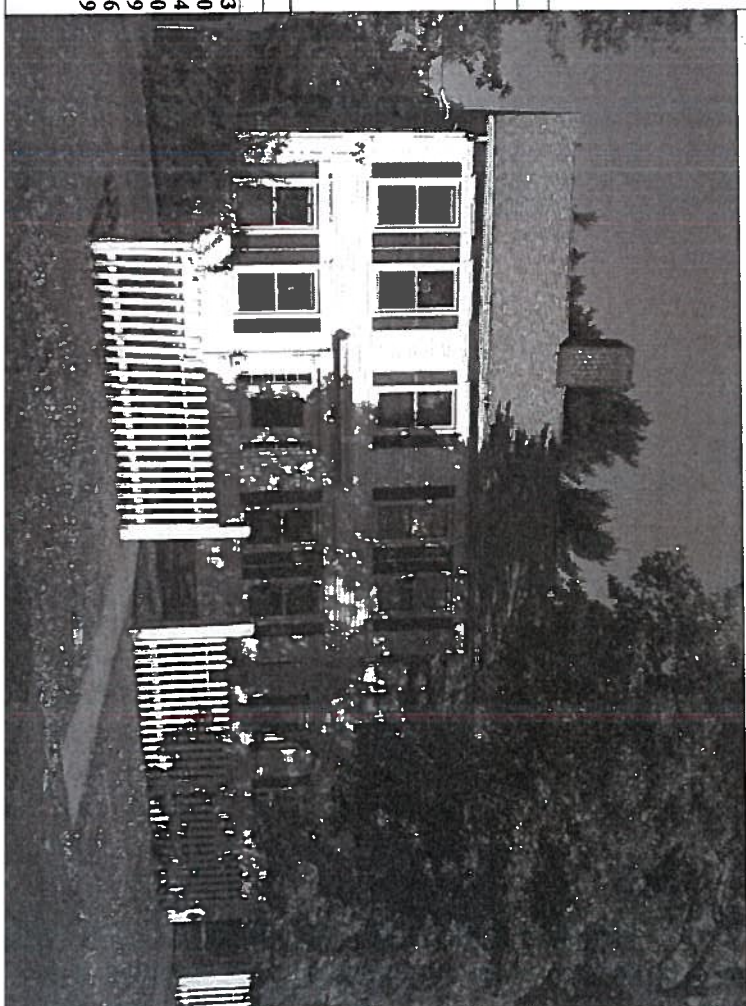
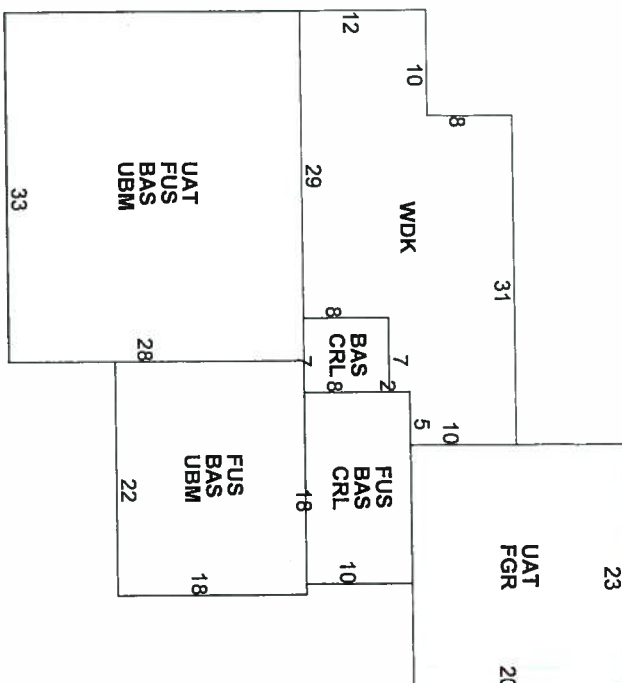
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	81		Apts/Office				
Model	94		Comm/Ind				
Grade	03		C				
Stories	2						
Occupancy	3						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Floor 1	09		Pine/Soft Wood				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	05		Hot Water				
AC Type	03		Central				
Bldg Use	0340		OFFICE BLD MDL94				
Total Rooms	04						
Total Bedrms	04						
Total Baths	3						
Heat/AC	02		HEAT/AC SPLIT				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Ptns	02		AVERAGE				
Wall Height	8						
% Conn Wall							

OB-OUTBUILDING & YARD ITEMS(C) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRN3	1 STORY W/L			L 360	19.00	2002		0		10	700
FPL3	FIREPLACE 2			B 1	10,000.00	1984		1		100	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,556	1,556	1,556	85.06	132,353
CRL	Crawl Space	0	236	0	0.00	0
FGR	Garage	0	460	230	42.53	19,564
FUS	Upper Story, Finished	1,500	1,500	1,500	85.06	127,590
UAT	Attic, Unfinished	0	1,384	69	4.24	5,869
UBM	Basement, Unfinished	0	1,320	264	17.01	22,456
WDK	Deck, Wood	0	634	63	8.45	5,359



Proposed Amendments to the Branford Zoning Regulations

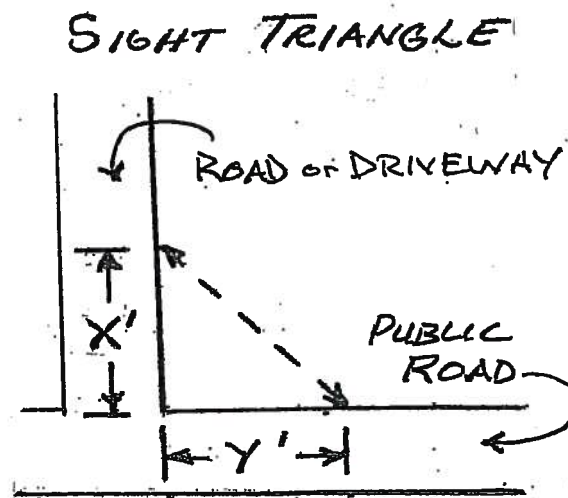
Sections that are shown with ~~striketrough~~ shall be deleted.

Sections that are red and underlined shall be added.

Section 2.2

Add NEW definition as follows:

Sight Triangle. A triangular-shaped area measured from the edge of pavement at the intersection of a public road, private road or private driveway within which nothing may be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the vision of motorists entering or leaving such road or driveway. The graphic below provided for illustrative purposes shows a sight triangle where "x" equals "y". For a 25' sight triangle, "x" and "y" would equal 25'. "x" is measured from the edge of pavement of the public road and "y" along the edge of pavement of the public road.



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6.12 DRIVEWAYS.

6.12.A Purpose.

The purpose of this section is to provide for safe vehicular access from the street into all developed properties, minimize disruption of traffic on adjacent roadways, and control drainage and sedimentation into and out of all driveways. For driveways that access Route 1, see also Section 5.3, "Access Management District."

6.12.B Applicability and Permit Requirements

1. The provisions of this Section shall apply to all driveways within the Town of Branford.
2. No driveway shall be established or relocated without issuance of a zoning permit by the Zoning Enforcement Officer.
3. The application for a zoning permit for a driveway shall provide all information necessary to determine compliance with the requirements of this section as well as any other relevant information required for a zoning permit, as described in the Branford Zoning Regulations.
4. If driveway plans are incorporated into a subdivision, site plan, special exception, or Coastal Site Plan Review application, no separate zoning permit application is required for the driveway(s).
5. Note that a road excavation permit from the Office of the Town Engineer may shall be required for any activity within the Town right of way.
6. Note that any curb cut on a State Highway requires approval by the Connecticut Department of Transportation.

6.12.C Minimum Design Standards for All Zoning Districts

1. Driveways shall be constructed to provide year-round access for emergency and service vehicles and shall have an all-weather passable surface not less than ten feet in width when serving one lot and not less than sixteen feet when serving more than one lot. Residential district driveways shall not exceed ~~twenty-four~~thirty feet in width at the street line and shall not exceed thirty feet at the edge of pavement of the street. Other (commercial, industrial, etc.) shall not exceed thirty feet.

A greater width may be allowed by the Commission 1) upon recommendation of required by the Town Engineer; or 2) when required by Town Ordinances or by the State of Connecticut.

2. The slope of a driveway shall not exceed eight (8) percent within thirty five (35) feet of its intersection with a Town road. At no point shall the grade of the driveway exceed fifteen (15) percent.
3. The maximum number of driveways permitted from any lot to a street shall be as follows (see Section 6.12.D.3 for an additional limitation regarding business driveways):

Length of Street Frontage	Maximum Number of Driveways
0 to 99 299 feet	<u>12</u>
<u>100 to 299</u>	<u>2</u>
300 to 599 feet	3
600 to 899 feet	4
900 feet or more	5

4. Whenever practical, a driveway shall intersect a street at 90 degrees. In no case shall a driveway intersect a street at an angle of less than 60 degrees.
5. Each driveway shall be located so as to ensure adequate sight lines for vehicles to exit the drive with minimum hazard and disruption of traffic. The minimum sight distance shall be determined by AASHTO standards based on the prevailing speed of traffic on and the classification of the intersected roadway. For residential single family homes a twenty-five foot (25') sight triangle should be provided as a minimum. A larger sight triangle may be required based upon the recommendation of the Town Engineer.
- 5-6. No driveway shall intersect a Town roadway within 25 feet of the streetline, or streetline extended, of a State road or another Town roadway.
- 6-7. Each driveway shall be designed so as to minimize erosion and migration of sediment and storm water onto adjacent properties and roadways.
- 7-8. Each driveway shall be connected to the street by a paved apron extending at least ten feet back from the edge of pavement of such street. Each apron shall be designed, graded and paved to match the surface of the Town roadway, avoid obstruction of the flow of water in the gutter line of the town roadway, and prevent the flow of roadway drainage onto any adjacent lot and shall conform to the current version of the Standard Town Details of the Town Engineering Department.
- 8-9. Except for residential driveways serving individual dwelling units, driveways and parking lots that require vehicles to back over a sidewalk or street line are prohibited.
- 9-10. Any public infrastructure (e.g. roadways, sidewalks, survey monuments, guardrails, or culverts) that is damaged or removed in the course of driveway construction must be reconstructed to current Town standards.
- 10-11. Where grading for a driveway curb cut is required in a Town road right-of-way, slopes shall be no steeper than 2:1 (i.e. two feet horizontal to one foot vertical) and shall be stabilized with grass or other groundcover appropriate to the site conditions and shall be covered with a minimum of six inches of topsoil, limed, fertilized, seeded and mulched.

6.12.D Additional Standards for Business ~~and Special~~ Districts.

1. No exit from or entrance to an off-street parking facility or off-street loading space shall be so laid out as to constitute or create a traffic hazard or nuisance.
2. Driveways to the street from any one lot in any Business or Special Zone shall be a minimum of 12 feet wide for one way traffic and 24 feet wide for two way traffic. Driveway widths in the Business Districts shall meet the following minimum required widths (see Section 6.12.E. for additional Emergency Access requirements):

<u>DEVELOPMENT/DRIVEWAY TYPE</u>	<u>Minimum WIDTH</u>
<u>Residential and non-residential (one or two-way travel), less than eight (8) parking spaces</u>	<u>12 feet*</u>
<u>Non-residential and mixed use (two-way travel), less than eight (8) parking spaces</u>	<u>15 feet*</u>
<u>Residential, non-residential, or mixed use (two-way travel,) greater than eight or equal to (8) parking spaces</u>	<u>24 feet*</u>

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BRANFORD PLANNING &
ZONING COMMISSION

* Upon the recommendation of the Town Engineer, the Commission may require widths greater than those indicated.

- 2.3. Lots containing less than 150 feet of street frontage in any Business ~~District~~Zone shall be limited to one driveway to the street.
- 3.4. Internal driveway access between parking lots on adjacent properties is encouraged and may be permitted subject to Planning and Zoning Commission approval.
- 4.5. No part of a lot located in a Residence District shall be used for access to a use not permitted in such Residence District.

6.12.E Emergency Access.

1. In order to provide adequate room for emergency vehicles to turn into driveways and access all buildings and parcels within the Town of Branford, all new driveways (including alleys, private roads, and other accessways) shall provide minimum horizontal and vertical clearance of fourteen feet, (free of tree branches, walls, fences and other impediments) regardless of the paved width of the driveways. If all buildings on the parcel are within 50 feet from the traveled portion of the road and can be easily accessed from the road, the Commission may exempt the parcel from this requirement upon written recommendation of the Fire Marshal. If the buildings are greater than 50 feet from the traveled portion of the road and can be easily accessed from the road, the Commission may exempt the parcel from this requirement upon written approval of the Fire Marshal.
2. Where there are automatic gates at driveways, an emergency means of opening the gates shall be provided to the Fire Department.
3. ~~If all buildings on the parcel are within 50 feet from the traveled portion of the road and can be easily accessed from the road, the Commission may exempt the parcel from the requirements of this Section.~~

6.12.F Additional Standards for Common Driveways.

1. Common driveways shall not exceed 1,000 feet in length.
2. A common driveway may serve no more than two lots without a Special Exception. The Commission may increase the number of lots served by a common driveway to four by Special Exception, provided the following additional standards are met:
 - (1) Construction plans and profiles signed and sealed by a professional engineer licensed in the State of Connecticut must be submitted. Said plans shall address all requirements of this section and provide stormwater control measures as necessary to ensure that no drainage problems arise from the driveway installation.
 - (2) The common portion of the driveway shall not exceed 1,000 feet in length.
 - (3) A hammerhead or equivalent turnaround area is required at the termination of the common drive. The design of the turnaround area shall be of sufficient size and shape to accommodate projected traffic and specific site conditions. Since this turnaround is for maintenance and emergency vehicle use, it is not to be used for parking and must be kept clear of snow in the winter.
 - (4) Where a common access drive intersects with a town road, a sign post shall be installed indicating the house numbers for all properties served by the common access drive.
3. Common driveways serving two or more lots, or driveways which cross one or more lots before reaching the primary lot, shall be constructed in a permanent easement recorded in the Town Land Records and shall be at least fifteen feet (15') in width. Such easements shall include (in total or by reference) the covenants establishing the manner in which the costs of road maintenance, snow plowing and repair will be shared. Evidence of filing of such easement on the land records shall be submitted to the Zoning Enforcement Officer prior to construction of such driveway.

Referral 2.3: Town of North Branford

Subject:

Proposed Subdivision Application of 67 Totoket Road

Staff Recommendation:

The proposed subdivision 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 submitted a proposed subdivision of 67 Totoket Road.

The existing lot is 20.1 acres in size and located in an R-40 zoning district. The applicant proposed a subdivision into 3 lots. All lots are proposed to be serviced by public water. An extension of the existing sanitary sewer would be required. In addition to the three lots, the subdivision would include an open space set aside of 2.02 acres. The lot partially falls within the Town of Branford.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

PZ Appl. # 2018-8

Planning and Zoning Commission
North Branford, CT 06471

Name of Subdivision/Resubdivision

File
copy

APPLICATION FOR FINAL APPROVAL OF SUBDIVISION/RESUBDIVISION

The undersigned requests approval by the North Branford Planning and Zoning Commission, of the subdivision/resubdivision described below, in accordance with Section 8-25, of the General Statutes of Connecticut, and the Subdivision Regulations of the said Commission in effect on this date.

PROPOSED RESIDENTIAL

Name of Subdivision/Resubdivision: SUBDIVISION Location: 67 TOTOKET ROAD

Present Owner(s) of Record: RSMP LLC

Address: 46 PLEASANT STREET, EAST WINDSOR, CT 06088

Name of Proposed Developer: CW Landmark Group, LLC

Address: 195 College St, New Haven CT 06510

* The names and addresses of all persons having 10% or larger interest therein are:

Steven Calcegni
Luke Williams

Signature
Signature
Signature

Map Entitled:

Dated: 10/11/17 Zone: R-40 Name of Engineer: MILONE & MACBROOM, INC.
Proposed total no. of lots: 3 Lot nos. now applied for: 3

Types of sewage disposal: TOWN SEWER Type of water supply: PUBLIC WATER (RWA)

Is new road construction required (yes or no)? NO No. of feet:

The applicant understands that this application is to be considered complete only when all information and documents required by Subdivision Regulations for a Final Plan have been submitted to the Commission. (See other side for summarized list.)

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his knowledge and belief. The undersigned applicant also consents to the Commission and/or their agents access to this property both before and after any approval has been granted or denied.

This form received by Commission,

Date:

By:

By:

Supporting documents completed and received:

Date:

By:

For The Commission

RECEIVED

MAY 31 2018

SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

Applicant
Steven Calcegni
Authorized Agent
195 College St, New Haven
Address

203 272 1822 Tel. No. 203 651 9115

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MAY 22 2018

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ZONING DEPT.



May 21, 2018

RECEIVED

MAY 22 2018

PLANNING &
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Mr. Kurt Weiss
Town Engineer
Town of North Branford
84 South Main Street
Cheshire, CT 06410

**RE: 67 Totoket Road
North Branford, Connecticut
MMI #5800-09**

Dear Mr. Weiss:


The above-referenced project is for the development of a three-lot subdivision. The overall parcel is approximately 20.1 acres in size and is located in an R-40 residential zoning district. The property is located on the east side of Totoket Road between Brook Lane and William Road. All lots are proposed to be serviced by public water.

The project requires an extension of the existing sanitary sewer located in the western shoulder of Totoket Road. It is understood that each new lot would be required to pay a connection fee of \$12,300.

At this time, we ask that you add this application to the agenda of the next regularly scheduled meeting of the North Branford Water Pollution Control Authority currently scheduled for June 5, 2018. Should you have any further questions, please do not hesitate to contact me.

Very truly yours,

MILONE & MACBROOM, INC.


Van Hopson, EIT
Civil Engineer

5800-09-m2118-ltr

GENERAL NOTES

- BOUNDARY INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY SURVEY, PREPARED FOR CW LANDMARK GROUP, LLC, 67 TOTOKET ROAD, NORTH BRANFORD, CONNECTICUT," SCALE: 1"=40', DATED: 2/17/17, PREPARED BY: MILONE & MACBROOM, INC.
- TOPOGRAPHIC INFORMATION IS BASED UPON AVAILABLE STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION LIDAR DATA.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1989).
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF NORTH BRANFORD (WHERE APPLICABLE) REQUIREMENTS AND TO THE THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 816 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPOSED BUILDINGS ARE TO BE SERVED BY TOWN SEWER AND PUBLIC WATER.

CONSTRUCTION NARRATIVE (LOT 1)

- STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
- CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES. THE SOIL EROSION AND SEDIMENT CONTROLS SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND/OR A DESIGNATED TOWN REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
- INSTALL PROPOSED DRIVEWAY CULVERT, FLARED END SECTION, AND RIP RAP SPLASH PAD AT WETLAND CROSSING. CONTRACTOR TO VERIFY THE 24" CULVERT ON LOT 2 HAS BEEN CLEARED OF ACCUMULATED SEDIMENT AND ANY DEBRIS AT THE INLET HAS BEEN CLEARED.
- CLEAR AND GRUB REMAINDER OF SITE AND STOCKPILE TOPSOIL. TOPSOIL STOCKPILES THAT ARE TO SIT FOR MORE THAN THIRTY DAYS ARE TO BE STABILIZED WITH TEMPORARY SEEDING. TOWN STAFF SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR STUMPING AND UPON COMPLETION OF WORK. THE PURPOSE IS TO REVIEW THE PROPER AND SATISFACTORY INSTALLATION OF EROSION AND SEDIMENTATION CONTROLS, AND THE RESTORATION OF THE DISTURBED AREAS. PLACE SEDIMENT PLACE FILTER FENCE AND HAYBALES AROUND STOCKPILES.
- INITIATE MASS EARTHWORK OPERATIONS AFTER ALL SEDIMENTATION CONTROLS ARE INSTALLED.
- COMMENCE BUILDING FOUNDATION WORK.
- SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT. INSTALL EROSION CONTROL BLANKETS WHERE INDICATED AND AS NECESSARY.
- INSTALL UTILITIES, GUIDERAIL, AND COMPLETE FINE GRADING. SEDIMENT AND EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS PERMANENTLY STABILIZED.

PROJECT DATA:

AREA:	876,454 SF (20.123 AC.)
PROPOSED USE:	RESIDENTIAL SUBDIVISION

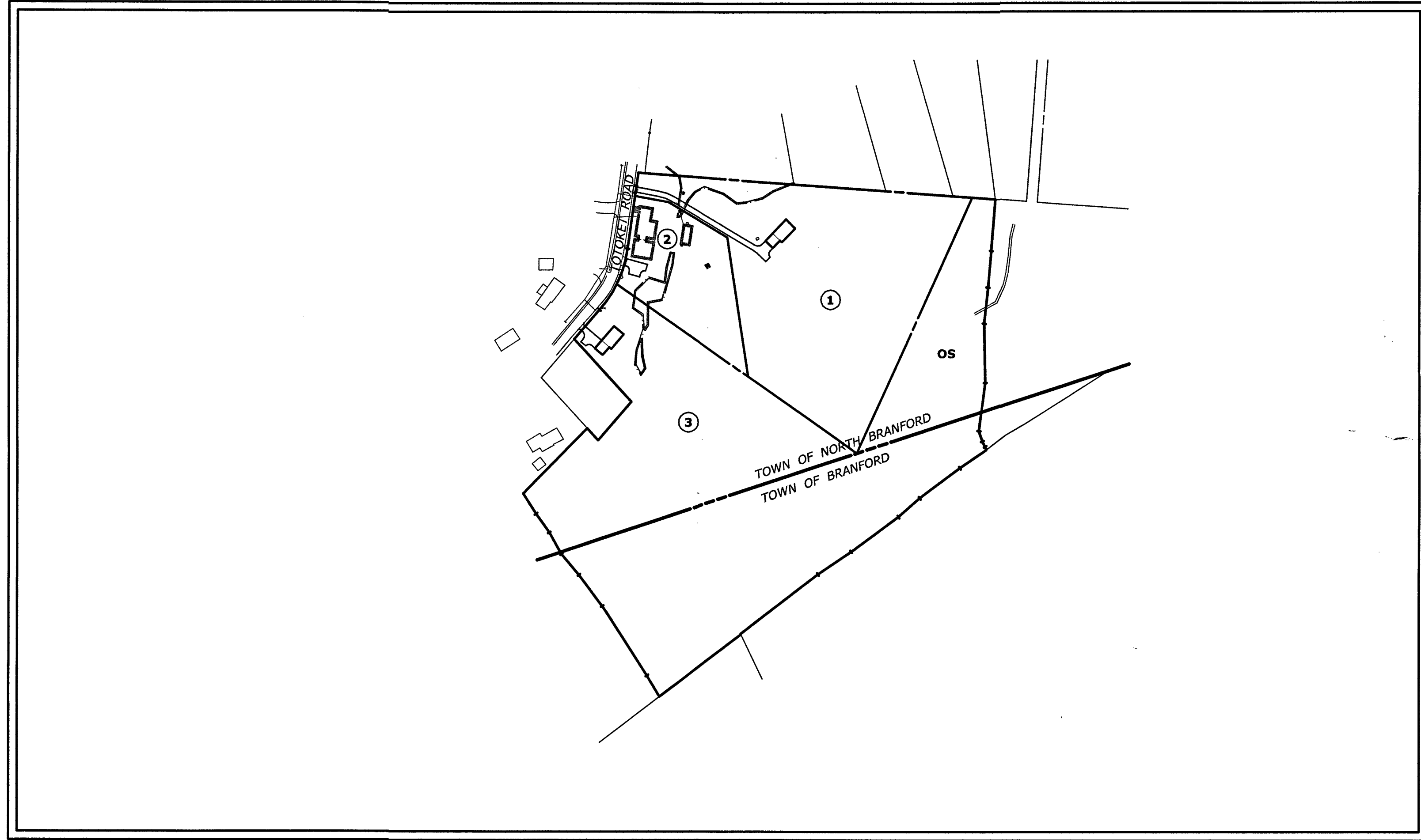
ZONING SCHEDULE (R-40+):

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA (SF)	40,000 SF	40,000 SF
MIN. DIMENSIONS OF SQUARE/LOT	150'	150'
MIN. WIDTH OF LOT ALONG BUILDING LINE	150'	150'
MIN. STREET FRONTAGE	125'	125'
MAX # OF STORIES/BUILDING	3	3
MAX HEIGHT OF A BUILDING	35'	<35'
MIN. SETBACK FROM STREET LINE	50'	50'
MIN. SETBACK FROM REAR PROPERTY LINE	30'	30'
MIN. SETBACK FROM SIDE/OTHER PROPERTY LINE	15'	15'
MAX. LOT COVERAGE AS PERCENT OF LOT AREA	10%	<10%
MAX. FLOOR AREA AS A PERCENT OF LOT AREA	20%	<20%
INTERIOR LOT MIN. LOT AREA (SF)	60,000 SF	60,000 SF
INTERIOR LOT MIN. STREET FRONTAGE	25'	25'
INTERIOR LOT MIN. SETBACK (ALL PROPERTY LINES)	40'	40'

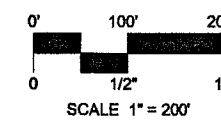
PROPOSED RESIDENTIAL SUBDIVISON

67 TOTOKET ROAD
NORTH BRANFORD & BRANFORD

OCTOBER 18, 2017
REVISED: DECEMBER 8, 2017
REVISED: FEBRUARY 21, 2018
REVISED: MAY 17, 2018



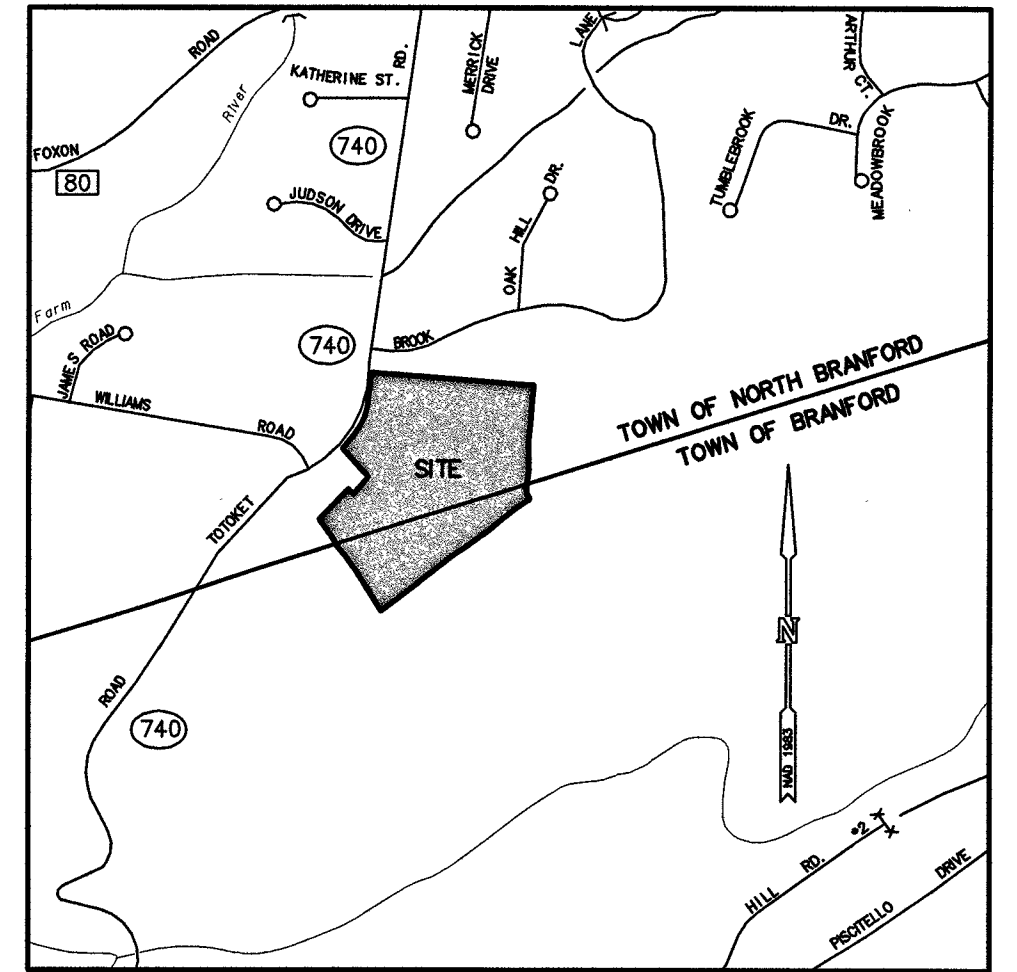
PROJECT SITE VICINITY MAP:



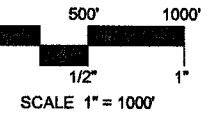
PREPARED BY:



99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com



LOCATION MAP:



PREPARED FOR:

CW LANDMARK GROUP, LLC
195 COLLEGE STREET
NEW HAVEN, CONNECTICUT 06510

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ZONING DEPT.

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02 - 03	SM-1 - SM-2	SUBDIVISION MAP
04	SP-1	SITE DEVELOPMENT PLAN
05	SD-1	SITE DETAILS



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- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A SUBDIVISION MAP BASED ON A FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED FOR SUBMISSION TO APPLICABLE REGULATOR ENTITIES.
 - NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "RE-SURVEY OF WESTERLY SECTION OF LINE, BRANFORD AND NORTH BRANFORD," DATED: SEPT. 3, 1941, PREPARED BY: JAMES WESSON PHELPS. MAP #2-13 N.B.L.R.
 - "SUBDIVISION OF PROPERTY OF LOUISE M. THOMAS, NORTH BRANFORD, CONN.," SCALE: 1"=50', DATED: SEPT. 24, 1969, PREPARED BY: HUGH C. FLAHERTY. MAP #6-3 N.B.L.R.
 - "FINAL MAP, BROOK HILL ESTATES, TOTOKET ROAD, NORTH BRANFORD, CONN.," SCALE: 1"=50', DATED: AUG. 16, 1973, REVISED TO: NOV. 6, 1973, PREPARED BY: CLARENCE BLAIR ASSOCIATES. MAP #7-37 N.B.L.R.
 - "PROPERTY OF SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY TO BE CONVEYED TO THE TOWN OF BRANFORD, PISGAH BROOK PROPERTY, BRANFORD, CONNECTICUT," SCALE: 1"=100', DATED: MAY 30, 1983, REVISED TO: FEB. 22, 1986, PREPARED BY: CLARENCE BLAIR ASSOCIATES, INC. MAP #1975 B.L.R.
 - "PROPERTY SURVEY, LAND OF LANTERN VIEW ASSOCIATES, LLC, ROLLING HILLS DRIVE AND LANTERN VIEW DRIVE, BRANFORD AND NORTH BRANFORD, CONNECTICUT," SCALE: 1"=100', DATED: 01/14/05, PREPARED BY: JULIANO ASSOCIATES. MAP #3304 B.L.R.
 - "COMPILATION PLAN, TOWN OF NORTH BRANFORD, MAP SHOWING EASEMENT ACQUIRED FROM MICHAEL A. PORTO, ET AL BY THE STATE OF CONNECTICUT, TOTOKET ROAD (S.R. 740)," SCALE = 1:500, DATED: JUNE 2008. MAP #257 N.B.L.R.
 - "PROPERTY SURVEY, PREPARED FOR CW LANDMARK GROUP, LLC, 67 TOTOKET ROAD, NORTH BRANFORD, CONNECTICUT," SCALE: 1"=40', DATED: 2/17/17, PREPARED BY: MILONE & MACBROOM, INC.
 - PARCEL IS SUBJECT TO THE FOLLOWING:
 - SPRING AND WATER RIGHTS RESERVED IN DEED FROM LEVI LINSLEY TO WOODWARD PAGE, DATED: JUNE 29, 1858 AND RECORDED IN VOLUME 4 AT PAGE 167 N.B.L.R. AND VOLUME 27 AT PAGE 99 B.L.R.
 - GRANT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY HENRY MARQUARD, DATED: JUNE 8, 1905 AND RECORDED IN VOLUME 9 AT PAGE 412 N.B.L.R. AND VOLUME 54 AT PAGE 502 B.L.R.
 - GRANT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY, FROM HENRY MARQUARD, DATED: DECEMBER 23, 1905 AND RECORDED IN VOLUME 9 AT PAGE 425 N.B.L.R.
 - GRANT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY FROM WILLIAM T. WILLIAMS, DATED: AUGUST 26, 1944 AND RECORDED IN VOLUME 22 AT PAGE 482 N.B.L.R.
 - RIGHTS TO USE EXISTING WATER SYSTEM GRANTED BY THE TALCO ENGINEERING COMPANY TO FREDERICK A. LEVCHUK & EDNA A. LEVCHUK, DATED: SEPTEMBER 5, 1956 AND RECORDED IN VOLUME 29 AT PAGE 456 N.B.L.R.
 - EASEMENT TAKEN IN CERTIFICATE OF CONDEMNATION BY THE STATE OF CONNECTICUT, DATED: DECEMBER 5, 2008 AND RECORDED IN VOLUME 419 AT PAGE 672 N.B.L.R.

LINE	BEARING	DISTANCE
L1	S05°05'33"W	86.22'
L2	S05°53'34"W	86.10'
L3	S01°00'19"E	139.89'
L19	N40°39'50"E	92.55'

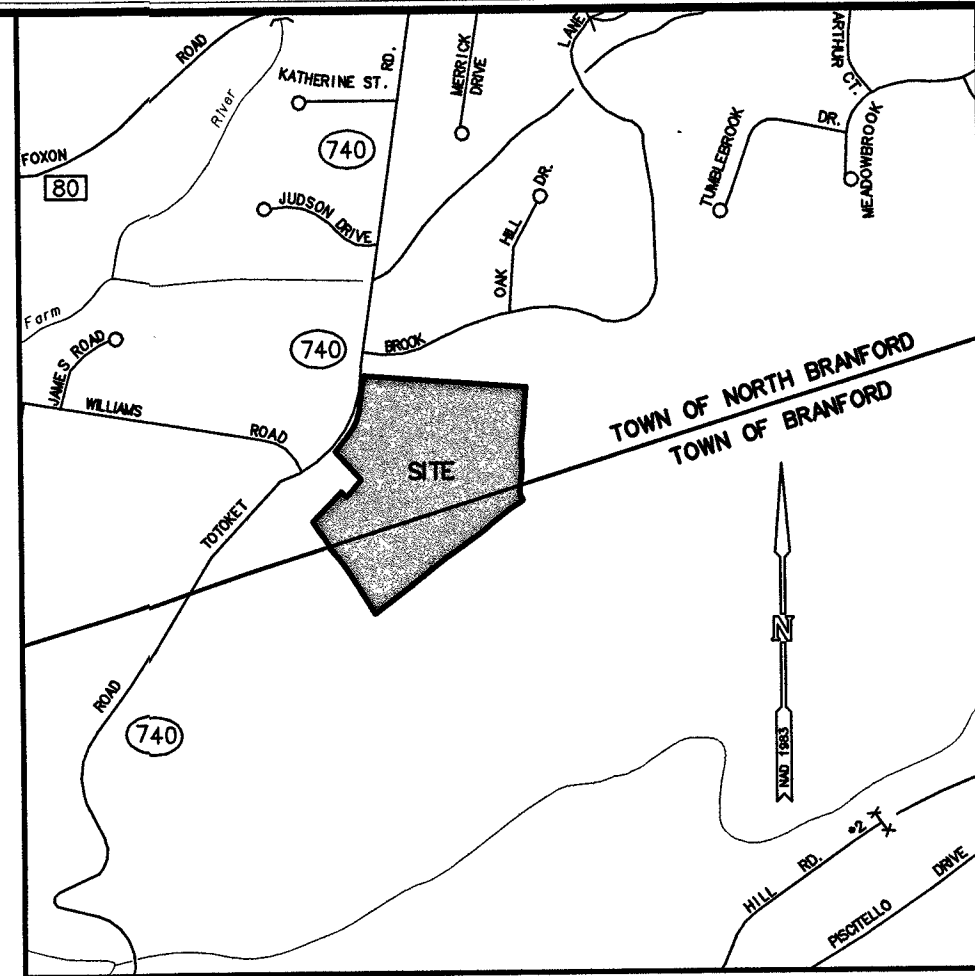
MATCHLINE - SEE SHEET SM-2

LEGEND	
	TOWN LINE
	STREET LINE
	PROPERTY LINE
	EASEMENT
	STONEWALL
	TREELINE
	WIRE FENCE
	CHAIN LINK FENCE
	OVERHEAD WIRES
	CATCH BASIN
	WATER VALVE
	GATE POST
	FENCE POST
	UTILITY POLE
	GUY WIRE
	HYDRANT
	IRON PIPE FOUND
	MONITOR WELL
	IRON PIN FOUND
	CONCRETE MONUMENT FOUND
	DRILLHOLE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL F. MANSFIELD
MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

L.S. #70120



LOCATION MAP
SCALE: 1"=1000'

MILONE & MACBROOM
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

DESCRIPTION	DATE	BY
TOWN ENGINEER COMMENTS	12/8/2017	VEH
TOWN COMMENTS	02/21/2018	VEH

SUBDIVISION MAP

PROPOSED RESIDENTIAL SUBDIVISION

67 TOTOKET ROAD
NORTH BRANFORD & BRANFORD

MDD	VEH	MFM
DESIGNED	DRAWN	CHECKED

SCALE: 1" = 40'

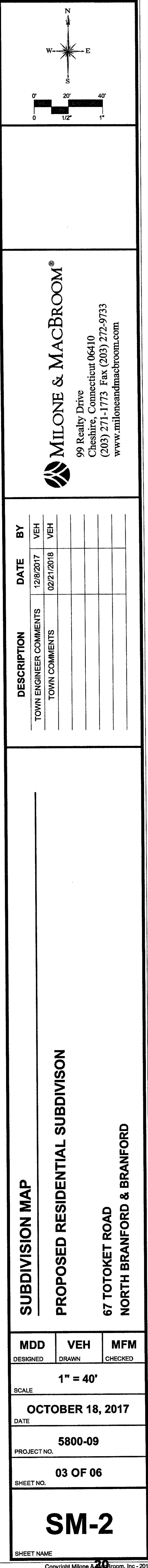
DATE: **OCTOBER 18, 2017**

PROJECT NO.: **5800-09**

SHEET NO.: **02 OF 06**

SM-1

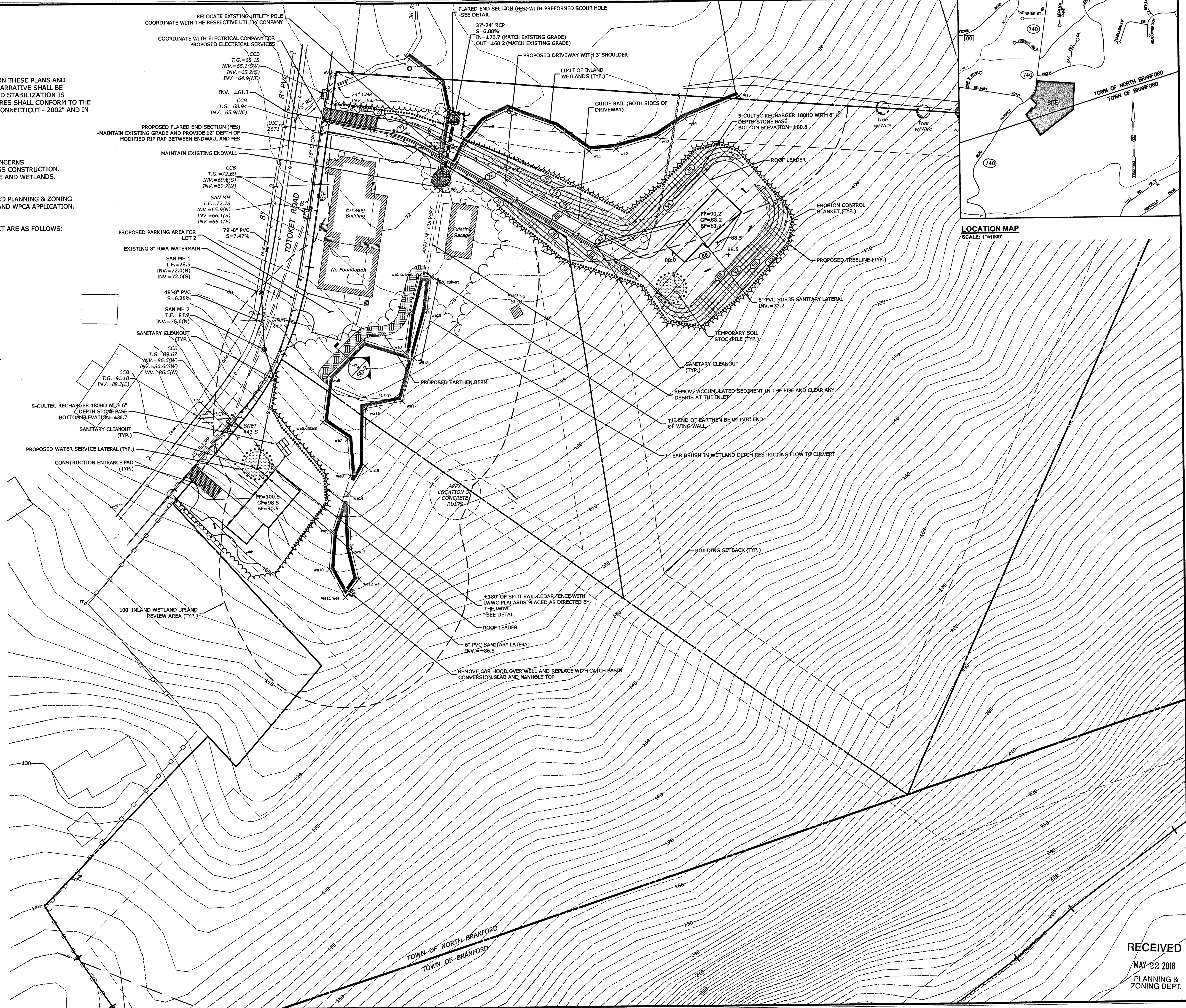
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SEE SM-1 FOR CERTIFICATION, NOTES, LEGEND & LOCATION MAP

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002" AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

- ## S&E LEGEND



DESCRIPTION	DATE	BY
TOWN ENGINEER COMMENTS	12/8/2017	VEH
TOWN COMMENTS	02/21/2018	VEH
CULVERT REVISIONS	03/08/2018	VEH
SANITARY REVISIONS	05/17/2018	VEH

SITE DEVELOPMENT PLAN

PROPOSED RESIDENTIAL SUBDIVISION

67 TOTOKET ROAD
NORTH BRANFORD & BRANFORD

MDD DESIGNED	VEH DRAWN	MDI CHECKED
SCALE 1" = 40'		
OCTOBER 18, 2017		
DATE		
5800-09		
PROJECT NO.		
04 OF 06		
SHEET NO.		
SP-1		
SHEET NAME		

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SEDIMENT & EROSION CONTROL SPECIFICATIONS

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- a. THE PERMANENT CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- b. THE PERMANENT EXPOSED FACES OF EARTHEN FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
- d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
- e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTling, OR CRACKING.
- f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
- g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

- 1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
- 2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
- 3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION
- 4. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

- 1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
- 2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
- 3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF STONES (OVER 1" IN DIAMETER), LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
- 4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
- 5. SOLUBLE SALT CONTENT OF OVER 500 PARTS PER MILLION (PPM) IS LESS SUITABLE. AVOID TIDAL MARSH SOILS BECAUSE OF HIGH SALT CONTENT AND SULFUR ACIDITY.
- 6. THE PH SHOULD BE MORE THAN 6.0. IF LESS, ADD LIME TO INCREASE PH TO AN ACCEPTABLE LEVEL.

APPLICATION:

- 1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
- 2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6") OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

- 1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS MORE THAN 30 DAYS. AREAS TO BE LEFT EXPOSED FOR MORE THAN 30 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF SUSPENSION OF CONSTRUCTION ACTIVITIES. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

SITE PREPARATION:

- 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- 3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQ. FT.).
- 4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 10-10-10- (5 LBS. PER 1,000 SQ. FT.) WHEN GRASS IS FOUR INCHES (4") TO SIX INCHES (6") HIGH. APPLY ONLY WHEN GRASS IS DRY.
- 5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
- 6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

- 1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
- 2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- 3. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
- 4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW OR HAY MULCH AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE CONCENTRATED FLOW WILL OCCUR.

PERMANENT VEGETATIVE COVER

GENERAL:

- 1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED. SHALL BE SEEDED WITHIN 7 DAYS OF ESTABLISHMENT OF FINAL GRADES.

SITE PREPARATION:

- 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- 3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- 4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- 5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:
 - SPREAD SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS. OF 10-10-10 FERTILIZER PER ACRE (7 LBS. PER 1,000 SQ. FT.); THEN SIX (6) TO EIGHT (8) WEEKS LATER, APPLY ON THE SURFACE AN ADDITIONAL 300 LBS. OF 10-10-10 FERTILIZER PER ACRE. AFTER SEPTEMBER 1, TEMPORARY VEGETATIVE COVER SHALL BE APPLIED.
 - FALL SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS. OF 10-10-10 FERTILIZER PER ACRE (14 LBS. PER 1,000 SQ. FT.).

VEGETATIVE COVER SELECTION & MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 3 LBS./1,000 SQ.FT.
(LOLIUM PERENNE)

* PERMANENT VEGETATIVE COVER:

BARON KENTUCKY BLUEGRASS 60%
JAMESTOWN II CHEWINGS FESCUE 20%
PALMER PERENNIAL RYEGRASS 20%

* LOFTS - "TRIPLEX GENERAL" MIX OR APPROVED EQUAL.
RECOMMENDED TIME SEEDING: 5 LB./1000 S.F. SEEDING RATE.

SPRING SEEDING: 4/1 to 5/31

FALL SEEDING: 8/16 to 10/15

TEMPORARY MULCHING:

STRAY OR HAY 70-90 LBS./1,000 SQ.FT.
(TEMPORARY VEGETATIVE AREAS)

WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:

- 1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
- 2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
- 3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- 4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
- 5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
- 6. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
- 7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

MAINTENANCE:

- 1. TEST FOR SOIL ACIDITY LIME AS REQUIRED.
- 2. ON SITES WHERE GRASSES PREDOMINATE, BROADCAST ANNUALLY 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (12 LBS. PER 1,000 SQ. FT.) OR AS NEEDED ACCORDING TO ANNUAL SOIL TESTS.
- 3. ON SITES WHERE LEGUMES PREDOMINATE, BROADCAST AS INDICATED BY SOIL TEST 300 POUNDS OF 0-20-20 OR EQUIVALENT PER ACRE (8 LBS PER 1,000 SQ. FT.).

EROSION CHECKS

GENERAL:

- 1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

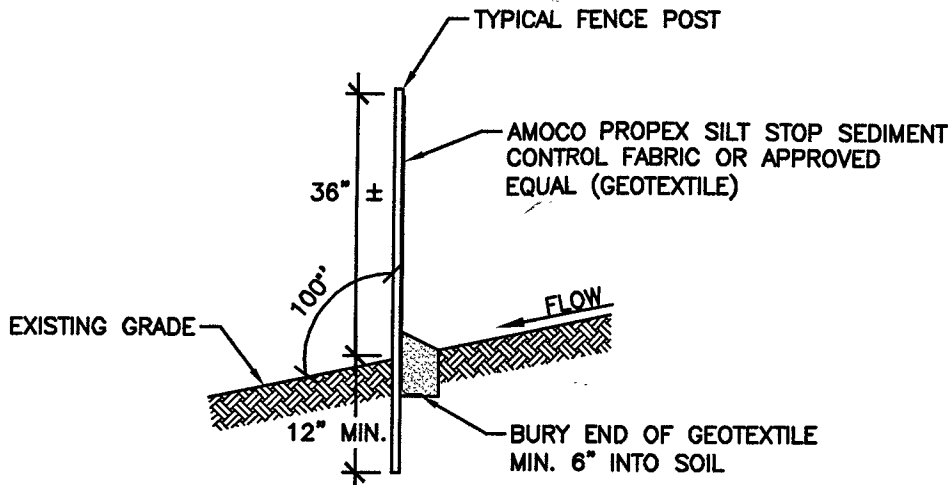
- 1. BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
- 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- 4. GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF FOUR INCHES (4") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO FEET (2').

INSTALLATION AND MAINTENANCE:

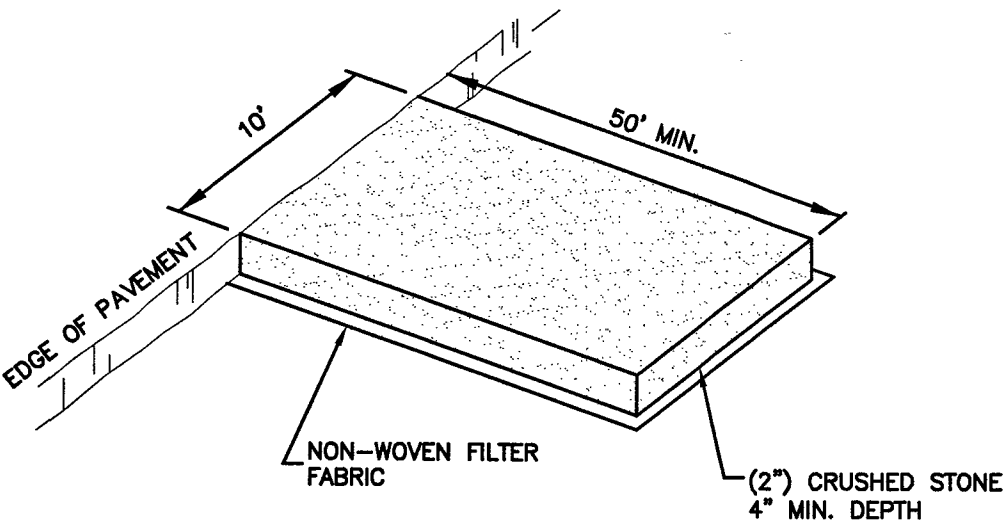
- 1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- 2. BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
- 3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- 4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

EROSION CONTROL MAINTENANCE INTERVALS

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) (RELATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO 1/3 THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE)	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (PI)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6 OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.

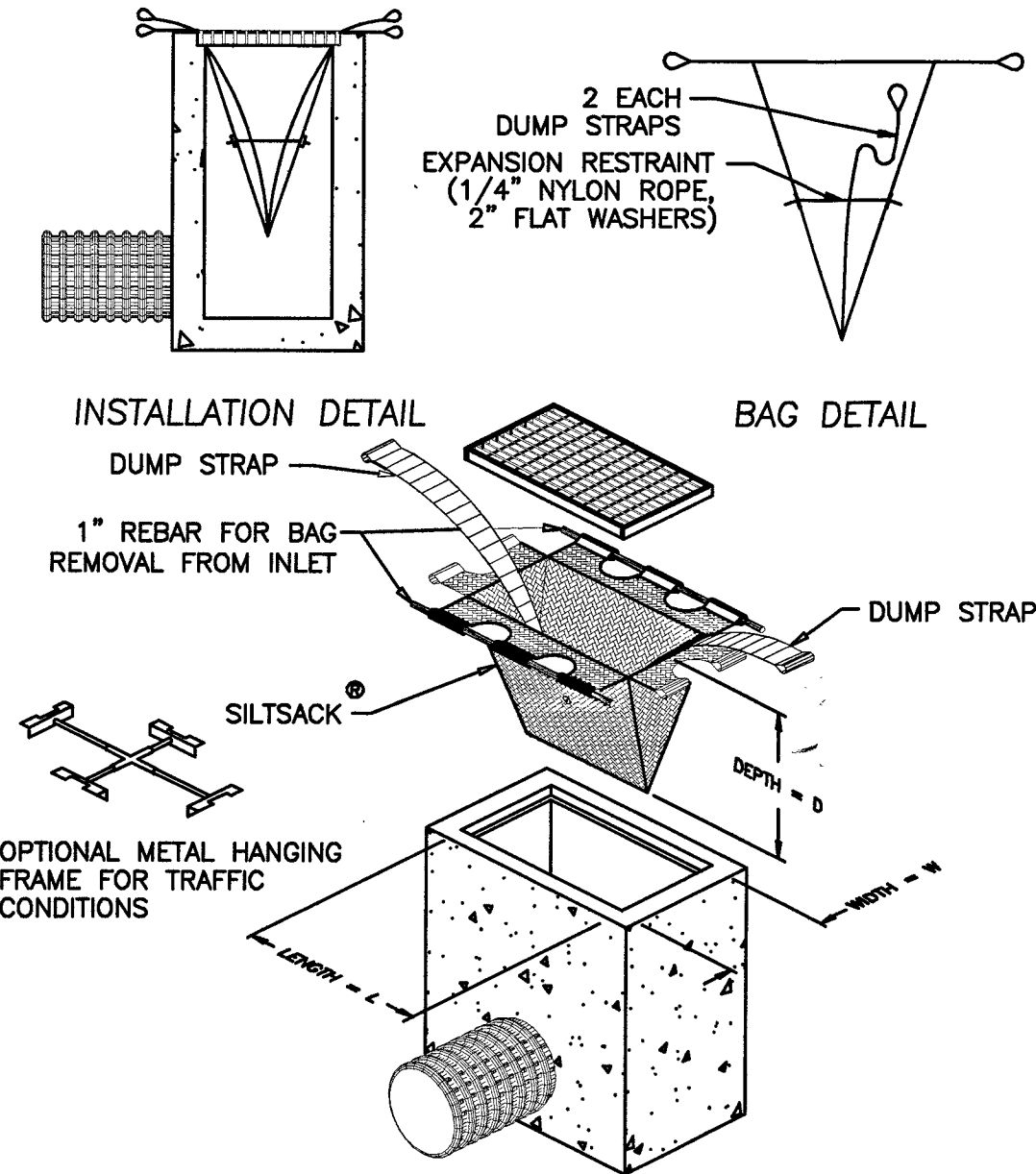


1 SEDIMENT FILTER FENCE
NOT TO SCALE

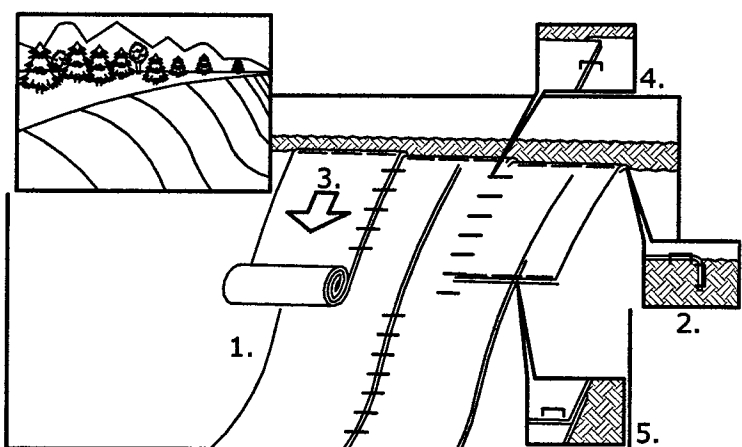


NOTE:
CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD.

3 CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



2 INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

- 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING SCC225, DO NOT SEED PREPARED AREA. SCC225 MUST BE INSTALLED WITH PAPER SIDE DOWN.
- 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
- 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- 5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART.

REFER TO GENERAL STAPLE PATTERN GUIDE IN NORTH AMERICAN GREEN CATALOG FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

4 APPLICATION OF EROSION CONTROL BLANKET ON SLOPES
NOT TO SCALE

MILONE & MACBROOM®

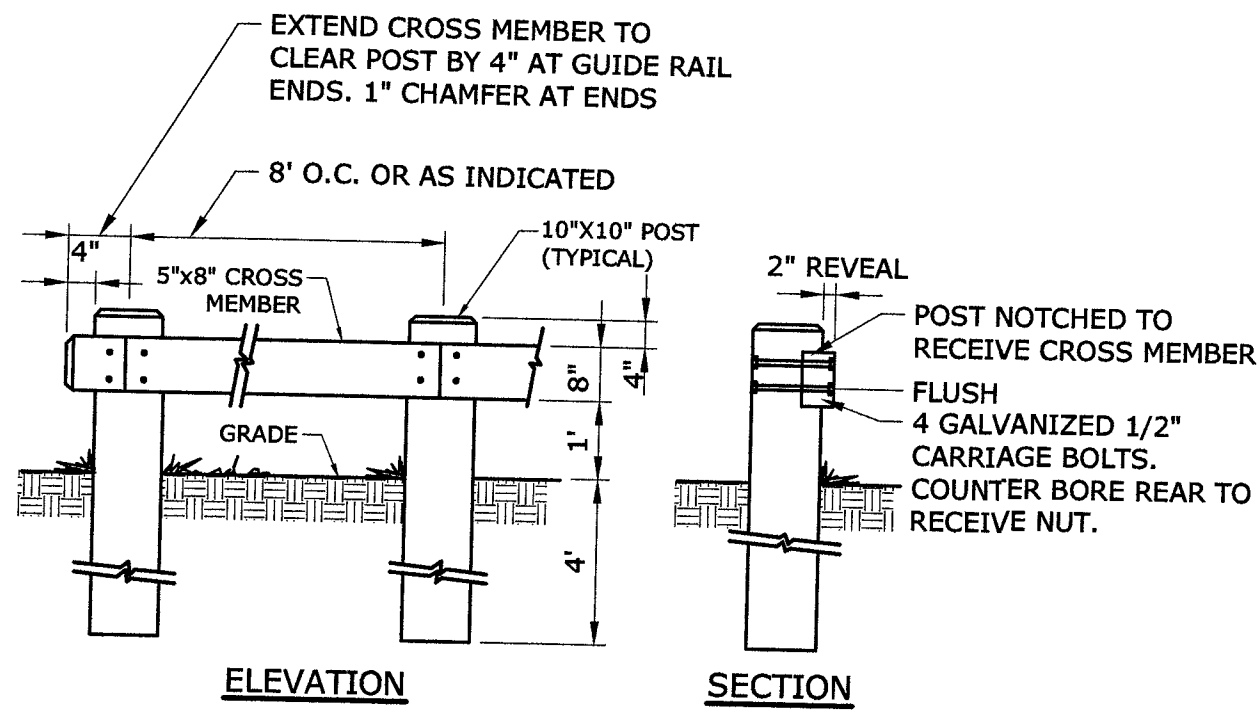
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

DESCRIPTION	DATE	BY
TOWN ENGINEER COMMENTS	12/8/2017	VEH
TOWN COMMENTS	02/21/2018	VEH

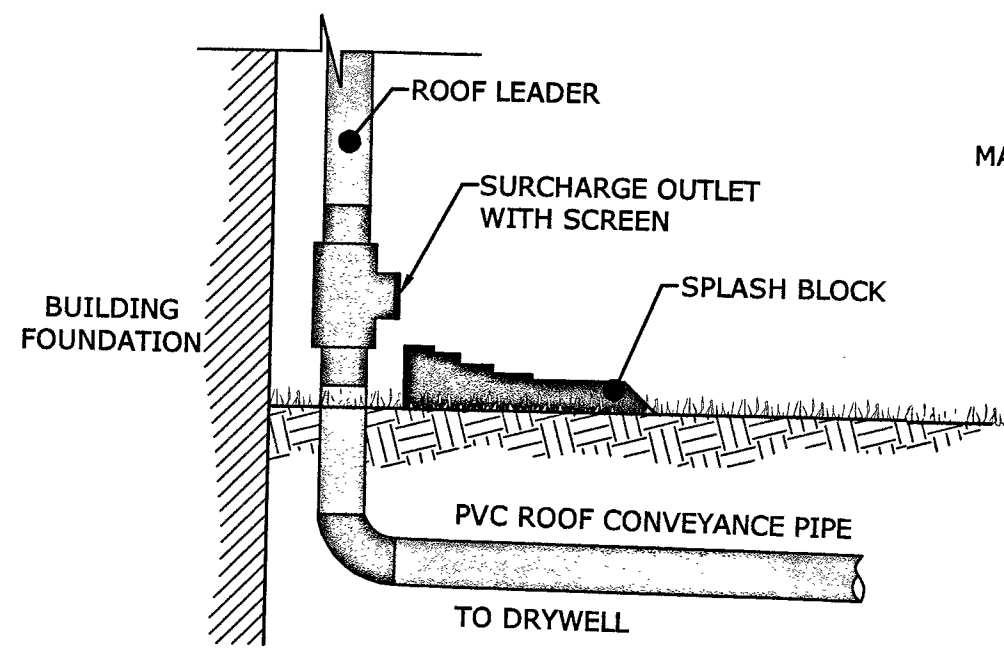
SITE DETAILS
PROPOSED RESIDENTIAL SUBDIVISION
67 TOTOKET ROAD
NORTH BRANFORD & BRANFORD

MDD DESIGNED	VEH DRAWN	DLO CHECKED
AS NOTED		
SCALE		
OCTOBER 18, 2017		
DATE		
PROJECT NO. 5800-09		
SHEET NO. 05 OF 06		
SD-1		
SHEET NAME		

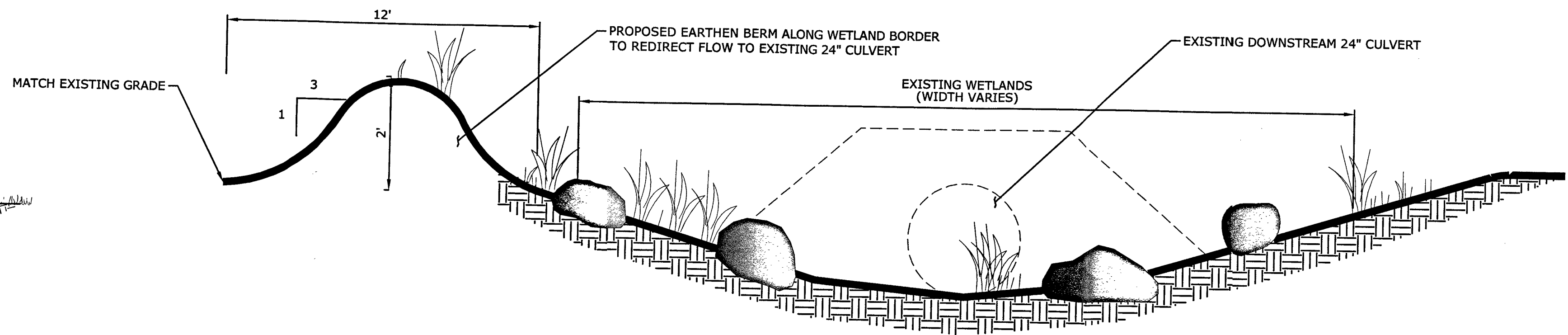
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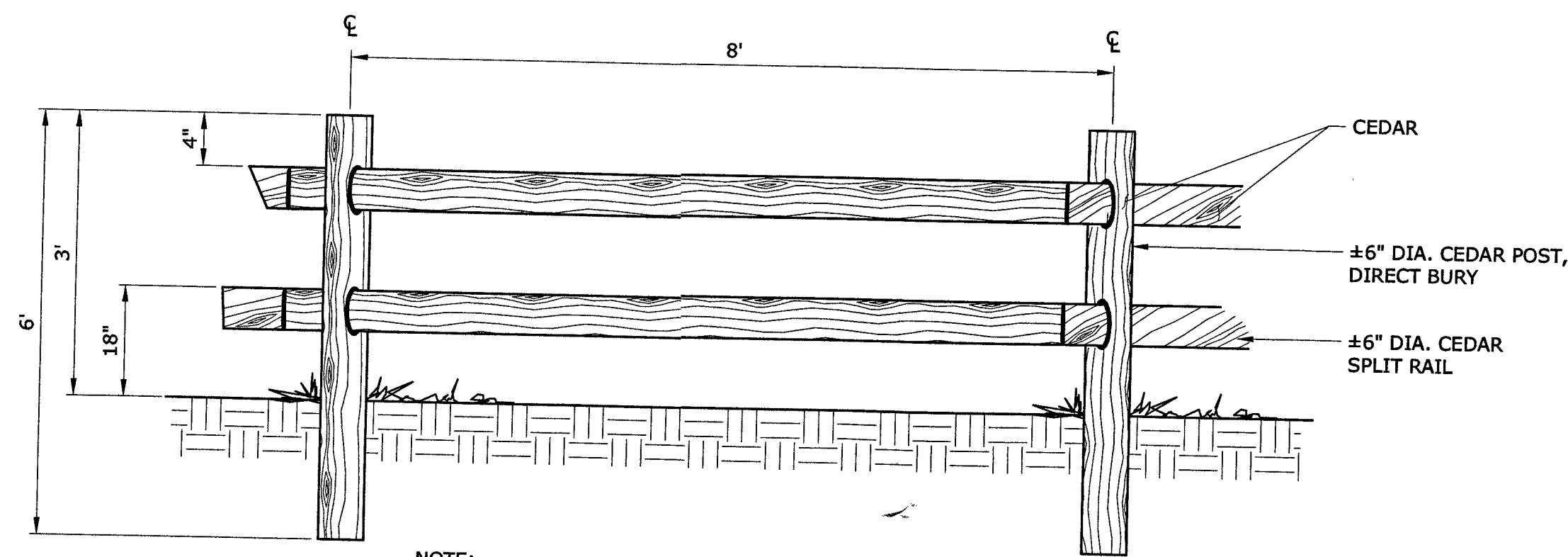
1 TIMBER GUIDE RAIL
NOT TO SCALE



2 ROOF LEADER SURCHARGE
NOT TO SCALE

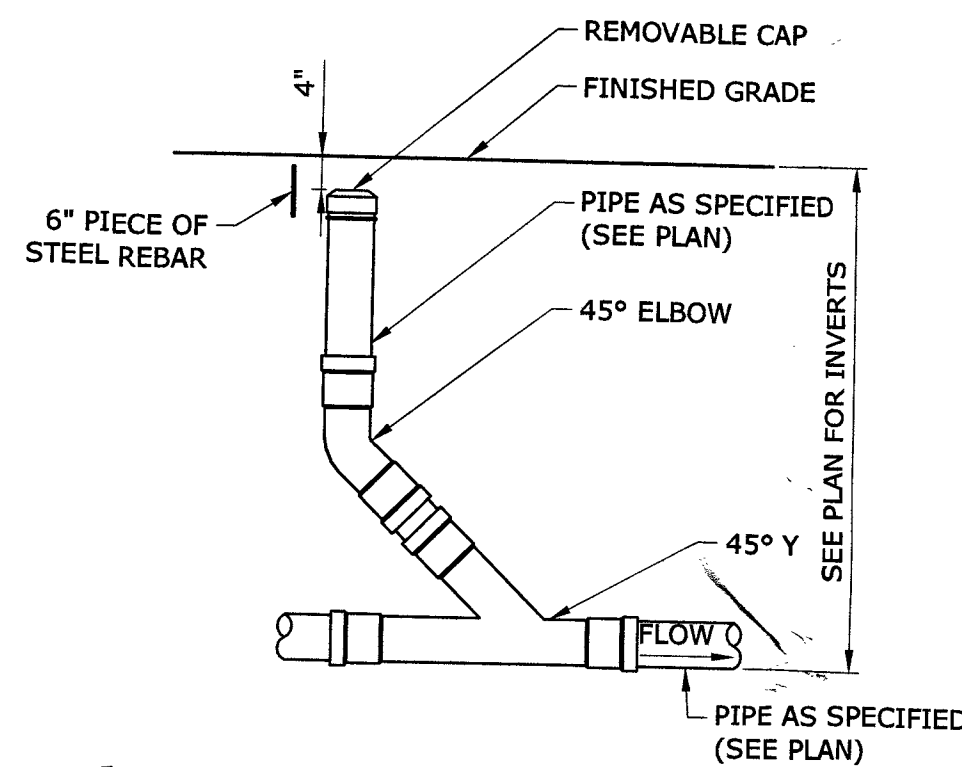


3 TYPICAL CROSS SECTION OF WETLAND AREA BERM MAINTENANCE
NOT TO SCALE

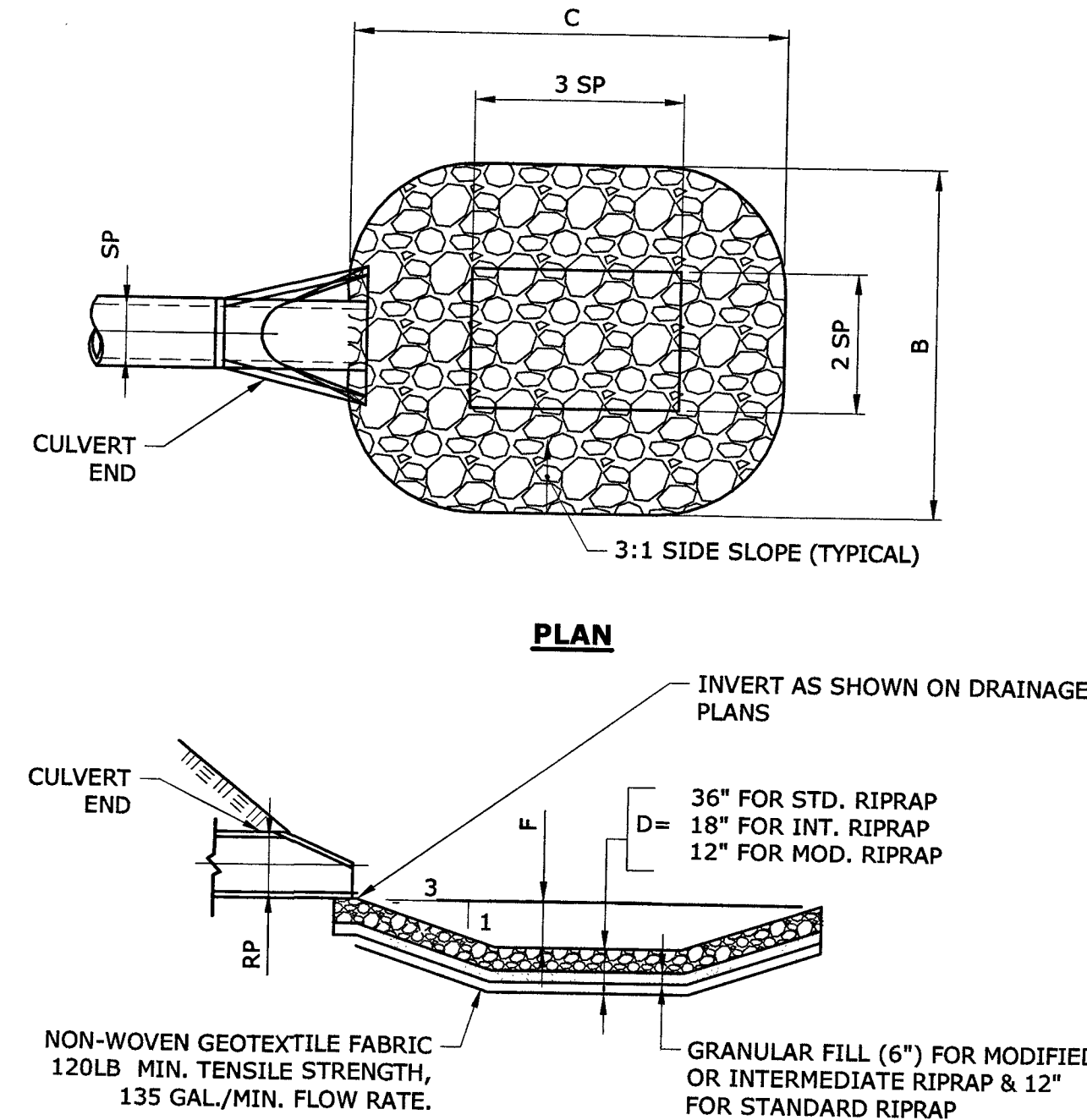


NOTE:
1. PLACE IWWC PLACARDS ON CEDAR POSTS AS DIRECTED BY IWWC TO DEMARCAT LIMIT OF DISTURBANCE

4 SPLIT RAIL FENCE
NOT TO SCALE



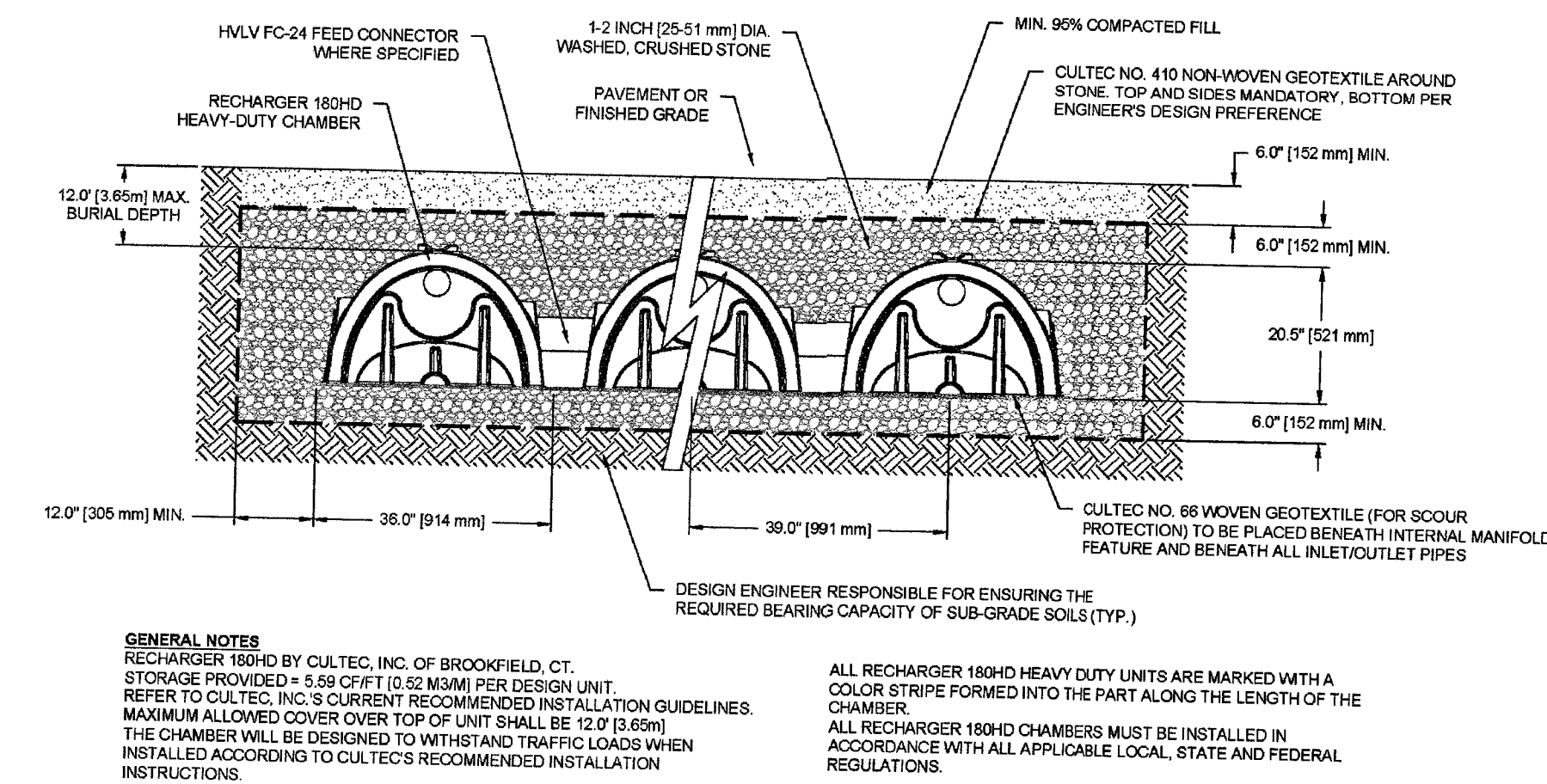
5 SANITARY CLEANOUT
NOT TO SCALE



OUTLET PROTECTION ID	TYPE	SP (FT)	RP (FT)	C (FT)	B (FT)	F (FT)	D (IN)
FES OUT	TYPE 1	2	2	12	10	1	12

RIPRAP PREFORMED SCOUR HOLE TABLE

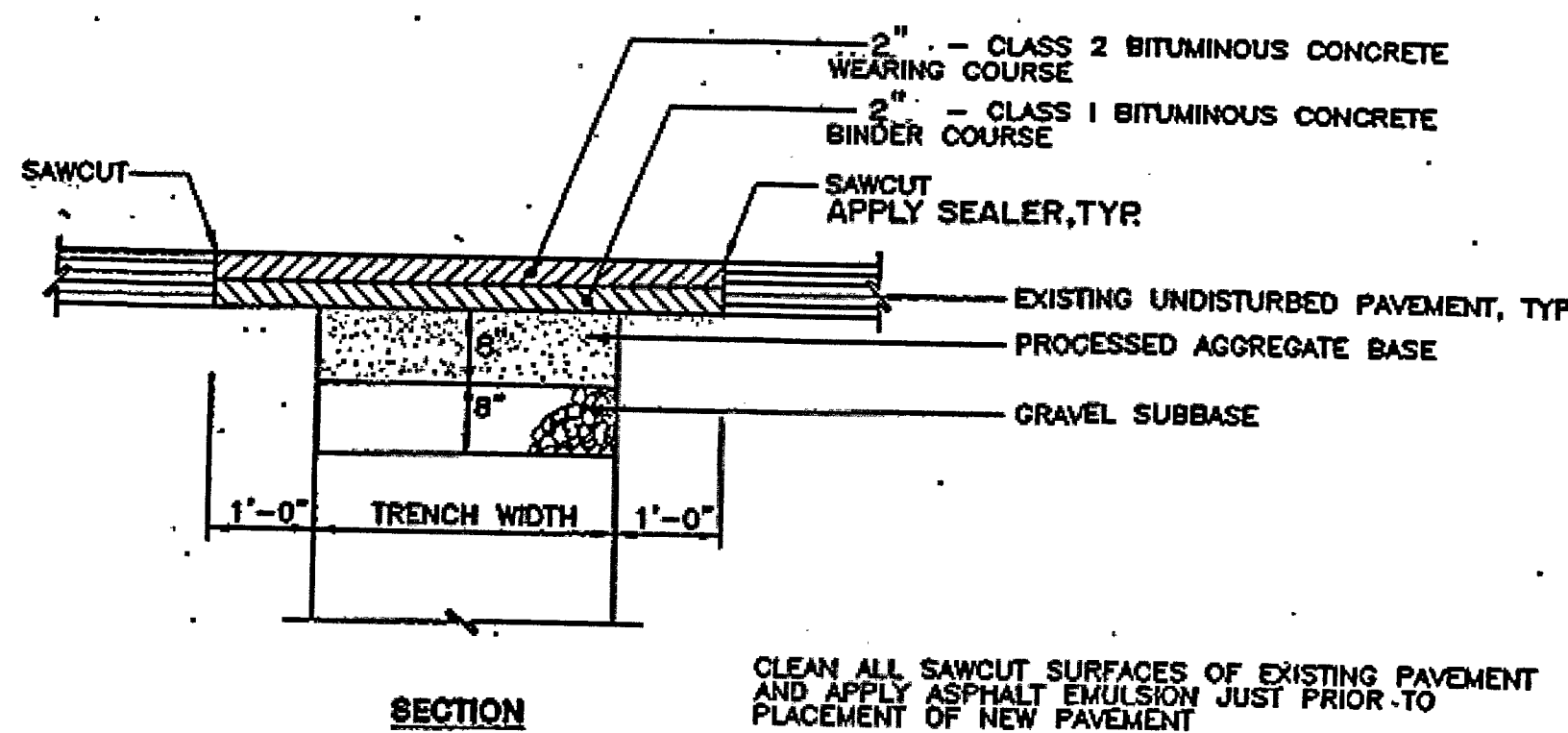
5 RIPRAP PREFORMED SCOUR HOLE
NOT TO SCALE



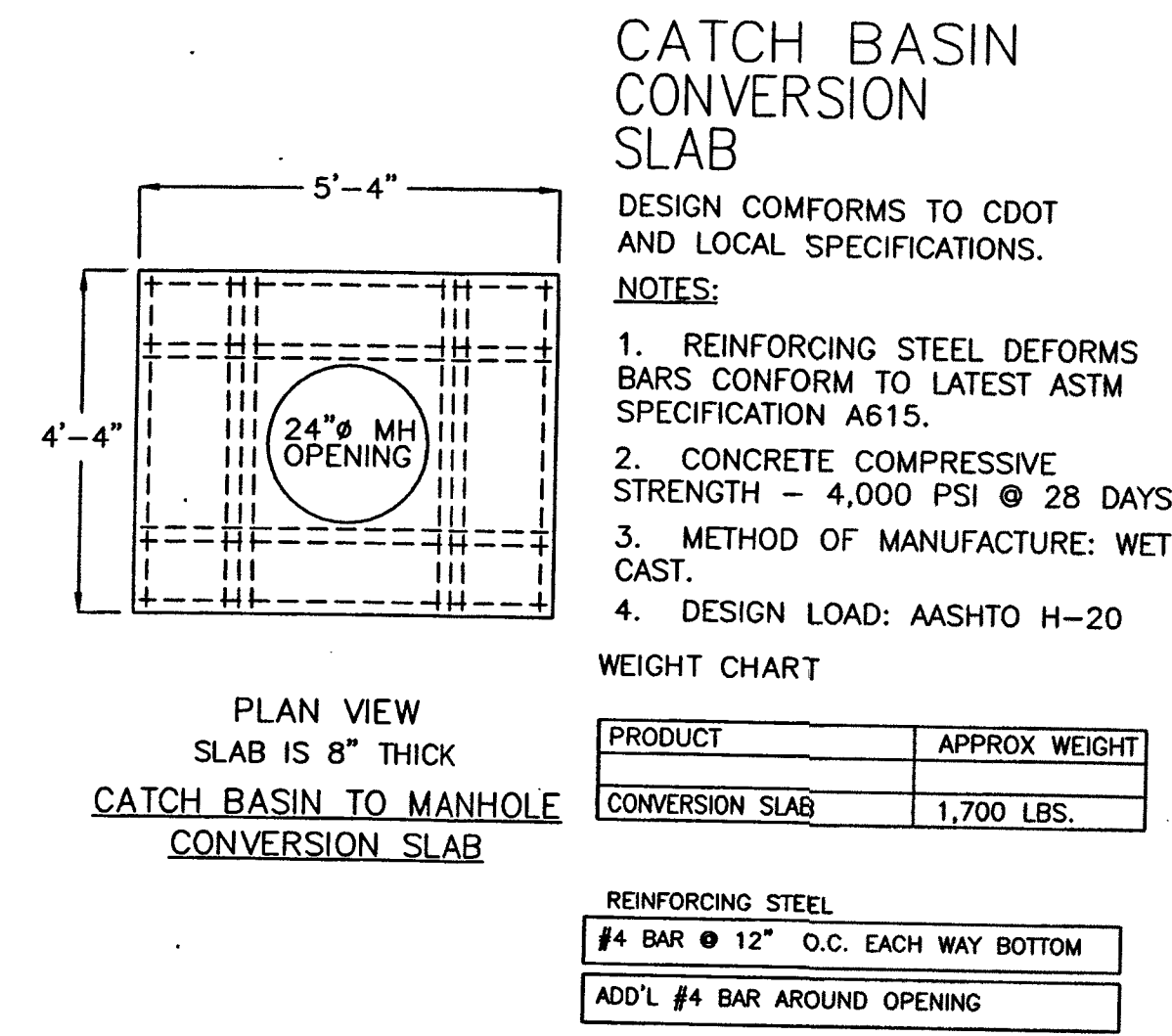
GENERAL NOTES
RECHARGER 180HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED: 5.58 CFT (0.157 M³) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12.0' (3.66m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 180HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 180HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

7 CULTECH RECHARGER 180HD
NOT TO SCALE



8 PERMANENT PAVEMENT REPAIR
NOT TO SCALE



CATCH BASIN CONVERSION SLAB
DESIGN CONFORMS TO CDOT AND LOCAL SPECIFICATIONS.
NOTES:
1. REINFORCING STEEL DEFORMS BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
2. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS
3. METHOD OF MANUFACTURE: WET CAST.
4. DESIGN LOAD: AASHTO H-20 WEIGHT CHART

PRODUCT	APPROX WEIGHT
CONVERSION SLAB	1,700 LBS.

REINFORCING STEEL
#4 BAR @ 12" O.C. EACH WAY BOTTOM
ADD'L #4 BAR AROUND OPENING

9 UNITED CONCRETE PRODUCTS INC.
173 CHURCH STREET
YALESVILLE, CT 06492
TEL. 800 234-3119
(203) 269-3119
FAX. (203) 265-4941

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Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

DESCRIPTION	DATE	BY
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SITE DETAILS
PROPOSED RESIDENTIAL SUBDIVISION
67 TOTOKET ROAD
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MDD	VEH	DLO
DESIGNED	DRAWN	CHECKED
AS NOTED		
OCTOBER 18, 2017		
DATE		
PROJECT NO. 5800-09		
SHEET NO. 06 OF 06		
SD-2		
23		

Subject:

South Central Region: Plan of Conservation and Development 2018 -2028 (POCD)

Staff Recommendation:

The South Central Region POCD is not inconsistent with the Conservation and Development Policies: The Plan for Connecticut 2013-2018 (State C&D Plan) and the Local POCDs. It is recommended that the Final Draft be referred to the South Central Regional Council of Governments Board for adoption.

Background:

The Regional POCD is updated at least once every ten years per the requirements of the CGS 8-35a, and is a guidance document that sets policy priorities for the future of the region and its communities. The vision, goals and strategies contained within the regional POCD were developed through a participatory process through the engagement of the regional community in a dialogue on its future.

The update of the Regional POCD was completed with guidance from the Regional Planning Commission, SCRCOG municipalities and various stakeholder groups.

A final presentation to the Regional Planning Commission was given during the Regional Planning Commission Annual Dinner in January. The POCD was reviewed by the Office of Policy and Management and was found to be not inconsistent with the State C&D Plan. A public hearing was held on April 30, 2018 and feedback throughout the process was incorporated in to the Final Draft.

Subject:

City of West Haven Site Plan Application for “The Haven” Development

Background:

A private applicant has submitted a Site Plan application and Traffic Study for The Haven project in the City of West Haven. The Municipal Development Plan has been previously reviewed by the RPC and was determined that it appeared to be in accord with the South Central Regional Plan of Conservation and Development.

The Site Plan is for a luxury retail outlet shopping center to be located on the shoreline and First Avenue from Elm Street to Main Street. The project area is approximately 25 acres. The project will include approx. 261,182 square feet of retail and restaurants, approx. 1,259 parking spaces and a waterfront pedestrian park. The project area is within the Waterfront District.

In addition, zoning amendments pertaining to the Waterfront District were reviewed by the Regional Planning Commission during the May 12, 2016 meeting and it was determined that the amendments did 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.

Additional information pertaining to the application from The Haven Group, LLC can be found in the Agenda Packet.