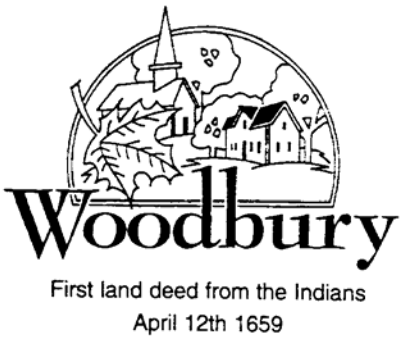
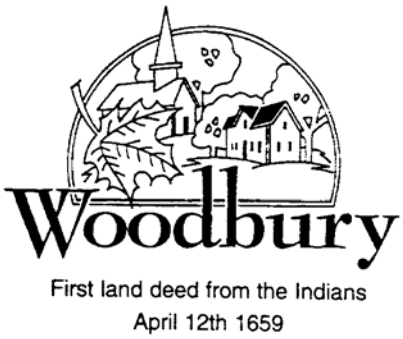


Woodbury
Planning Commission

Subdivision Regulations

Effective March 14, 1956
Revised to October 10, 1991
Revised to July 6, 1996
Revised to December 1, 2001
Revised to January 1, 2006



Town of Woodbury
Planning Commission
January 1, 2006

Andrew Peklo, III	Chairman
Robert Travers	Vice-Chairman
Bette Geraci	Member
Jane Sandulli	Member
Donald Judson	Member
George Hale	Alternate
Mary Connolly	Alternate
Todd Woodward	Alternate

Christopher S. Wood, AICP Town Planner

Table of Contents

SUBDIVISION REGULATIONS **1**

WOODBURY, CONNECTICUT **1**

PREAMBLE 1

SECTION I - GENERAL PROVISIONS **1**

1.1 REGULATIONS 1
1.2 DEFINITIONS 1
1.3 PROCEDURE 6
1.4 APPROVAL 6
1.5 MAPS AND PLAN APPROVAL 7
1.6 UTILITIES 7
1.7 RESERVED RIGHT-OF-WAY 7
1.8 IMPROVEMENTS OF EXISTING TOWN STREETS 7
1.9 AUTHORIZATION OF CONSTRUCTION 8
1.10 SUPERVISION OF CONSTRUCTION 8
1.11 PENALTIES 8

SECTION II - APPLICATION REQUIREMENTS AND PROCEDURE **9**

2.1 PRESENTATION 9
2.2 INFORMAL PRELIMINARY REVIEW 9
2.3 FORMAL APPLICATION 10
2.4 ADDITIONAL REQUIREMENTS 13
2.5 FORMAL CONSIDERATION 14

SECTION III - STANDARDS FOR MAPS AND PLANS **21**

3.1 GENERAL 21
3.2 SITE DEVELOPMENT PLAN 21
3.3 RECORD SUBDIVISION MAP 23
3.4 CONSTRUCTION PLANS 25
3.5 GRADING PLAN 27
3.6 EROSION AND SEDIMENT CONTROL PLAN 28

SECTION IV - DESIGN AND CONSTRUCTION STANDARDS **30**

4.1 GENERAL 30
4.2 PLAN OF CONSERVATION AND DEVELOPMENT 30
4.3 ALTERNATE STANDARDS 30
4.4 CONSTRUCTION OF STREETS 30
4.5 INSPECTION 30
4.6 NATURAL FEATURES 30
4.7 BUILDING LOTS 31
4.8 SEWER AND WATER 34
4.9 OPEN SPACE PARKS, NATURAL AREAS, AND PLAYGROUNDS 35
4.10 STREET SIGNS 40
4.11 MONUMENTS AND PINS 40
4.12 UNDERGROUND UTILITY LINES 40
4.13 STREET TREES 40
4.14 FIRE PROTECTION 41
4.15 CUL-DE-SACS 41
4.16 EROSION, SEDIMENT AND RUNOFF CONTROL 42
4.17 STORM DRAINAGE 42
4.18 WATERSHED/VIEWSHED REGULATED AREA (EFFECTIVE 4/1/98) 46

SECTION V - OPEN SPACE SUBDIVISIONS AND RESUBDIVISIONS **52**

SECTION VI - FEES **55**

SECTION VII - ENFORCEMENT **56**

SECTION VIII - VALIDITY **56**

SECTION IX - ADMINISTRATION **57**

SECTION X - EFFECTIVE DATE **58**

APPENDIX A **2**

TOWN OF WOODBURY, CONNECTICUT **1**

REGULATIONS PERTAINING TO CONSTRUCTION **1**

AND ACCEPTANCE OF STREETS **1**

SECTION I – GENERAL PROVISIONS **1**

PREAMBLE 1

SECTION II - APPLICATION PROCEDURE **2**

SECTION III - STANDARDS AND SPECIFICATIONS **7**

3.1 STANDARDS AND SPECIFICATIONS 7
3.2 STREET DESIGN 8

TABLE 1: STREET AND RIGHT OF WAY SPECIFICATIONS **8**

3.3 STREET NAMES 10
3.4 STREET CONSTRUCTION 10
3.5 SIDEWALKS 16
3.6 MISCELLANEOUS 17

APPENDIX B 2

TECHNICAL GUIDELINES FOR THE DESIGN OF DETENTION BASINS **1**

APPENDIX C **1**

AMENDMENTS TO TEXT OF SUBDIVISION REGULATIONS **1**

SUBDIVISION REGULATIONS
WOODBURY, CONNECTICUT

PREAMBLE

Pursuant to the General Statutes of the State of Connecticut and the Woodbury Town Ordinances, the Planning Commission of Woodbury hereby adopts the following regulations for the subdivision and resubdivision of land within Woodbury and declares that the princial objectives of the Commission are to regulate and control the development of the Town; to prevent the creation of situations detrimental to the health and general welfare of the Town, its residents and landowners; to encourage the best possible land use; to preserve the Town's farm land, wildlife habitat, watercourses, wetlands and natural resources; and to encourage development designs that conserve desirable open spaces as specified in the Town Plan of Conservation and Development.

In the administration of the Regulations, the Commission shall be guided by the provisions set forth in the Connecticut General Statutes and by the Town Plan of Conservation and Development.

SECTION I - GENERAL PROVISIONS

1.1 **Regulations**

These Regulations shall apply to the subdivision and resubdivision of land within the Town of Woodbury, Connecticut. Any subdivision and resubdivision of land within the Town of Woodbury shall conform to the requirements of these Regulations. No subdivision or resubdivision of land shall be made by any person until an application for such subdivision or resubdivision has been submitted to and approved by the Woodbury Planning Commission and a Record Subdivision Map thereof has been endorsed by said Commission as approved and thereafter filed by applicant in the office of the Woodbury Town Clerk.

1.2 **Definitions**

Certain words used in these Regulations are defined and explained as follows:

1.2.1 Aerial Marker: A commercial grade balloon three (3) feet or greater in diameter used to provide a visual reference point in the air.

1.2.2 Applicant: The term "applicant" refers to the person proposing a subdivision or resubdivision.

1.2.3 Application: The term "application" shall mean an application for the approval of a proposed subdivision or resubdivision submitted in accordance with these Regulations.

1.2.4 Basal Rate: A measurement of the tree cover area consisting of the stand of trees computed in square feet per acre. The stock to be measured includes healthy trees six (6") inches or greater in diameter with the measurement taken at the point three (3') feet above grade, evenly distributed over the area.

1.2.5 Board: The term "Board" refers to the Woodbury Board of Selectmen.

1.2.6 Building Orientation: The relationship of a building's longest axis to the true south compass point. Optimal building orientation for detached housing usually occurs when the longest axis of the building is east to west (90 degrees from true south) with acceptable variations of 30 degrees to the northwest and 30 degrees to the southwest.

1.2.7 Caliper, Tree: The diameter of the tree trunk, measured three (3) feet above the ground.

1.2.8 Commission: The term "Commission" refers to the Woodbury Planning Commission.

1.2.9 County Soil and Water Conservation District: The Litchfield County Soil and Water Conservation District established under Subsection (a) of Section 22a-315 of the Connecticut General Statutes.

1.2.10 Development: Any construction or grading activities to improve or unimproved real estate.

1.2.11 Disturbed Area: A disturbed area is any area where the ground cover is or will be destroyed or removed thereby leaving the land subject to accelerated erosion.

1.2.12 Erosion: The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

1.2.13 Form 814A: The term "Form 814A" refers to a document entitled "State of Connecticut, Department of Transportation: Standard Specifications for Roads, Bridges and Incidental Construction, Form 814A" and incorporates any subsequent amendments or revisions thereto.

1.2.14 Grading: Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

1.2.15 Inspection: The periodic review of sediment and erosion control measures shown on the certified plan.

1.2.16 Lot: The term "lot" shall mean a parcel or plot of land which is either (a) owned separately from any adjoining parcel as evidenced by fee conveyance and is recorded in the Land Records of the Town of Woodbury and is occupied or capable of being occupied by one principal building and uses and open spaces customarily incident to it; or (b) a parcel of land designated as a "lot" on a Record Subdivision Map approved by the Planning Commission and filed in the Office of the Woodbury Town Clerk.

a. Standard Lot: The term "standard lot" shall mean a lot meeting the minimum area and yard requirements for the zoning district in which the lot is located, as set forth in the Woodbury Zoning Regulations.
b. Open Space Lot: The term "open space lot" shall mean a lot meeting the minimum yard requirements in the open space subdivision as set forth in the Woodbury Zoning Regulations.

1.2.17 Maps and Plans: The following maps and plans required by these Regulations shall have the following meanings:

a. Grading, Sediment, and Erosion Control Plan shall mean the necessary documentation submitted in compliance with Section 2.3.8 and 3.6 of these Regulations and prepared in accordance with the technical standards of the U.S.D.A. Natural Resources Conservation Service.

b. Record Subdivision Map shall mean the plan of the subdivision submitted in compliance with Section 2.3.5 and 3.3 of these Regulations and upon the approval of the Commission and endorsement by its Chairman or Secretary considered the official document to be filed on the Land Records of the Town of Woodbury.

c. Site Development Plan shall mean the plan submitted in accordance with Section 2.3.4 and 3.2 of these Regulations showing the existing land conditions in relation to the proposed modifications to the land necessary to accommodate the development of the subdivision.

1.2.18 Open Space Subdivision: The term "open space subdivision" shall mean a subdivision or resubdivision planned and approved in accordance with Section 5 of these Regulations.

1.2.19 Owner: The term "owner" shall mean the owner of record in the Land Records of the Town of Woodbury.

1.2.20 Passive Solar Energy Techniques: The utilization of (1) building orientation; (2) street or lot layout; (3) vegetation; (4) natural and man-made topographical features and (5) the protection of solar access within the subdivision as tools for maximizing solar heat gain, minimizing heat loss and providing thermal storage within a building during the heating season and for minimizing heat gain and providing for natural ventilation during the cooling season.

1.2.21 Person: The term "person" shall mean any individual(s), firm, corporation, or other legal entity.

1.2.22 Plan of Conservation and Development: The term "Plan of Conservation and Development" shall mean the land use plan for the Town of Woodbury adopted in accordance with the provisions of Section 8-23 of the Connecticut General Statutes, as amended and as the same may, from time to time, be amended. A copy of said Plan is recorded in the office of the Woodbury Town Clerk.

1.2.23 Reserved Right-of-Way: The term "reserved right-of-way" shall include areas for which future public use is intended for street connections and for street pedestrian ways giving access to land dedicated to public use.

1.2.24 Sanitary Inspector: The term "Sanitary Inspector" shall refer to the agent of the Director of the Pomperaug District Department of Health or any successor agency in all matters relating to sewerage disposal and water supply systems as well as on other matters authorized by the Director of Health.

1.2.25 Sediment: A solid material, either mineral or organic that is in suspension, is transported, or has been moved from its site of origin by erosion.

1.2.26 Sight Cone: A cone shaped area, defined in plan measurement by feet or degrees, used to define limits of vegetation removal for the purpose of gaining increased views from the site.

1.2.27 Soil: Any unconsolidated mineral or organic material of any origin.

1.2.28 Soil Erosion and Sediment Control Plan: A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a site plan map and narrative.

1.2.29 Street: The term "street" shall mean (a) an existing "state highway" as defined by Section 13a-1 of the Connecticut General Statutes, as amended and as the same may, from time to time, be amended; (b) an existing public highway, street or road accepted by the Town of Woodbury by user or pursuant to Section 13a-48 of the Connecticut General Statutes, as amended and as the same may, from time to time, be amended; and (c) a proposed public highway, street or road in a subdivision or resubdivision for which a Record Subdivision Map has been approved by the Commission and (d) streets laid out in accordance with Section 13a-61 of the Connecticut General Statutes.

1.2.30 Street Regulations: Street Regulations or Woodbury Street Regulations refers to the Town of Woodbury Regulations Pertaining to Construction and Acceptance of Streets, adopted by the Woodbury Board of Selectmen and appended to these Subdivision Regulations.

1.2.31 Streetline: The term "streetline" shall mean the line separating the public right-of-way from adjoining properties.

1.2.32 Subdivision and Resubdivision: The terms "subdivision" and "resubdivision" shall have the meanings set forth in the Connecticut General Statutes, as amended, which are as of September 2001 as follows:

a. Subdivision means the division of a tract or parcel of land into three or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes, and including resubdivision.

b. Resubdivision means a change in a map of an approved or recorded subdivision or resubdivision if such change

i. affects any street layout shown on such map,
ii. affects any area reserved thereon for public use, or
iii. diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

c. Any division of tracts or parcels by recording of conveyance or filing of maps in the office of the Town Clerk is considered to be an act of subdivision, where such division would constitute a subdivision or resubdivision as defined in these Regulations.

d. When the total of such division of a tract or parcel equals three (3) in number, from and after March 14, 1956, and occurring over any period of time and in any sequence, a subdivision has been made, within the meaning of Connecticut General Statutes Chapter 126, and is subject to the Subdivision Regulations.

e. The initial division of a tract or parcel into two (2) parts for the purpose, whether immediate or future, of sale or building development, is not a subdivision under Connecticut General Statutes, Chapter 126, and these Regulations but any additional division of either of such two (2) parts is subject to these Regulations.

f. The recorded Record Subdivision Map need show only the part, which is the third or any subsequent division of a tract. It is recommended however, that all divisions, to the degree practical, be shown on the Record Subdivision Map in order to clarify land records and property assessment records and to build up the available survey data in the Town.

g. Whenever the word "subdivision" is used in these Regulations, it shall be deemed to include the word "resubdivision."

1.2.33 Solar Access: The access to unobstructed direct sunlight required by a solar collector for its efficient operation. Solar access will be considered adequately available if the south wall of a proposed building has unobstructed access to sunlight for 75% of the time between 7:34 a.m. and 3:08 p.m. local time on December 21.

1.2.34 Town: The term "Town" shall mean the Town of Woodbury.

1.2.35 Tract or Parcel: For the purpose of definition of "subdivision," any lot, parcel, tract, or acreage owned separately from an adjoining lot, parcel, tract or acreage on March 14, 1956, as evidenced by deed or deeds recorded in the office of the Woodbury Town Clerk, on or prior to said date, is considered to be a "tract" or parcel.

1.2.36 View Sector Plan: A plan showing vegetation on a lot that will be altered to provide for a sight cone to increase the line of sight from the lot to surrounding areas.

1.2.37 Visual Impact Observation Point: A point located along an arterial or residential collector street as defined in the Woodbury Street Regulations, as amended, or at a place of significant public assembly that provides visual access to the proposed development.

1.2.38 Visual Impact Area: An area or areas located within the subdivision site that will be significantly more noticeable as the result of the alteration of vegetation or construction of structures, roads, driveways, and other man-made features within the subdivision site.

1.3 **Procedure**

The Commission, in reviewing any proposed subdivision or resubdivision, and the person proposing a subdivision or resubdivision, shall follow the procedures hereinafter specified. The Commission shall not approve any subdivision or resubdivision unless it conforms to the standards hereinafter specified or to such other standards approved by the Commission pursuant to Section 9.2 of these Regulations.

1.4 **Approval**

All subdivisions and resubdivisions shall be approved only by a majority vote of the membership of the Commission seated for the vote, which must constitute a majority of the Commission. Approval may be granted by the Commission subject to conditions and safeguards necessary to carry out the purpose and intent of these Regulations. No Record Subdivision Map of a subdivision or resubdivision shall be endorsed by the Commission to permit filing in the office of the Woodbury Town Clerk until all conditions of approval, other than construction conditions, have been met.

1.5 Maps and Plan Approval

All applications, maps, plans, documents and data required by these Regulations in connection with a proposed subdivision or resubdivision shall be in such form as required by these Regulations and acceptable to the Commission. The Commission may require submittal of all plans and maps in GIS or equivalent format.

1.6 Utilities

In the case of a subdivision to which water, or electricity, or streetlighting are to be furnished from a public source, all necessary mains, branch offsets to each lot, fire hydrants and streetlighting equipment shall be installed in accordance with the specifications of the applicable corporation and/or municipal department and without cost to the Town.

1.7 Reserved Right-of-way

When required by the Commission, the applicant shall dedicate to the Town a reserved right-of-way of at least 50 feet for potential street connections to adjoining property which may be subdivided in the future, and/or to existing town road rights-of-way. Such reserved right-of-way shall be transferred to the Town with the other land dedications and shall include sloping rights where appropriate and deemed necessary by the Commission. These rights-of-way shall have necessary radial intersections. Lots adjoining these rights-of-way shall be laid out so that access to the house or garage shall not be over the reserved right-of-way and the building setbacks from the reserved right-of-way shall equal the applicable front yard setback for the subject zoning district. When the adjoining property is subdivided, the developer of said adjoining property shall be required to connect to and build the street over the reserved right-of-way at his own expense.

1.8 Improvements of Existing Town Streets

When a building lot or lots in a proposed subdivision or resubdivision abut an existing town road, the following requirements for frontage and improvements shall apply:

a. Right-of-Way: A street line of 50 feet wide at a minimum shall be established to provide for future widening of the existing street. The applicant shall provide to the Town a quitclaim deed for the land between the newly established street line and the edge of the existing traveled way.

b. Drainage: When required by the Board of Selectmen and/or the Planning Commission, drainage structures shall be constructed by the applicant to conform with current road standards and the applicant shall consider any future improvements of the existing street planned by the Town while implementing measures that will properly drain the street in its existing configuration.

c. Reconstruction: When required by the Board of Selectmen and/or the Planning Commission, that portion of the existing streets providing direct access to a building lot or lots proposed as part of a subdivision shall be reconstructed in conformance with the requirements of the Street Regulations of the Town of Woodbury.

1.9 **Authorization of Construction**

Construction and installation of roads, drainage and other improvements on any tract of land proposed for subdivision or resubdivision shall not be authorized and shall not be commenced until an application for such subdivision or resubdivision has been approved by the Commission and the Record Subdivision Map filed in the office of the Town Clerk, and a Street Construction Permit has been obtained from the Woodbury Board of Selectmen.

1.10 **Supervision of Construction**

All construction and installation of roads, drainage and other improvements required by these Regulations and the Woodbury Street Regulations shall be carried out under the supervision of the Board of Selectmen or its authorized agent. The Board of Selectmen may establish such rules and procedures as are necessary for the proper supervision and inspection of construction.

1.11 **Penalties**

Any person making a subdivision or resubdivision of land without approval of the Woodbury Planning Commission shall be subject to the penalties provided in the Connecticut General Statutes, and the Town and the Commission may seek other remedies as provided by the laws of the State of Connecticut.

SECTION II - APPLICATION REQUIREMENTS AND PROCEDURE

2.1 Presentation

All formal applications including maps, plans, documents and data required by these Regulations shall be filed in the Town Planning Office no later than five days prior to the regularly scheduled meeting of the Planning Commission. Six (6) complete sets of all required information shall be filed, except as otherwise specified or unless the Commission approves a written request for fewer copies. The Town Planning Office shall transmit all applications to the Commission for its official receipt and formal consideration at its next regular meeting. The date of applications and appeals shall be governed by Section 8-26(d) of the Connecticut General Statutes, as amended and as the same may, from time to time, be amended. All materials submitted as part of any application shall be covered by a transmittal form or letter referencing the application title, describing the materials and referencing applicable regulations, and providing original and previous revision dates for any revised plans or documents filed subsequent to the original.

2.2 Informal Preliminary Review

The Commission recommends that prior to submission of a formal application for approval of a subdivision or resubdivision, the applicant voluntarily prepare and present a preliminary plan of the subdivision or resubdivision for an informal review by the Commission and/or staff. Presentation of a preliminary plan is recommended to facilitate general considerations of the factors and problems affecting the development of the land to be subdivided or resubdivided before the applicant proceeds with a formal application and preparation of final plans. Presentation of the preliminary plan shall not constitute "formal" application within the meaning of Title 8, Chapter 126, of the Connecticut General Statutes, as amended and the Commission's review of said preliminary plan and its comments, if any, shall not be deemed to be the official "action" or "decision" within the meaning of said Title and Chapter. The informal preliminary review procedure shall in no way bind, bar or stop the Commission from taking any action it deems fit and making any decision it deems advisable upon filing of a formal application.

2.2.1 Preliminary Sketch Plan: The preliminary subdivision or resubdivision plan should be drawn to a scale of not less than one inch equals 100 feet and should show existing and proposed property and street lines, preliminary grading and profiles, proposed lots, and prospective open space preservation. The sketch plan should show, or be overlain on a map showing the features on the Existing Resources/Site Analysis Map required by Section 2.3.3, below.

2.2.2 Site Visit: Prospective applicants should arrange a site visit with the Town Planning Office to discuss the Existing Resources/Site Analysis Map and to identify options for preserving open space.

2.3 **Formal Application**

An applicant's formal application for approval of a subdivision or resubdivision shall include the following:

2.3.1 Application: Application for approval of a subdivision or resubdivision shall be made to the Commission in writing on forms prescribed by the Commission and signed by the applicant or his lawful agent; if the subdivision or resubdivision is proposed by a person other than the owner of the land to be subdivided or resubdivided, the application shall also be signed by the owner or his lawful agent.

2.3.2 Application Fee: Applications shall be accompanied by an application fee computed in accordance with Section 6 of these Regulations. Application fees shall be in cash or check.

2.3.3 Existing Resources/Site Analysis Map: The site proposed for subdivision shall be described, without any proposed development, on a topographic map at a scale of not less than one inch equals 100 feet, delineating:

2.3.3.1 all site features and characteristics meeting the open space preservation criteria in the Town Plan of Conservation and Development;

2.3.3.2 watercourses, ponds, swamps, existing buildings, principal wooded areas, rock outcrops, historic and archeological sites, stone walls, and other significant features; and

2.3.3.3 the potential presence of endangered, threatened, or special concern species as indicated on the Connecticut Department of Environmental Protection Map titled "Town of Woodbury State and Federal Listed Species and Significant Natural Communities."

2.3.4 Site Development Plan: A Site Development Plan, blue line or black line prints, meeting the standards of Section 3.2, shall be submitted with the application.

2.3.5 Record Subdivision Map: A Record Subdivision Map, blue line or black line prints, meeting the standards of Section 3.3 of these Regulations, shall be submitted with the application.

2.3.6 Open Space Map: The subdivision site and the open space proposed for preservation shall be depicted on a map on paper (one copy), clear mylar (one copy), and, if requested by the Commission, on GIS or equivalent mapping, at a scale of one inch equals 1200 feet.

2.3.7 Construction Plans: Construction plans, blue line or black line prints, meeting the standards of Section 3.4 of these Regulations, shall be submitted with the application.

2.3.8 Grading, Sediment, and Erosion Control Plan(s): A Grading, Sediment, and Erosion Control Plan, meeting the standards of Sections 3.5 and 3.6, shall be submitted with the application. When the applicant represents, in writing, that no grading is proposed other than minor grading incidental to street construction, landscaping and building construction and that the removal or destruction of the natural topsoil, trees or other vegetative covering is not necessary, the Commission may, in its sole discretion, determine that a Grading, Sediment and Erosion Control Plan, or part thereof, is not required.

2.3.9 Vegetation Preservation/Planting Plan: For any subdivision of five (5) or more lots, a plan showing all proposed clearing, vegetation retention, street trees, and landscaping associated with all site development shall be submitted with the application.

2.3.10 Soil Tests: When the subdivision is not to be served by sanitary sewers, the applicant shall present the results of soil tests performed and certified by a State of Connecticut Registered Professional Engineer in order to determine the suitability of soil conditions for private sewerage disposal systems and/or water supply systems constructed in accordance with the standards of the State of Connecticut and the Pomperaug District Department of Health or its successor. There shall be at least two (2) deep test pits and a percolation test per lot, and the tests shall be located within the boundaries of the primary and reserve septic areas depicted on the plans. Tests shall be made in accordance with the specifications and procedures of the State of Connecticut Department of Health and Pomperaug District Department of Health or any successor agency. Test holes shall be filled in upon completion of the test. The location and results of all tests shall be submitted to the Commission.

2.3.11 Connecticut State Highway Department Permit: Where a proposed road or storm drain joins or connects with a State Highway, the applicant shall obtain a permit for the construction of such joining or connection from the Connecticut State Highway Department and shall submit such permit to the Commission as part of the application.

2.3.12 Inland Wetlands Agency Report: When any portion of the land on which the subdivision or resubdivision is proposed or when any land within 100 feet of any proposed activity contains inland wetlands and/or watercourses, as defined in the Inland Wetlands and Watercourses Regulations of the Town of Woodbury, a report from the Woodbury Inland Wetlands and Watercourses Agency with its decision must be received by the Commission, which will be given due consideration by the Commission, prior to its final decision. Such report must specifically include action on individual vehicle accessways for every lot proposed, as required by Section 4.7.2 of these regulations.

2.3.13 Hydrology and Hydraulic Report: The design of the storm drainage system and stormwater management plan shall be supported by the Hydrology and Hydraulic Report prepared by a civil engineer licensed as a professional engineer (P.E.) in the State of Connecticut. The report shall include calculations in support of the proposed storm drainage system, and a thorough analysis of pre- and post-development drainage conditions of on-site and off-site downstream storm drains, watercourses, and wetlands. Where a subdivision consists of five lots or less and no road construction is proposed as part of the subdivision, the Hydrology and Hydraulics Report requirement may be waived by the Planning Commission.

2.3.14 Professional Responsibility: All technical work done in conjunction with the submission of subdivision applications shall be done by a State of Connecticut Professional Engineer and/or Registered Land Surveyor in accordance with the Rules and Regulations of the State Board of Professional Engineers and Land Surveyors, dated January 1, 1996, as amended. The technical responsibilities of the Registered Professional Engineer and the Land Surveyor in regard to subdivision work are specified in Section 20-300-10b, as follows:

a. The phase of property development work requiring evaluation, planning and design of drainage systems, proposed major changes in ground contours affecting surface water runoff, sanitary sewer, sewage disposal systems, water supply and distribution, and proposed buildings, structures or other improvements, constitute professional engineering and, as such, any document relating thereto shall be sealed by a licensed engineer.

b. The phase of property development work requiring measuring, evaluating and mapping of topographic conditions, boundary lines, interior lots and street lines, including their monumentation, the horizontal and vertical location of all existing and proposed buildings, structures or other improvements to determine their compliance with any specified location requirements set forth in architectural and/or engineering plans or building and zoning regulations, constitutes land surveying and, as such, any documents relating thereto shall be sealed by a licensed land surveyor.

c. The evaluation, planning, and design of roads in general constitute engineering and, as such, shall be sealed by a licensed professional engineer. The alignment and grades of a road incidental to planning the layout and mapping of a subdivision may also be performed by a licensed land surveyor.

2.4 **Additional Requirements**

Unless waived by the Commission upon written request of the applicant, the applicant shall submit additional information as follows:

2.4.1 Sanitation Report: A written report, prepared by a Professional Engineer licensed to practice in the State of Connecticut, described the tests and results thereof submitted under Section 2.3.10 and certifying either that each lot is satisfactory for private sewage disposal and/or water supply systems constructed in accordance with the standards of the State of Connecticut or specifying the location or conditions under which such systems would meet such standards.

2.4.2 Design Data: Pertinent survey data and construction design computations for proposed improvements including, but not limited to, streets, drainage, and driveways.

2.4.3 Additional Evidence: Additional evidence in such form as the Commission may require to satisfy the Commission that:

a. The land to be subdivided is of such character that it can be used for building purposes without danger to health or public safety;

b. Proper provision will be made for water, drainage, and sewerage;

c. Proper provision will be made for flood control measures in areas contiguous to brooks, rivers, or other bodies of water subject to flooding;

d. Open spaces for parks, playgrounds, recreation and conservation will be established in places deemed by the Commission to be consistent with the Town Plan of Conservation and Development and in accordance with Section 4.9 of these Subdivision Regulations; and

e. Any proposed street shown on the subdivision plan is compatible with existing or proposed streets shown on the Plan of Conservation and Development, and will be approved by the Woodbury Board of Selectmen and constructed in accordance with the Woodbury Street Regulations.

2.5 **Formal Consideration**

After the above application requirements have been met to the satisfaction of the Commission, the following procedure shall be followed by the Commission in its formal consideration of the application:

2.5.1 Submission Review: The Commission shall determine if an application submitted under Section 2.3 is complete. Failure of the applicant to submit a complete application will be cause for disapproval of the application.

2.5.2 Review of Others: The Commission shall transmit copies of the relevant maps and plans to the Board of Selectmen and the Director of Health of the Town of Woodbury for their review and approval as necessary. Copies may also be sent to the Woodbury Conservation Commission, the Woodbury Fire Department, and such other boards, agencies and commissions, and to consultants, as in the opinion of the Commission, may be advisable, for their information, review and recommendations.

2.5.3 Hearing: A public hearing regarding an application for approval of a subdivision may be held by the Commission if, in its judgment, such action is required. The Commission shall hold a public hearing on any application for a resubdivision, for a subdivision in excess of nine (9) lots, for open space subdivisions, and for subdivisions on properties that are proposed for open space and conservation areas in the Woodbury Plan of Conservation and Development. Notice of any public hearing shall be given in accordance with Section 8-26 of the Connecticut General Statutes, as amended and as the same may, from time to time, be amended. Notice of said public hearing shall be sent to owners of property adjacent to the land to be subdivided. Notices are to be sent by the applicant by certified mail, return receipt requested, at least seven (7) days in advance of any public hearing. The applicant shall submit to the Commission at said public hearing the certified mail receipts and a list of the owners of property adjacent to the land to be subdivided. Whether or not a public hearing is held, every applicant shall be afforded the opportunity to appear before the Commission to discuss the application before final action by the Commission.

2.5.4 Decision: The Commission shall approve, modify and approve, or disapprove any subdivision or resubdivision application or maps and plans submitted with any such application within sixty-five (65) days after the close of the public hearing or, if no public hearing is held, within sixty-five days after the day of receipt of the application. If the Commission requests the submission of additional information, under Section 2.4, such information shall be submitted within the sixty-five (65) day period of extension thereof; otherwise, failure to submit the requested information will be grounds for disapproval of the application. The failure of the Commission to act on a duly submitted application shall be considered as an approval, and a certificate to that effect shall be issued by the Commission on demand, provided an extension of time not to exceed a further period of sixty-five (65) days may be had with the consent of the applicant. The grounds for its action shall be stated in the record of the Commission.

2.5.5 Approval: After the close of the public hearing, if any, or after the meeting afforded the applicant, the Commission:

a. Shall approve the subdivision or resubdivision application if the Commission finds that said application, maps, plans, documents and data submitted therewith conform to the requirements of these Regulations; or

b. May modify and approve said application, maps, plans, documents and data submitted therewith, if the Commission finds that the application, if modified in accordance with the Commission's direction, will conform to the requirements of these Regulations providing that nothing herein shall be construed as imposing a requirement upon the Commission to modify a pending application, and any such modification shall be in the sole discretion of the Commission; or

c. Shall disapprove said application, maps, plans, documents and data, if the Commission shall find that the same do not conform to the requirements of these Regulations.

2.5.6 Conditions: The Commission may impose conditions on the approval of any application for subdivision or resubdivision and all approvals shall be conditioned upon the applicant's presentation and recording of any deeds or easements, in the form prescribed in Section 2.5.8 hereof, required by the Commission and, upon the applicant's execution and filing of a performance bond, in the form prescribed in Section 2.5.9 hereof, guaranteeing the completion of any required improvements within five (5) years from the date of approval of the subdivision. Approvals of applications, which have been modified by the Commission, shall be conditioned upon the applicant's implementation of the Commission's modifications.

2.5.7 Notice: Notice of the decision of the Commission shall be published in a newspaper having a substantial circulation in the Town of Woodbury and addressed by certified mail to any person applying to the Commission, by its secretary or clerk, under his signature in any written, printed, typewritten or stamped form within fifteen (15) days after such decision has been rendered. Such notices shall be a simple statement that such application was approved, modified and approved, or disapproved, together with the date of such action.

2.5.8 Deeds, Easements and Notices: Any open space for parks, playgrounds, conservation and recreation to be dedicated to the Town or any other public or non-profit organization or fees in lieu of open space dedicated to the Town, along with any easements for storm drainage, water supply, sanitary sewers, streets, or public rights-of-way shall be confirmed in written deeds, easements, and notices with complete descriptions. Said deeds, easements and notices shall be submitted before endorsement of the record subdivision map in a form satisfactory to Town Counsel and shall, when required by the Commission, be accompanied by a map or survey of the property subject to the conveyance, in a form acceptable for recording in the land records. Written descriptions shall contain appropriate references to said maps or surveys and the record subdivision map. Unless specifically waived by the Commission, all conveyances to the Town thereunder shall be by Warranty Deed. The applicant shall bear the cost of all recording fees.

2.5.9 Performance Bond

2.5.9.1 Prior to the endorsement of an approved subdivision map by the Commission, the applicant shall post a performance bond with the Town in an amount and form and with surety and conditions satisfactory to the Commission and the Board of Selectmen, or their respective designees, and to Town Counsel, with the following exception: Performance bonds in an amount of five thousand dollars ($5000) or less do not require review and approval by Town Counsel and may, at the discretion of the Town Planner, be posted at the time that an application for a zoning permit for the work to be covered by the bond is submitted.

2.5.9.2 The performance bond shall secure to the Town of Woodbury the actual construction, installation, and completion of all improvements in accordance with these Regulations and the Woodbury Street Regulations, including without limitation soil erosion and sedimentation control, streets, private streets, drainage, placing of monuments, inspection and monitoring fees, and any specific requirements of any conditions of approval by the Commission.

2.5.9.3 The project owner shall submit cost calculations for all improvements to be covered by the bond, which will be reviewed by the Town Planning Office and adjusted to include contingency and inflation factors; monitoring and inspection fee costs, calculated as 5% of the total calculated costs of improvements; and revised cost figures as necessary. The bond will cover a period of two years and may be renewed until completion of all approved improvements or the expiration of any approvals issued by the Commission.

2.5.9.4 Performance bonds shall be in one or more of the following forms.

a. A certified check payable only to the Town of Woodbury, a certificate of deposit, a money market account, or a passbook savings account, which account shall be federally insured. The names of the project owner and the Town of Woodbury shall be on the account and a signed withdrawal slip shall be provided.

b. An unconditional and irrevocable letter of credit that may be presented at a banking institution office located in office in the State of Connecticut.

2.5.9.5 A project owner may apply for a partial release of the performance bond. After submittal of an A2 as-built survey of the completed improvements and inspection by the Commission and the Board of Selectmen, or their respective designees, the Commission may, with the agreement of the Board of Selectmen, release up to an amount equal to the costs of the completed improvements, but no more than 90% of the original bond.

2.5.9.6 If for any reason the performance bond is insufficient to pay for all costs of improvements covered by the bond, and the project owner does not complete such improvements to the satisfaction of the Commission and the Board of Selectmen, the project owner shall remain liable for the costs in excess of the performance bonds and such excess costs shall become a lien against the property.

2.5.9.7 The performance bond shall be released in its entirety after

a. The improvements covered by the bond have been completed to the satisfaction of the Commission and the Board of Selectmen;

b. As-built plans and survey, sealed by a land surveyor or engineer licensed to practice in the State of Connecticut, has been filed with the Town Planning Office and the Board of Selectmen;

c. Waivers of Mechanic's Liens by all parties furnishing materials or services in connection with the project have been filed with the Board of Selectmen; and

d. The project owner has filed a maintenance bond in the amount of 10% of the performance bond as provided in Section 2.8 of the Town of Woodbury Regulations Pertaining to Construction and Acceptance of Streets.

2.5.9.8 Right of Entry for Correction of Violation: The applicant shall file a written agreement executed by the owner of the premises and the applicant in a form approved by Town Counsel which permits the Town of Woodbury or its designee to enter upon the premises and to perform all work necessary to correct and abate any violations of these Regulations and of stipulations which the applicant has made and failed to execute in accordance with the approval granted or the required time. Such right of entry will arise upon certification of such violation(s) by the Planning Commission or its qualified engineer designee and shall continue for such time thereafter as is required for the Town or its designee to remedy such violation(s). The Town shall mail to the property address a notice of violation to the owner and applicant allowing up to thirty (30) days to correct said violation(s). If the violation(s) has not been corrected, the Commission may authorize the use of proceeds from the performance bond required by Section 2.5.9 of these Regulations to fund the corrective work or record a notice of zoning violation on the Land Records.

2.5.10 Endorsement and Filing of Record Subdivision Map:

a. Prior to endorsement of the record subdivision map, the applicant is to submit the following information in form and substance satisfactory to the Commission and Town Counsel:

   1. A Certificate of Title if any property interest is to be conveyed to the Town (property interests to include easements as well as fee interests).

   2. A Notice of Bond Obligation for any work to be performed for which a performance bond is required, but is not posted at the time that the record subdivision map is filed.

      i. If the Notice of Bond Obligation pertains to a performance bond of five thousand dollars ($5,000) or less, the notice does not require review by Town Counsel. Such Notice shall provide that the bond shall be posted at such a time as a zoning permit application for the work to be covered by the bond is submitted.

      ii. All Notices of Bond Obligation must be recorded on the Woodbury Land Records at the time that the record subdivision map is filed.

b. Upon the completion of all conditions and modifications imposed by the Commission in approving an application for subdivision or resubdivision, any plan when approved or when taken as approved by reason of the failure of the Commission to act, shall be filed or recorded by the applicant in the Office of the Town Clerk within 90 days of the expiration of the appeals period under Connecticut General Statutes Section 8-8, or in the case of an appeal, within

90 days of the termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant. The Chairman or Secretary of the Commission shall endorse approval of the record subdivision map, which may then be filed or recorded by the applicant in the Office of the Town Clerk. The date of endorsement and the date of expiration shall be noted on the record subdivision map by the Chairman or Secretary of the Commission. Filing and recording fees shall be paid by the applicant. The Record Subdivision Map shall not be so filed or recorded until it has been so endorsed, and filing and recording without such endorsed approval shall be void. Any plan not so filed or recorded within the prescribed time shall become null and void except that the Commission may extend the time for such filing for two (2) additional periods of ninety (90) days and the plan shall remain valid until the expiration of such extended time. The endorsed record subdivision map, and any other maps and plans showing modifications upon which final approval of the application for subdivision or resubdivision was conditioned, shall constitute the approved subdivision or resubdivision. No permit (including but not limited to street construction, zoning, building, driveway and sanitation) for such improvements shall be issued until the record subdivision map has been endorsed and filed or recorded as prescribed in this Section. Any subdivision or resubdivision approval issued under these regulations shall be null and void if work of any kind approved as part of a subdivision approval, including but not limited to clearing, excavation, construction, grading, paving, and drainage, installation, is commenced before the Record Subdivision Map has been endorsed and filed or recorded as prescribed in this Section.

2.5.11 Modification of Approved Plans: The Commission may authorize, as a condition of approval of any subdivision, the Chairman, Vice-Chairman, or Town Planning Office to approve minor changes, upon written request by the owner or authorized agent of an approved subdivision, and report such changes in writing to the Commission. Any modifications involving additional building lots, significant alteration of road design or layout, or significant alteration of designated open space and any requested modifications determined to be significant by the person authorized to approve minor changes shall be referred to the Commission, which shall:

- approve the modification with or without conditions if the Commission determines the modification is minor;
- deny the modification; or
- require submittal of a new subdivision application in accordance with these Regulations.

2.5.12 As-Built Plans: Upon the completion of any improvements secured by a performance bond in accordance with Section 2.5.9 of these Subdivision Regulations, or if otherwise required by the Commission, the applicant shall file with the Commission construction plans, meeting the standards of Section 3.4, showing the streets, drainage and other subdivision improvement as built and also showing the location of any water mains, underground electric and telephone utilities. In lieu of such submission, the applicant's land surveyor and/or engineer may update and certify the mylar construction plans submitted under Section 2.3.5 and approved by the Commission and/or Board of Selectmen. Such filing shall also include a certification, signed and sealed by a land surveyor and/or engineer licensed to practice in the State of Connecticut that such surveyor and/or engineer has inspected all construction work and all improvements have been completed in accordance with plans and specifications approved by the Commission.

SECTION III - STANDARDS FOR MAPS AND PLANS

3.1 General

The maps and plans required by these Regulations shall show the information and be prepared in accordance with the standards hereinafter specified. All such maps and plans shall be prepared by and shall bear the name and seal of a land surveyor or engineer as defined in Section 20-299 of the Connecticut General Statutes, as amended and as the same may, for time to time, be amended, licensed by the State Board of Registration for professional engineers and land surveyors of the State of Connecticut. The Commission may require that all maps and plans be filed in a Geographic Information System and equivalent computer-mapping format.

3.2 Site Development Plan

The Site Development Plan shall be drawn to a scale of not less than one inch equals 40 feet, and at the same scale as the Record Subdivision Map. The plan shall show existing land conditions and the proposed layout of lots, streets, and improvements for the subdivision or resubdivision and all contiguous land of the owner that may be subdivided in the future. The plan shall comport with all applicable standards and requirements of the Woodbury Street Regulations. The purpose of the plan is to allow the Commission to complete a general planning review of the subdivision or resubdivision including its relationship to the future subdivision or resubdivision of contiguous land of the owner. The plan shall show at least the following information:

3.2.1 Name of the subdivision, which shall not duplicate the name of any previous subdivision or resubdivision in the Town of Woodbury.

3.2.2 Name and address of the holder of the record title to the land to be subdivided; name and address of the applicant if different from the titleholder.

3.2.3 Date, scale, true north point, town, and state.

3.2.4 Existing and proposed property and street lines; adjoining property lines and street lines and existing structures within a distance of 200 feet from the property of the owner; existing easements and rights-of-way; and the names of all adjacent subdivisions or property owners as shown on the current records of the Tax Assessor.

3.2.5 Existing and proposed relocation of watercourses and streams whether intermittent or continuous flowing (if such relocation requires the approval of the Connecticut Department of Environmental Protection, said approval must accompany formal application); existing and proposed ponds; the location and limits of all swamps, flood plains, and other land subject to potential flooding; conservation areas; and any inland wetland as shown on the "Inland Wetlands and Watercourses Map" of the Town of Woodbury.

3.2.6 Existing contours at an interval not exceeding two (2) feet based on field or aerial survey field verified by the State of Connecticut Registered Land Surveyor. The datum for elevations shall be National Geodetic Vertical Datum.

3.2.7 Proposed lots and lot numbers.

3.2.8 Existing and proposed open spaces for parks, open space, playgrounds, and conservation and recreation areas.

3.2.9 Existing permanent buildings and structures, the location proposed for a dwelling or other principal buildings on each lot, and the proposed driveway access thereto.

3.2.10 Principal wooded areas and the approximate location of any large isolated trees, any ledge outcrops and existing stone walls and fences, and any historic, archeological sites as identified by consultation with the Connecticut Historical Commission, within the proposed subdivision.

3.2.11 The location of the habitat of any threatened or endangered species or species of special concern as defined in the Natural Diversity Database maintained by the Connecticut Department of Environmental Protection.

3.2.12 Dimensions of all proposed property and street lines; lot area and the total acreage of land to be included in the proposed subdivision or resubdivision.

3.2.13 Proposed width of all streets, right-of-way and easements; the proposed width of all pavement; and proposed street names.

3.2.14 Existing and proposed monuments; municipal boundary lines; and the zoning district and any zoning district boundary line.

3.2.15 Existing and proposed storm drains, catch basins, manholes, ditches, watercourses, head walls, sidewalks, gutters, curbs and other structures; and existing and proposed water mains, sanitary sewers and related facilities.

3.2.16 Spot elevations on both existing and proposed roads and driveways to indicate tentative grading or roads and driveways.

3.2.17 The approximate location of any percolation test holes and deep test pits; locations proposed for water supply well sites; and the location and dimensions of the disposal systems and the reserve area for future fields.

3.2.18 The delineation of any areas proposed for regrading by excavation or filling; and the limits of any areas proposed to be reserved and protected from excavation or filling.

3.2.19 The limits of any areas of tree removal necessary to provide adequate solar access to proposed dwellings or other principal building; identification of the predominant tree species in said area and existing and mature height of said trees. A fifty (50) foot tree height and a thirty-five (35) foot building height shall be assumed for defining the limits of the solar setback zone.

3.3 Record Subdivision Map

The Record Subdivision Map shall be prepared with an accuracy meeting or exceeding standards for a Class A-2 Survey as defined in the Code of Practice for Standards and Accuracy for Surveyors and Maps as published by the State of Connecticut Board of Professional Engineers and Land Surveyors. The map shall be clearly and legibly drawn and shall be submitted on good quality mylar or on other material that would be suitable for filing in the public Land Records on sheets having a size prescribed by Section 7-31 of the Connecticut General Statutes, as amended and as the same may, from time to time, be amended. The record subdivision map shall preferably be drawn to a scale of one inch equals 40 feet but in no case smaller than 1 inch equals 200 feet. The map shall show the following:

3.3.1 Name of subdivision or resubdivision, which shall not duplicate the name of any previous subdivision or resubdivision in the Town of Woodbury.

3.3.2 Name and address of the holder of the record title to the land to be subdivided or resubdivided.

3.3.3 Date, scale, true north point, town, and state.

3.3.4 Existing and proposed property and street lines; building lines, side and rear yard lines; adjoining property lines, street lines within a distance of 200 feet from the proposed subdivision or resubdivision; existing easements and rights-of-way; and the names of all adjacent property owners.

3.3.5 Existing and any proposed relocation of watercourses and streams, whether intermittent or continuous flowing (including a Department of Environmental Protection Permit, if appropriate); existing and proposed ponds; the location and limits of all easement or reservation areas for the protection of swamps, flood plains and other land subject to potential flooding; conservation areas; and the limits of any areas to be reserved or protected from excavation or filling.

3.3.6 Proposed lots and lot numbers; existing and proposed open spaces for parks, stream protection and other open space, conservation and recreation; the square footage and acreage of all lots and open spaces; and the total acreage of land included in the subdivision or resubdivision. All lots shall be numbered beginning with the numeral "1" and shall continue consecutively throughout the entire subdivision with no omissions or duplications. No fractions or letters shall be used unless necessary for clarity in a resubdivision. Contiguous subdivisions or resubdivisions having the same name shall not duplicate numbers but shall continue in the sequence of the numbers used previously for the contiguous subdivision or resubdivision. All lot numbers shall be conspicuous and noted on the map in the approximate center of the lots.

3.3.7 Existing permanent buildings, structures, wells, and septic systems, on or within 100 feet of the perimeter of the site.

3.3.8 Dimensions on all existing and proposed property and street lines to the hundredth of a foot, and all bearings and deflection angles on all straight lines, and the central angle, tangent distance, length and radius of all arcs; and dimensions along property lines to the centerline of intersecting watercourses and streams.

3.3.9 The width of all streets, rights-of-way and easements; street names.

3.3.10 Existing and proposed monuments; and municipal boundary lines.

3.3.11 An inset location map showing the location of the subdivision or resubdivision in relation to existing streets in the Town at a scale of not less than one inch equals 1,000 feet.

3.3.12 An inset index map, if the proposed subdivision or resubdivision is divided into sections or is of such size that more than one sheet is required, showing the entire subdivision with lots, lot numbers, street, street names and delineation of areas covered by the section or sheets.

3.3.13 If any new streets are to be constructed or improvements made to any existing streets, the words "Approved by the Board of Selectmen" with a designated place for the signature and the date of signing.

3.3.14 The words "Lots _____ approved for building with Sewage Disposal Systems in accordance with the State of Connecticut and the Town of Woodbury Sanitary Regulation in effect at time of application," "Lots _____ approved for building with Sewage Disposal Systems in accordance with the State of Connecticut and the Town of Woodbury Sanitary Regulations in effect at time of application and designed by a licensed engineer," "Lots _____ disapproved," and the words "Approved by the Director of Health" with a designated place for the signature of the Director of Health and the date of signing.

3.3.15 If any easements or fee ownership of land are to be provided to the town, or if a bond in excess of five thousand dollars ($5,000) is required by any board, commission, or agency of the Town, the words "Approved by Town Counsel" with a designated place for the signature and the date of signing.

3.3.16 The original seals and signatures of a State of Connecticut Licensed Land Surveyor.

3.3.17 The words "Approved by the Woodbury Inland Wetlands and Watercourses Agency" with a designated place for the signature of the Chairman or Secretary and date of signing.

3.3.18 The words "Approved by the Woodbury Planning Commission" and date of expiration with a designated place for the signature of the Chairman or Secretary, and date of signing.

3.4 **Construction Plans**

Construction plans for all proposed roads, drainage or other improvements shall be submitted on good quality mylar or on other materials that would be suitable for filing in the public Land Records along with four (4) blue line or black line prints. Plan and profile drawings of all proposed streets, storm drains, sanitary sewers, catch basins, sedimentation basins, manholes, ditches, watercourses, head walls, sidewalks, gutters, curbs and other structures shall be submitted on good quality plan-profile mylar, or on other materials that would be suitable for filing in the public Land Records, and shall be drawn to a horizontal scale of one inch equals 4 feet. Profile drawings and elevations shall be based on U.S.G.S. benchmarks or other permanent benchmarks approved by the Commission; the benchmarks used shall be noted on the plan. Plan-profile drawings shall show the following information when appropriate for the particular subdivision:

3.4.1 Name of the subdivision, date, scale, town, and state.

3.4.2 The existing grades at the centerline and both street lines and the proposed grade at the centerline; street lines and edge and width of pavement; sample street cross-sections.

3.4.3 Amount of precipitation runoff and intensity, duration and runoff coefficient; invert, slope, size, and type of all pipes, ditches, culverts, manholes, catch basins, head walls, and watercourses; typical ditch and watercourse cross-sections. Top of frame elevations and station-offset for all structures. The Commission may require additional watercourse cross-sections both upstream and downstream in order to review hydraulic conditions.

3.4.4 Location of lot lines intersecting the street line; lot numbers and street names; lot geometry and dimensions along the street line.

3.4.5 Sidewalks, curbs, gutters, and special structures.

3.4.6 Detail drawings of any bridges, box culverts, deep manholes, and other special structures.

3.4.7 All documents shall be sufficiently detailed so as to be considered suitable for contract bidding.

3.4.8 All roadways and easements shall be stationed along their centerlines. At intersecting roadways, the "zero" station for the side road shall be the point at which the side road centerline intersects the main road centerline.

3.4.9 The station-offset for all proposed monuments shall be shown.

3.4.10 Method of erosion control during construction.

3.4.11 The original signature and seal of the appropriate design professional as required by Section 20-300-10 and 20-300-10b of the Rules and Regulations for the State Board of Professional Engineers and Land Surveyors as the same may be amended from time to time.

3.4.12 All intersections with existing roadways shall have plan, profile, and typical sections of existing roadway each side of the intersection, and the site distances shown in accordance with the standards set forth in the Woodbury Street Regulations.

3.4.13 A detailed grading plan at the intersection of existing and proposed streets, and with any proposed driveways and roads.

3.4.14 The words "Approved by the Woodbury Planning Commission" with a designated place for the signature of the Chairman or Secretary and date of signing.

3.4.15 The words "Approved by the Board of Selectmen, Town of Woodbury" with a designated place for the signature of the First Selectman and date of signing.

3.4.16 Streambelt Preservation: A delineation of the streambelt along any watercourse passing through the land to be subdivided. The streambelt shall be established in accordance with the US Soil Conservation Service A Guide for Streambelts-A System of Natural Environmental Corridors in Connecticut.

3.4.17 Groundwater Management Plan: If a seasonable groundwater elevation could affect the structures, sewage disposal systems, or the roadway, a system of underdrains shall be shown on the plans.

3.5 **Grading Plan**

The entire area shall be shown on the Grading Plan depicting the proposed regrading, cuts, fills, soil or rock removal and tree removal. The plan shall be drawn on good quality mylar or on other material that would be suitable for filing in the public Land Records to the same scale as the Record Subdivision Map. Contours and elevations shall be based on the same benchmarks as provided in Section 3.4. In addition to the tracing, four (4) blue line or black line prints shall be submitted. The Grading Plan shall show at least the following information:

3.5.1 Name of subdivision or resubdivision.

3.5.2 Name and address of the holder of the record title to the land to be subdivided or resubdivided; name and address of the applicant if different from the titleholder.

3.5.3 Date, scale, true north point, town, and state.

3.5.4 Layout of existing and proposed lot lines and street lines.

3.5.5 Existing and proposed contours at an interval not exceeding two (2) feet based on field or aerial survey. Contours are to be based on official U.S.G.S. datum, with the source of the contours and the location of the benchmarks noted on the map. Interpreting between contours on U.S.G.S. maps is not acceptable.

3.5.6 Existing and proposed drainage and watercourses.

3.5.7 Existing and permanent buildings and structures.

3.5.8 Location of all test holes, test pits or borings.

3.5.9 The quality of material (in cubic yards) to be cut or filled on the site and the quantities and types of any material intended to be brought onto, or to be removed from the site.

3.5.10 A method for the control of erosion and siltation where necessary, using the guidelines contained in Section 3.6 and Section 4.16 of these Regulations and the policies and procedures of the U.S.D.A. Natural Resources Conservation Service.

3.5.11 The original signatures and seals of an appropriate design professional as required by Section 20-300-10 and 20-300-10b of the Rules and Regulations for the State Board of Professional Engineers and Land Surveyors as the same may be amended from time to time.

3.5.12 The words "Approved by the Woodbury Planning Commission" with a designated place for the signature of the Chairman or Secretary and date of signing.

3.6 **Erosion and Sediment Control Plan**

3.6.1 A soil erosion and sediment control plan shall contain provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site based upon the best available technology. Such principles, methods, and practices are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. Alternative principles, methods, and practices may be used provided that prior approval of the Commission has been received.

3.6.2 Said plan shall contain, but is not limited to:

a. A narrative describing:

The proposed development;

The proposed schedule of grading and construction activities including:

i. Starting and completion dates;
ii. The sequence of grading and construction activities;
iii. The sequence of installation and/or application of all soil erosion and sediment control measures; and
iv. The sequence for final site stabilization.

3. The design criteria for proposed soil erosion and sediment control measures;

4. The construction details for proposed soil erosion and sediment control measures;

5. The installation and/or application procedures for proposed soil erosion and sediment control measures; and

6. The operation and maintenance program for proposed soil erosion and sediment control measures.

b. A site development map that complies with Section 3.2 of the Woodbury Subdivision Regulations.

c. Any other information deemed necessary and appropriate by the Commission or its designated agent.

3.6.3 Minimum Acceptable Standards:

a. Plans for soil erosion and sediment control shall be developed in accordance with these Regulations using the principles as outlined in Chapter 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. Soil erosion sediment control plans shall result in a development that:

1. Minimizes erosion and sedimentation during construction;

2. Is stabilized and protected from erosion when completed; and

3. Does not cause any off-site erosion and/or sedimentation problems.

b. The minimum erosion and sediment control standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The Commission may grant exceptions to these minimum standards when requested by the applicant only when technically sound reasons are presented.

3.6.4 Referral of Erosion and Sediment Control Plans: When the Commission requires that a Soil Erosion and Sediment Control Plan be submitted to the Soil Conservation District and/or other agencies for review and comment, it shall be the responsibility of the applicant to submit the plans to the appropriate agencies. Comments from review agencies shall be submitted to the Commission as part of the application.

3.6.5 Conditions:

a. The estimated cost of measures required to control soil erosion and sedimentation and for site stabilization at any time during the construction phase may be covered in a performance bond at the discretion of the Commission.

b. Zoning Permits shall not be issued for construction on the site until the specified control measures, as outlined in the Plan, are installed properly.

c. The developer/owner shall be responsible for maintaining all erosion and sediment control measures and facilities in proper working order throughout the life of the project.

3.6.6 Inspections: Inspections shall be made by the Commission or its designated agent during development to ensure compliance with the certified plan and that control measures and facilities are properly installed and maintained.

3.6.7 Enforcement: Enforcement of the Soil Erosion and Sediment Control requirements of these Regulations shall be the responsibility of the Commission or its designated agent. Failure to properly install and/or maintain any erosion and sediment control measures may result in the issuance of a stop-work order until the problem is satisfactorily corrected.

SECTION IV - DESIGN AND CONSTRUCTION STANDARDS

4.1 General

Subdivisions and resubdivisions, including related streets, drainage, and other improvements shall be planned, designed and constructed in accordance with the standards in these regulations and the Woodbury Regulations Pertaining to Construction and Acceptance of Streets. Construction plans shall be prepared in accordance with good engineering practice; construction of improvements shall be carried out in a workmanlike manner and in a logical sequence.

4.2 Plan of Conservation and Development

Subdivisions and resubdivisions shall be planned and designed in general conformity with the Town's Plan of Conservation and Development particularly with regard to (a) location and classification of streets, (b) water supply and drainage systems and service areas and (c) reservation of land for parks, recreation, open space and conservation.

4.3 Alternate Standards

The Commission may approve alternate design and construction standards when (a) such standards are prepared by a professional engineer licensed as such by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut, (b) the Commission determines that such standards will be in accord with the purpose and intent of these Regulations and (c) if constituting a modification of standards specified in other ordinances or regulations, such alternate standards are approved by the agency, board, or commission responsible for administration of such ordinances or regulations.

4.4 Construction of Streets

The construction plans for streets and street drainage required by these Regulations shall be approved in writing by the Board of Selectmen before any subdivision record map is submitted for endorsement. All construction of such improvements shall be carried out subject to supervision and inspection by the Board of Selectmen or their authorized agent and shall be built in accordance with the Woodbury Street Regulations.

4.5 Inspection

The Board of Selectmen and/or the Commission, or their authorized agent, shall have free access to the construction work at all times and shall be authorized to take material samples, cores and other tests to determine compliance with the standards of these Regulations. They may require the applicant, at his own expense, to have such tests made and certified by a Connecticut licensed Professional Engineer.

4.6 Natural Features

The planning and design of the subdivision, including related streets, drainage and other improvements, shall provide for preservation of natural features of the tract and encourage passive solar energy techniques to the maximum extent possible by:

- 4.6.1 Avoiding cuts or fills which result in unnecessary topographic alteration, potential soil erosion, or excessive tree removal or which disturb water resources, result in an increase in the volume or rate of water drainage offsite, or significantly alter subsurface hydro-geography;
- 4.6.2 Avoiding relocation of or encroachment upon natural watercourses and ponds;

4.6.3 Avoiding filling, excavation of, or encroachment upon swamps, flood plains and other land subject to potential flooding;

4.6.4 Avoiding removal of mature trees and desirable woods and other vegetation, particularly those existing plant materials which serve as wind barriers in the winter or offer passive cooling of buildings in the summer;

4.6.5 Providing for preservation of all wetlands and watercourses and for the protection thereof by easement, reservation area or other controls to prevent excavation, filling or encroachment unless the Commission determines that the swamp is already permanently damaged, does not provide significant support for wildlife and/or groundwater recharge or does not function in an effective manner in the control of flooding in the natural drainage system;

4.6.6 Orientation of proposed streets and lot lines to maximize solar access for each lot; and

4.6.7 Minimizing road width and curbing to reduce necessary clearing and retain natural landscape.

4.7 **Building Lots**

A proposed lot which is found unsuitable for building because of water or flooding conditions, topography, ledge rock, unsuitable soils or other conditions, shall be combined with a contiguous lot that is suitable or shall be designated as an unapproved lot on the record subdivision map, until necessary improvements to the lot have been made and approved by the Commission and a revised record subdivision map has been submitted to and approved by the Commission. Proposed building lots shall conform to the following standards:

4.7.1 Topography: Proposed building lots shall be planned to make best use of the natural slope and to preserve mature trees.

4.7.2 Access, Driveways: Each lot shall have frontage on the street in accordance with standards provided in the Woodbury Zoning Regulations. Except as approved as part of an Open Space Subdivision in accordance with Section 5 of these regulations, each lot shall be capable of accommodating automobile access from such street to a parking space or spaces on the lot by means of a feasible driveway, having safe alignment, meeting sight distance and grade requirements of this Section and the construction of which has received a Declaratory Ruling or Summary Ruling from the Woodbury Inland Wetlands and Watercourses Agency and which can be constructed entirely within the boundaries of the lot, in accordance with the following design standards and the design standards of Woodbury Town Ordinances:

a. The travel width of the driveway shall not be less than 10 feet. All culverts and bridges located on the driveway shall be able to carry 50-ton live loads.

b. The intersection of the driveway and the street shall have a 100 foot unobstructed view of the street in both directions. An object six (6) inches high shall be visible from a point measured three (3) feet high from eight (8) feet into the driveway from the traveled portion of the street. Driveways shall intersect the street with paved radii of five (5) feet. The apron of the driveway

intersection shall be paved from the edge of the street travelway for a distance of twelve (12) feet, and shall meet the street in a manner that maintains the standard cross-section for the street as shown in Appendix A. All driveways shall meet the street at right angles unless otherwise allowed by the Planning Commission or its agent.

c. Driveway grades shall not exceed two (2) percent for a minimum of thirty (30) feet measured from the travelway of the street, unless a greater grade is expressly approved by the Commission to protect landscape, historic, or other features of the site. Driveway grades shall not exceed a maximum of fifteen (15) percent. Driveway grades equal to or exceeding ten (10) percent shall be paved. Cut and fill slopes shall not exceed one-foot rise for two feet of horizontal entrance. Cut and/or fill slopes shall not exceed the boundaries of the lot unless the property owner can obtain appropriate slope rights from the adjoining owner.

d. The minimum inside turning radius on all driveway curves should be no less than forty (40) feet.

e. All runoff from the driveway shall be contained on the lot, directed into a natural watercourse as approved by the Woodbury Inland Wetlands and Watercourses Agency, or directed to the street drainage in a manner acceptable to the Board of Selectmen or its agent.

f. The Commission in its sole discretion may require that a driveway plan be prepared by an engineer or land surveyor licensed by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut. Such plans shall demonstrate that the lot can be served by a driveway conforming to these standards and shall be approved by the Board of Selectmen or its designated agent. The license for any driveway subject to the Inland Wetlands and Watercourses Regulations of the Town of Woodbury must be received by the Commission prior to final action by the Commission.

4.7.3 Common Driveways: Upon showing of a feasible driveway for each lot in the proposed subdivision and compliance with the frontage requirements of Woodbury Zoning Regulations, the Commission may require the use of common driveways within a subdivision to service not more than three (3) lots when the Commission determines that use of one or more common driveways :

1. will facilitate the application of an Open Space subdivision;
2. will reduce the number or extent of road cuts to preserve the existing character of the street frontage.
3. will preserve significant trees, stone walls or other natural features of the site;
4. will avoid locating a driveway(s) within 200 feet of an intersection with an existing or proposed roadway;

5. will avoid locating a driveway where there is a vertical grade change of more than five (5) percent along the existing or proposed roadway within 100 feet of any proposed driveway(s);
6. a common driveway is required or recommended by:
   - the Board of Selectmen, or
   - Director of Public Works, or
   - Town Engineer, or
   - Connecticut Department of Transportation.

4.7.4 Lot Size: Each lot shall meet at least the minimum area requirements of the Zoning Regulations for the Town of Woodbury, Connecticut, unless required by these Regulations to be larger in order to accommodate on-site sewage disposal and/or water supply systems or to comply with other requirements of this Section.

4.7.5 Lot Lines: Insofar as practicable, the side lot lines of all lots shall be at right angles or radial to the street on which the lot has frontage unless the purpose of the lot line orientation is to secure greater solar access protection to the south wall of proposed building. The Commission shall disapprove any lot crossed by a municipal boundary line unless that portion of the proposed lot within the Town of Woodbury meets the minimum lot area requirements for the applicable zoning district in accordance with Woodbury Zoning Regulations.

4.7.6 Solar Access: Building lots shall be planned and designed to encourage energy conservation through the best use of available solar access and the appropriate utilization of passive solar energy techniques, as defined under Section 1.2.6, 1.2.20, and 1.2.33 of these Regulations and Connecticut General Statutes Section 8-25(b) as amended.

4.7.7 Flood Plain Districts: Flood Plan District boundaries are identified on a map entitled "Flood Insurance Rate Map, Town of Woodbury, Connecticut, Community Panel 090133 0001A and 002B, Effective January 5, 1978, and October 20, 1978," as may be revised, on file in the Town Planning Office and the office of the Town Clerk.

In all Flood Plain Districts, the following requirements shall apply:

a. All subdivision proposals shall be consistent with the need to minimize flood damage;
b. All subdivision proposals shall have public utilities and facilities such as septic systems, electrical and water systems located and constructed to minimize flood damage;
c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and
d. Base flood elevation data shall be provided by the applicant for all subdivision proposals which contain five acres or fifty lots, whichever occurs first, and are located in Zone A.

4.8 **Sewer and Water**

Each lot shall be provided with adequate and safe means of sewage disposal and water supply on a continuous, long term basis to meet the requirements of uses permitted on the lot under the Woodbury Zoning Regulations. Provisions shall be made for sewage disposal and water supply by the following method:

4.8.1 On-site Facilities: The Commission may approve a building lot when all of the following conditions are met:

a. The lot contains an area, adequate in size, dimension, location and slope, with suitable soils, to accommodate a leaching field system and a reserve area for future fields, in accordance with standards of the State of Connecticut and the Town of Woodbury;

b. If the lot is to be served by both on-site sewage disposal and water supply systems, and is not part of an open-space subdivision, the lot shall contain an area of not less than 40,000 square feet unless a larger lot is required by the Zoning Regulations and shall be of such shape that a circle having a 150 foot diameter will fit within the lot;

c. The lot is approved by the Director of Health; and

d. A note is placed on the Record Subdivision Map specifying that the design and construction of on-site sewage disposal and water supply facilities are subject to approval by municipal or other authorities having jurisdiction.

4.8.2 Groundwater Control Systems: When an applicant proposes to install a subsurface sewage disposal system and the operation of the disposal system is dependent on the groundwater control system, the continuous maintenance of the groundwater control system must be assured. The groundwater control system must be located entirely on the property it is intended to serve and to discharge when possible into an open watercourse, subsurface pipe, or subsurface drain but, in no case shall such discharge flow onto a town road. No groundwater control system shall be installed for the purpose of draining groundwater resulting from the discharge of subsurface sewage disposal system.

4.8.3 Public Water Supply: Where public water supply exists or where such supply is available, all subdivisions shall be designed so that each house can connect to such supply. The water mains servicing the development and any extension of the existing facilities shall be included on the construction plans. A notarized letter of commitment from the Public Water Supply Company certifying that there is capacity in their system to adequately service the development must be submitted to the Commission prior to the close of the public hearing.

4.8.4 Certificate of Community Wells: In accordance with Section 8-25a of the Connecticut General Statutes, as amended, any development providing water by means of a "water company," as that term is defined in Connecticut General Statutes Section 16-262m(a), shall provide the Commission a certified copy of the Certificate of Public Convenience Necessity issued for the development by the Connecticut Department of Public Utility Control. No application involving such a water company shall be deemed complete without said Certificate, unless the applicant shall provide a resolution of the Woodbury Board of Selectmen waiving said Certificate and agreeing to be responsible for the operation of the subject water company in the event that the company is at any time unable or unwilling to provide adequate service to its consumers.

4.9 Open Space Parks, Natural Areas, and Playgrounds

4.9.1 Open Space Requirement: Not less than 20% of the total area of the subdivision or resubdivision shall be preserved as open space. As determined appropriate by the Commission, the open space preservation requirement can be met by:

i. fee simple donation of land as provided in Section 4.9.5, below;
ii. conservation easements as provided in Section 4.9.8 below;
iii. a fee in lieu of preserved open space as provided in Section 4.9. below; or
iv. any combination of land in fee, easements, or fee in lieu of open space.

4.9.2 Criteria: The land reserved shall be of such size, location, shape, and topography and of a general character as to meet the requirements in Section 4.9.3, below, and one or more of the following criteria:

a. Land meeting the objectives and criteria for open space preservation as specified in the Woodbury Plan of Conservation and Development.
b. Areas providing for the expansion and/or protection of existing open space and recreational areas.
c. Areas of woodland and/or farmland useful as wildlife habitat.
d. Streambelts.
e. Prime agricultural land.
f. Areas providing or protecting existing or potential drinking water supplies.
g. Areas adjacent to town streets with features such as large trees and stone walls and which retain the rural character of the Town.
h. Ridge tops and other areas of scenic vistas, which add to the open space quality of the Town.
i. Areas of significant tree cover, historic sites, archeological sites, water-related resources, or other agricultural or environmentally important lands, soils or geological phenomena.
j. Land which serves as buffer between existing residential development and proposed development areas.

4.9.3 Open Space Calculation: Land preserved to meet the requirements of Section 4.9.1 and the criteria in Section 4.9.2 may include wetlands (as determined by a certified soil scientist) and steep slopes (in excess of twenty-five (25) percent) provided that the percentage of land in these categories shall not exceed the percentage of land in these categories for the entire tract proposed for subdivision. No restrictions apply to land preserved as open space in excess of the minimum required.

4.9.4 Access: Proper pedestrian and/or vehicular access shall be provided for all reserved open space as deemed necessary by the Commission.

4.9.5 Ownership of Open Space: Form of ownership of open space shall be acceptable to the Commission and may be in one of the following:

a. Be dedicated to the Town by deed acceptable to Town Counsel, such deed to be prepared prior to the filing of the Record Subdivision Map, provided the Board of Selectmen has voted to accept such dedication; or

b. Be conveyed to an non-profit land conservation trust or corporation, established for the purpose of conserving land in open space, such conveyance to be approved by the Planning Commission and the form of the instrument to be approved by Town Counsel and provided that said conveyance shall restrict subsequent sale or other disposition to a similar trust or corporation to be approved by the Planning Commission or to the Town to be maintained as open space; or

c. Be conveyed to a nonstock corporation or homeowners' association organized under the laws of the State of Connecticut. Said corporation shall be organized by the developer prior to the sale of any lots in the subdivision or resubdivision and the deeds to buyers of lots in the subdivision or resubdivision shall provide that such buyers shall be members of said corporation. Only property owners in the subdivision or resubdivision shall be members of said corporation. The developer's deed of said open space land to said corporation shall provide that if said corporation is dissolved, said open space land shall vest in the Town. The certificate of incorporation and/or bylaws of said corporation shall at all times:

    1. Limit membership to one class who shall be property owners in the subdivision or resubdivision;

    2. Provide that each lot in the subdivision or resubdivision shall be entitled to one vote regardless of the number of owners of the lot;

    3. Provide the assessments against members for all expenses including, but not limited to, maintenance of said open space land, including any improvements thereon, taxes, and insurance;

    4. Provide that each member may use the open space land, including any improvements thereon, in accordance with the purpose for which they were intended without hindering or encroaching upon the lawful rights of other members; and

    5. Restrict the use of said open space land to members of said corporation or their social guests.

d. With the express approval of the Planning Commission, open space land may be owned by each lot owner in the subdivision or resubdivision, with the owner of said lots having an undivided interest in said open space land, provided, however, that such open space land shall remain undivided and no lot owner shall bring any action for partition or division of any part thereof, and further provided that the use of such open space land shall be limited to property owners in the subdivision or resubdivision or their social guests.

e. With the express approval of the Planning Commission, ownership of open space land may be retained by the developer for the uses set forth in Section 4.9.9 herein, or if said open space land is subject to conservation and preservation restrictions (within the meaning of Section 47-42a of the Connecticut General Statutes, as amended, and as the same may, from time to time, be amended), the terms and conditions of which are acceptable to the Commission.

4.9.6 Guidelines for Open Space Ownership:

a. Open space parcels may be accepted by the Town when the parcel is unique or significant or which offers opportunities for active or passive recreation for Town residents. In such cases access to the open space shall be provided and designed so that use of the open space does not interfere with reasonable use by the residents of the subdivision. The Town may also consider dedication of open space when the parcel provides a needed link in a streambelt system or connects with other greenbelt areas.

b. Open space parcels may be conveyed to a nonstock corporation (homeowners association) when the parcel is largely internal to the subdivision.

c. Open space parcels may be conveyed to a non-profit land conservation trust where the parcel contains significant areas of wildlife habitats, or is adjacent to other land owned by a non-profit land trust and/or where the addition of the parcel may enhance existing lands owned by such a trust.

4.9.7 Payment of Fee in Lieu of Open Space: In accordance with Connecticut General Statutes Section 8-25, as amended, the Commission in its sole discretion, may authorize a subdivider to pay a fee and/or transfer land to the Town of Woodbury in lieu of the preservation of open space by one of the methods set forth above. Such authorization may be granted by the Commission after a determination that there are inadequate areas on the subdivision which merit preservation by one of the methods set forth in Section 4.9, or that there are other areas in the Town of Woodbury where preservation would be more beneficial to the public health, safety and welfare. In the event that such authorization is granted by the Commission, such payment or combination of payment and fair market value of land transferred shall be equal to not more than ten (10) percent of the fair market value of the land to be subdivided prior to the approval of the subdivision. The fair market value shall be determined by a State of Connecticut Certified Appraiser jointly selected by the Commission and applicant. The cost of the appraisal shall be paid by the applicant. A fraction of such payment, the numerator of which is one and the denominator of which is the number of approved lots in the subdivision, shall be made at the time of the sale of each approved lot in the subdivision and placed in an open space fund. Such fund shall be used solely for the purpose of preserving open space, acquiring additional land for open space or for recreational or agricultural purposes. Said payment

obligation shall be secured by a lien against each lot in the subdivision, and the lien shall be filed at the time that the final subdivision plans are filed in the Office of the Town Clerk, in accordance with Section 2.5.11 of these Regulations. Said lien shall be in a form approved by the Commission and Town Counsel and shall be unencumbered by any mortgage and encumbrance having priority over said lien, as evidenced by a Certificate of Title.

4.9.8 Conservation Easements: The Commission, in its sole discretion, may approve a subdivision that meets some or all of the open space requirement of these Subdivision Regulations by the provision of conservation easements in form and content satisfactory to the Commission and as defined in Section 47-42a of the Connecticut General Statutes, as amended. The Commission will determine that proposed easements are of sufficient size and character to meet the criteria for open space in Section 4.9.2. Proposed conservation easements must be submitted with any application.

4.9.9 Use of Open Space Land: Except where otherwise approved after hearing by the Planning Commission, open space land shall be preserved in its natural state and the use of such land shall be limited to appropriate conservation, open space, and recreational purposes as determined by the Planning Commission. Suitable legal agreements, including conservation and preservation easements and restrictions, approved in form and content by Town Counsel, may be required by the Planning Commission. With the approval of the Planning Commission after a public hearing held thereon, structures and facilities for recreational purposes, including tennis courts and golf courses, may be constructed. Open space land shall not be used for the deposit of debris and shall not be excavated, filled or regraded and trees shall not be removed therefrom, except in accordance with a grading plan submitted under Section 2.3.8.

4.9.10 Exemptions from Open Space Requirements. The Commission may determine that the open space requirements of these regulations shall not apply upon a finding that the subdivision is to contain affordable housing, as defined in Connecticut General Statutes Section 8-39a, equal to twenty (20) percent or more of the total housing to be provided in such subdivision or that the transfer of all land in a proposed subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration. The Commission may impose a requirement of a fee in lieu of open space for any lot sold within five years of approval of a subdivision without open space preservation as a result of an exemption claimed pursuant to this Section. Such fee shall be applied to each lot sold and calculated as provided in Connecticut General Statutes Section 8-25. A notice, approved by Town Counsel, shall be placed on the land records with the filing of a record subdivision map, which notice shall include the date of subdivision approval and specifying the transfer of any lot within five years of approval will result in imposition of the fee prescribed by this Section.

4.10 **Street Signs**

Street name signs shall be installed at all street intersections in location approved by the Board of Selectmen. Such signs shall be of a design and material approved by the Board of Selectmen.

4.11 **Monuments and Pins**

Monuments shall be provided on both street right-of-way lines at the beginning and termination of each street and at each deflection or tangent point in between. Monuments shall be made of reinforced concrete or granite and shall be not less than four (4) inches square at the top by 30 inches of length with a suitably marked top. Each monument shall be set in place, after all street construction is completed, with the marked point set on the point of reference and shall be installed in a manner conforming to standards of the Connecticut Association of Land Surveyors.

4.11.1 Iron Pins: In addition to the required monuments, iron pins, not less than 3/4 inch in diameter and 36 inches in length consisting of a suitable rod or pipe, shall be placed (a) at each point of intersection of a lot line and the right-of-way line of a street and (b) at all other lot corners and shall be installed in a manner conforming to standards of the Connecticut Association of Land Surveyors. Monuments may be substituted for iron pins. Pins, however, are not required at each change of direction of an irregular lot line such as along the stream or stone wall.

4.12 **Underground Utility Lines**

New electric and telephone wires shall be installed underground unless the Commission determines, based on a written report submitted by the applicant, that such underground installation is inappropriate or unfeasible for all or a part of the subdivision or resubdivision. In making such determination, the Commission shall take into account (a) the type of service existing in the area adjacent to the subdivision, (b) topographic and construction conditions and (c) the size of the subdivision or resubdivision. Whenever possible, such underground utilities shall not be located under the street pavement.

4.13 **Street Trees**

When the Commission determines there are insufficient existing trees within the proposed subdivision or resubdivision, it may require the planting of additional street trees. In general, street trees shall be planted approximately 40 feet apart on both sides of any street, subject to variations made necessary by driveways, street corners, walks and by the need to protect solar access to the south wall of proposed buildings in locations approved by the Commission. Trees to be planted shall be at least 1-3/4 inch diameter at three feet above grade and shall have a minimum height of ten (10) feet. The species of trees proposed shall be deciduous with a mature height of 50-60 feet, subject to the approval of the Commission. Where the trees may interfere with utility poles and wires, the Commission may permit the location of required trees within the front ten (10) feet of the proposed lots. Existing trees along the proposed street, which conform to these requirements may be substituted for new trees at the discretion of the Commission.

4.14 **Fire Protection**

The Commission may, in its sole discretion, require, for fire protection, the construction of ponds or the installation of underground storage tanks with a minimum capacity of 10,000 gallons, including dry hydrant connections, in any subdivision or resubdivision. The pond shall be constructed in accordance with the standards and practices of the U.S.D.A. Natural Resources Conservation Service and shall have a minimum capacity as determined by the Commission after consulting with the Woodbury Board of Fire Commissioners. The fire pond or underground tank shall be accessible from the street right-of-way or via a right-of-way in favor of the Town and said right-of-way shall have a width of 30 feet to allow emergency vehicles clear and safe entry, free of trees, brush and other objects.

4.15 **Cul-de-sacs**

A cul-de-sac is a single or multiple minor rural or dead-end local rural street with a single connection to a residential collector, residential sub-collector, or arterial street or a minor rural or local rural street in existence prior to March 14, 1956, as those streets are defined in Section 1.3.3 of the Woodbury Street Regulations.

4.15.1 Lots: Cul-de-sacs shall be designed to serve no more than twenty-five (25) building lots as specified in Section 3.2.9 of the Woodbury Street Regulations.

4.15.2 Turnarounds: Cul-de-sacs serving more than six building lots shall provide a circular turnaround with a right-of-way radius of at least 55 feet and an outside pavement radius of at least 45 feet and pavement width of 25 feet or such width as determined by the Commission. Any such turnaround shall include a circular or teardrop shaped island, retaining natural vegetation to the extent possible and landscaped as required by the Commission. Cul-de-sacs serving six or fewer building lots shall provide a circular turnaround as above or may provide a T-type or alley turnaround sufficient to permit turnaround by emergency vehicles and with no accessways at either end. Maximum slope for a turnaround shall be 3%.

4.15.3 Temporary Turnarounds: After giving consideration to topography, zone, wetlands, traffic levels, lot sizes and general traffic circulation patterns, the Commission, in its sole discretion, may approve a street that ends at the property line of an adjacent tract of land, and such streets shall terminate in a temporary turnaround. The area of the turnaround outside of the 50-foot right-of-way required for a street shall be deeded to the abutting lot owners with an easement in favor of the Town. Said easement shall remain in effect until the street is extended at which time the easement shall be null and void. When said extension is constructed, the developer of said extension shall remove all pavement beyond the street right-of-way and shall landscape the area so as to blend into the adjacent lot.

4.16 **Erosion, Sediment and Runoff Control**

The design and construction of the subdivision or resubdivision including related streets, drainage, and other improvements shall be executed in a manner so that such improvements will not cause erosion to, flood or sediment deposits on the properties being developed including surrounding properties, wetlands or watercourses. Runoff water shall be properly channeled into a storm drain, watercourse, ponding area, swales and infiltrators, or other suitable facility. Measures used to control erosion, sediment, and runoff shall meet the following minimum standards:

4.16.1 Cut slopes shall not be steeper than two horizontal to one vertical and fill slope shall not be steeper than three horizontal to one vertical, except as approved by the Commission when handled under special conditions. Where rock cut is required outside of the right-of-way, a one horizontal to six vertical (1:6) maximum slope is allowed unless the physical condition of the rock requires a more moderate slope.

4.16.2 Adequate provision shall be made to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.

4.16.3 Cut and fills shall not endanger adjoining property.

4.16.4 Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

4.16.5 Fill shall not encroach on natural watercourses, wetlands, or other areas regulated by Woodbury Inland Wetlands and Watercourses Regulations or constructed channels unless approved by the Woodbury Inland Wetlands and Watercourses Agency.

4.16.6 Grading will not be done in such a way so as to divert water onto property of another landowner without the express written consent of that landowner and the approval of the Commission and Inland Wetlands Agency.

4.16.7 During grading operations, necessary measures for dust control will be exercised.

4.17 **Storm Drainage**

4.17.1 General: The developer shall be responsible for constructing adequate facilities in accordance with the Town's "Regulations Pertaining to the Construction and Acceptance of Streets" for the control, collection, conveyance, acceptable discharge of storm water, other surface water and subsurface water which may be detrimental to the safe and convenient use of any portion of the area. The storm drainage system shall provide for runoff from the entire area of the subdivision. It shall take into account land outside the subdivision limits, which normally drains across the area of the subdivision as well as the effects of the subdivision upon downstream drainage systems. As primary focus, the drainage system for the subdivision shall make use of, protect, and improve, as needed, the natural drainage system. Drainage facilities shall be designed and constructed in accordance with the standards and procedures specified in these Regulations.

4.17.2 Design Storm: All storm drainage facilities shall be designed with sufficient capacity and freeboard where necessary to convey the peak rates of runoff from storms with the average return frequencies listed below:

10 Year - All drainage facilities within roads and easements from catch basin grates to outlet structures, et cetera.

25 Year - All cross culverts under drives, minor rural, local rural, and residential sub-collector streets as defined in the Woodbury Street Regulations, as well as improved streams, swales and ditches.

50 Year - All cross culverts and bridges constructed under residential collector and arterial streets, as defined in Woodbury Street Regulations, and where required by the Town.

4.17.3 Storm Water Discharge: The discharge of all storm water shall be into an established wetlands, watercourse, or drainage structure as approved by the Commission. Where the discharge shall be into or through private property, proper easements, or drainage rights, in form acceptable to the Town Counsel shall be secured by the developer for the Town.

Permanent easements, at least twenty-five (25) feet in width, shall be provided in all cases where storm drainage facilities are installed in land other than the street right-of-way. The centerline of pipes shall be no closer than ten (10) feet and the top of the slope for channels shall be no closer than five (5) feet to the boundaries of the drainage easements. Easements shall also be provided for storm drainage facilities that may need to be installed in the future to serve underdeveloped land within the watershed that normally drains across the area of a proposed development. All easements shall be clearly delineated and described on the Record Subdivision Map required by the Town's Subdivision Regulations, to be filed with the Town Clerk.

4.17.4 Other Requirements

a. In all instances, unless otherwise waived under Section 2.3.13, a Drainage Analysis Map shall be submitted showing the tributary watershed area, sub-drainage basins, and the downstream area affected by runoff. Drainage computations shall consider the entire area (on-site and off-site) of those drainage basins contributing runoff to all design points.

b. Where a drainage facility is tributary to a portion of the Connecticut Department of Transportation Drainage System, such drainage facility shall be approved by the Commission and the Department of Transportation, and such approval shall be submitted to the Commission prior to approval of the road plan by the Commission.

c. In all roadway areas where a high groundwater table is found to exist or where there is cutting required for road construction, the developer shall be required to install underdrains as directed by the Town or its duly authorized agent, to protect the stability of the roadway.

d. Suitable head wall or precast end sections shall be provided at the open end of any pipe. Culverts under streets shall be extended to a minimum of ten (10) feet from the edge of pavement.

e. Catch basins shall be provided so that no portion of any road shall drain in one direction more than 300 feet without catch basins on both sides of the road.

f. The hydraulic capacity and the required size and slope of storm sewer pipes and channels shall be established by using the Manning equation. The hydraulic capacity of driveway and roadway cross culverts shall be established only after considering both the inlet and outlet control conditions. The lower of the two flow rates obtained shall be the actual rated capacity. The upstream backwater shall not encroach onto adjacent properties unless backwater is contained within existing watercourse or wetland limits, does not overtop roadway or driveway areas, and the necessary drainage easements are secured from those affected property owners.

g. House and foundation drains shall in no case be permitted to discharge onto the highway surface. Such drains shall be connected to ground water recharge systems wherever possible. Where not possible, discharge to existing wetlands, watercourses, and storm drainage facilities shall be made. All such drainage connections shall be made prior to construction of, or be made so as not to cause damage to, the bituminous concrete wearing surface. Any damage to roadway or its appurtenances will be the responsibility of the property owner from whose property the drain is discharging.

h. All pipes and drainage structures shall be thoroughly cleaned before acceptance.

i. Computations of peak rates of stormwater runoff shall be based on those methods outlined in Chapter 9 of the Connecticut Guidelines for Soil Erosion and Sediment Control, (dated January 1985), as amended. Existing wetlands/watercourses proposed to receive storm drainage discharge shall be analyzed to determine the downstream effects on any watercourse or existing storm drainage system for its adequacy to receive the proposed drainage discharge. The extent to which downstream studies are conducted shall be commensurate with the probable impact of the proposed development. Where it is anticipated that the additional discharge resulting from the proposed subdivision will overload the existing downstream drainage system, the Commission may deny the subdivision until the applicant has adequately provided for improvements to the drainage system.

j. If the downstream system does not have the capacity to convey the additional stormwater runoff, the use of stormwater detention basins is an acceptable and desirable method of reducing peak rates of runoff to pre-development levels. The design computations for such basins shall include inflow hydrographs, stage storage and stage outflow curves, reservoir routing, and outflow hydrographs. The detention basin shall be of a multi-stage type and shown to control flows for the average return frequency of 2, 10 and 50-year storms of 24-hour duration. An emergency spillway designed to the average return frequency 100-year storm shall also be provided. The applicant's engineer shall use a guide in the design of the detention basin the Town's "Technical Guideline for the Design of Detention Basins" set forth in Appendix B to these subdivision regulations.

4.18 **Watershed/Viewshed Regulated Area (Effective 4/1/98)**

4.18.1 Intent: The Watershed/Viewshed Regulated Area is adopted in order to:

a. Promote the goals and objectives of the Woodbury Plan of Conservation and Development.

b. Encourage the most appropriate use of land.

c. Preserve the natural environment of distinctive ridgeline areas as a visual and historic asset for the benefit of the community.

d. Protect the groundwater recharging function and capacity of the ridges by minimizing the potential for pollution and preserving open areas for groundwater recharge.

e. Prevent the creation of any safety or health hazard including, but not limited to, soil erosion, excessive drainage runoff, and degradation of water quality.

f. Minimize the adverse effect of development upon both the visual and functional role of the natural landscape to preserve Woodbury's quality of life.

4.18.2 Applicability: For each subdivision application that includes subdivision improvements or proposed house sites at or above elevation 400 feet, the Commission shall evaluate the development of that portion of the subdivision land located at or above this elevation and determine whether the applicant will be required to provide watershed and viewshed information contained in this Section. The factors in determining the applicability of this Section shall be the effect that the proposed development has on the following: soil erosion by wind or water, loss of vegetative cover, destabilization of slopes equal to or greater than 20% disruption of significant topographical features, and preservation of significant scenic features, vistas, ridgelines, wildlife corridors, or significant geological features. The Commission encourages all applicants to attend a preliminary meeting, prior to filing an application, to determine the applicability of this Section.

If the Commission determines that this Section is applicable, then it shall have the authority to modify the plan in accordance with the provisions in this Section. The applicant shall submit the following material or shall perform the following analysis as deemed necessary by the Commission:

a. A map at a scale of one inch equals 100 feet showing the entire subdivision and delineating that portion of the subdivision site above 400 feet in elevation including all streambelt corridors and watershed divides.

b. An aerial photograph of the subdivision at a scale of one inch equals 100 feet with the lot layout, house, driveway, septic, roadways, other improvements, and the limits of clearing for the aforementioned items delineated, along with an overlay indicating all areas on the site containing slopes of twenty (20) percent or greater. Aerial photographs shall be either the latest Connecticut Department of Environmental Protection or Town Assessor's aerial or a more recent independent aerial.

c. In consultation with the Commission, a list of visual impact observation points for the proposed subdivision from regional highways, arterial, or collector streets so designated in the Woodbury Plan of Development, public parks, other areas accessible to the general public. These points shall be located through field delineation and mapping. The applicant shall place aerial markers, balloons, flags or other on-site markers at points corresponding to the highest point of each proposed structure and/or the limits of site clearing for any proposed subdivision improvements as deemed necessary by the Commission to allow evaluation of the visual impacts as seen from various observation points. For any subdivision improvement that requires demarcation, no more than four (4) visual impact observation points shall be required. The applicant shall provide photographs taken from visual impact observation points of the subdivision with aerial markers in place or other on-site markers. In addition to photographs, the Commission may request other graphic illustration or other data sufficient to portray the visual impact of the proposed activity.

d. A view vector plan showing location and dimensions of a sight cone(s) for each lot and other subdivision improvements where removal of vegetation is proposed. Site cone areas shall be designed to minimize visibility of the subdivision improvements from the visual impact observation points and reduce the potential for erosion. This plan shall specify the existing and proposed basal rate of tree stock within the limits of disturbance shown for the lot or subdivision improvement in question. Removal of tree stock within the view sector cone shall be designed to minimize the visual impact and promote the long-term stabilization of the development.

e. A site plan showing all significant vegetation such as large stands of trees, individual trees twelve (12") inches in caliper or more, critical habitat areas, and other sensitive areas such as historic or archeological features contained in the Woodbury Cultural Resource/Open Space Plan or in the records of the Connecticut Historic Commission, Office of the State Archaeologist, State Historic Preservation Officer, or other similar documentation located on the site plan and in cross-section at a scale of one inch equals 100 feet in horizontal and one inch equals 125 feet in the vertical to allow analysis of each lot. For each lot identified by the Commission, the applicant shall provide the existing basal rate of tree stock, as calculated by a State of Connecticut Registered Forester located between each proposed or existing

structures or other proposed subdivision improvements and the visual impact observation points.

f. The Grading Plan required by Section 3.5 of these Regulations shall depict the areas of twenty (20) percent slope or greater located on the property.

4.18.3 Mitigation Plan: A mitigation plan shall be submitted as a part of the application that specifies mechanisms to minimize the visual and environmental impacts that will result through the development of the subdivision as it relates to existing and proposed structures and other subdivision improvements, public views, streambelt and watershed protection including but not limited to the following:

a. Restrictions on the building materials incorporated into any structures (including but not limited to roofing material), the portion of the structure facing the observation points, building orientation, and the like;

b. Restriction on height and mass of structures and/or accessory structures whenever the height is expected to exceed the height of the existing or proposed vegetation screening the structures and improvements from the visual impact observation points at a point in time five years from the time of installation of any new plant material;

c. Restrictions on the location of any structures and/or accessory structures;

d. Restrictions on the clearing of vegetation on each individual lot and along stream and wetland corridors;

e. Conservation easement areas along stream corridors and other significant site features such as topographic, archeological, geologic and/or historic and the like; and

f. To limit disturbance of slopes equal to twenty (20%) percent or greater located on the property.

4.18.4 Criteria for Decision: In addition to the criteria of these Regulations, the Commission shall evaluate every application under this Section in accordance with the following criteria:

a. Visual Impact: The visual impact of the proposed activities as viewed from regional highways, arterial, or collector streets so designated in the Woodbury Plan of Conservation and Development, public parks, or other areas accessible to the general public. Such impact may include, but not be limited to: unnatural gaps, cuts, projections, or other artificial alterations of existing natural tree lines, ridgelines, prominent topographic features, or rock formations; the use of materials which, by their size and/or orientation disrupt

the natural or historic character of the ridgeline; the size, height, shape, and location of buildings.

b. Environmental/Habitat Impact: The impact of the proposed activities on any Federal or State rare or endangered species inhabiting, breeding, foraging, or migrating through or over the area of the proposed activity and on any indigenous wildlife of the site. The Commission shall consider the nature of the area as a wildlife resource (habitat, breeding ground, foraging area, migratory pathway, et cetera) and shall consider the impact of the proposed activity on such resources(s).

c. Ground/Surface Water Impact: The groundwater recharge potential of the area of the proposed activity, the aquifer being recharged, and analysis of the possible impacts of the proposed activity on the groundwater recharge; the impact on surface water flow and quality such as the nutrient load, temperature, and turbidity of any surface waters.

d. Archeological and Historic Impact: The impact of the proposed activity on any known or potential archeological resources and on the role which the site may have played in any recorded chapter of American History as noted in the Woodbury Plan of Conservation and Development, Woodbury Cultural Resource/Open Space Plan (1997) or records of the Connecticut Commission, Office of the State Archaeologist, State Historic Preservation Officer, or similar organization.

4.18.5 Modifications, and Safeguards: If the Commission determines after the evaluation of the information requested that the application is in substantial compliance with this Section, the Commission in its sole discretion in order to preserve the objectives of this Section may modify the plans or safeguards as follows:

a. Site Development

1. Designate the location of structures and/or accessory structures on proposed lots within the site cone area including the distance between principal dwellings on adjoining lots;

2. Reduce the vegetative removal by restricting the size of lawn areas or other land clearing in connection with development, require the use of common driveways, require grading to be approximately parallel to existing contours, require the use of retaining walls or other methods to minimize disturbance of the existing topography and vegetation, and reduce cutting and filing of slopes;

3. Restrict the size and location of septic systems; and

4. Require flagging of all vegetative removal on individual lots for approval by the Zoning Enforcement Officer prior to issuance of a Zoning Permit.

b. Viewshed Protection

1. Require that clear cutting occur in a staggered or other pattern which reduces the visual impacts of the setting, and/or further require that clear cutting be staged over a period of time to allow for regrowth of remaining vegetation;

2. Require a specific reforestation and screening plan prepared by a State of Connecticut Registered Professional Landscape Architect for an individual lot and/or subdivision improvement and require a bond prior to issuance of any permits;

3. Require building orientation appropriate to minimize the visual impact of the proposed development;

4. Require the use of particular roof lines or other architectural treatments, lighting, pavement materials, or other site or building features in order to ensure the compatibility of the development with existing or planned historic sites, buildings, or landscapes;

5. Require the retention of certain vegetated areas in order to preserve identified historic sites and historic landscapes or vistas; and

6. For areas on proposed lots where it is determined the removal of vegetation would not be appropriate as set forth in these Regulations in addition to the required Open Space in accordance with Section 4.9 of these Regulations, require conservation easement areas and prohibit removal of tree stock greater than twelve inch (12") caliper.

c. Ground/Surface Water Protection

1. Restrict the method of lawn maintenance of lawn and garden areas, and the use of fertilizers, pesticides, and/or herbicides;

2. Prohibit the use of underground tanks for fuel storage;

3. Require the use of biofilters, detention or retention ponds, and other methods of stormwater management which protect the surface water and groundwater;

4. Regulate or prohibit the use of floor drains or conduct activities within the development, which may impact groundwater resources;

5. Restrict the removal of the vegetation and canopy along streambelts and wetland corridors.

In addition to the above listed items, the Commission may incorporate into an approval any data, plans, or drawings, including architect's plans or drawings, restrictions, and the mitigation plan submitted by the applicant in support of the application.

4.18.6 Recording Requirements: Any subdivision that requires the implementation of this Section shall have a note on the Record Subdivision Map within the boundaries of any affected lot or a note on the plan for any subdivision improvement not so located on the lot stating "All clearing and construction activities must comply with Section 4.18 Ridgeline and Viewshed Protection." In addition, the owner shall record a notice on the Land Records prior to the filing of the Record Subdivision Map indicating the applicability of this section and any conditions required by the Commission.

SECTION V - OPEN SPACE SUBDIVISIONS AND RESUBDIVISIONS

5.1 General:

The purpose of these open space subdivision regulations is to allow and encourage the subdivision of land in a manner that protects and conserves the Town's landscape and scenic assets, natural resources, and environmental quality, as specified in the Open Space Plan in the Town Plan of Conservation and Development. Subdivision designs meeting the criteria of this Section may apply the conservation incentive design standards in accordance with Woodbury Zoning Regulations Section 4.3.7, as an alternative to the conventional layout of lots and other features. The specific objectives of this section are:

a. To preserve desirable open space, tree cover, historic sites, recreation areas, scenic vistas, stream valleys, wetlands and water related resources, roadside trees and stonewalls, and other environmentally important lands, soils and geologic phenomena;

b. To preserve the character of existing residential properties while not negatively affecting property values of existing residential development in the area; and

c. To provide for the efficient use of land resulting in smaller networks of utilities and streets and thereby lowering housing and public maintenance costs; and

d. To preserve the greatest extent possible contiguous areas of agricultural or forest lands, while maintaining the existing use as productive farm and forest land and/or wildlife habitat.

e. To preserve specific views, vistas, and visual focal points.

f. To provide for circulation patterns that are compatible with variation of building setbacks and clustering of homes

5.2 Applicability:

An application for an open space subdivision or resubdivision requires the granting of a Special Exception, as authorized by the Woodbury Zoning Regulations 4.3.7, together with subdivision approval pursuant to these Subdivision Regulations. Application for an open space subdivision shall be submitted to the Commission in accordance with the procedures established in Section 2 of these Regulations and shall demonstrate conformance with the open space subdivision standards in Woodbury Zoning Regulations Section 4.3.7 and the following additional requirements.

5.2.1 Parcel Size: The parcel proposed to be subdivided must contain a minimum of ten (10) acres. An open space subdivision or resubdivision may contain both

standard and open space lots.

5.2.2 Open Space: The areas set aside or reserved for open space conservation and/or recreation must meet with the standards and specifications under Section 5.4 herein and shall be conveyed by one or more of the methods set forth in Section 4.9.5 of these Regulations.

5.2.3 Maximum Numbers of Lots: In no event will the total number of lots exceed the maximum number that would be allowed for a standard subdivision based on the following maximum lot yield calculation. The maximum number of building lots permitted in an open space subdivision or resubdivision shall be determined by a State of Connecticut Registered Land Surveyor or Engineer in the following manner:

5.2.3.1 Calculating the net area of the parcel by subtracting from the total parcel area 100% of those areas classified as wetlands, flood zone A, or floodway per FEMA maps, or areas having slope in excess of 25%. The area of inland wetlands shall be determined by certified soil scientist and flagged. The flood plain district shall be determined by field elevations relative to mean sea level, (U.S.G.S. datum) and by reference to the Flood Insurance Rate Map for the Town of Woodbury, Community Panel Numbers 090133 0001-0002. Areas having slopes in excess of twenty-five (25) percent shall be determined either by a field survey or by two (2) foot interval contour maps prepared by an aerial photogrammetry firm. Small areas of exposed ledge, boulders, or abrupt changes in grade which are less than fifty (50) square feet in size shall not be included in the areas having slopes greater than twenty-five (25) percent.

5.2.3.2 Reducing the net area of the parcel by 10% to allow for road(s) and right of way, or any other land dedicated for public highway purposes to arrive at the net buildable area.

5.2.3.3 Dividing the net buildable area by the minimum area requirements for a standard lot for the zoning district in which the property is located as set forth in the Woodbury Zoning Regulations, the resulting quotient of said division shall be the maximum number of lots permitted in open space subdivisions or resubdivisions subject to the open space provision of Section 5.4.1.2 herein.

5.2.3.4 Open space lots shall meet the height, square, area, and yard requirements of Section 4.3.7 of the Woodbury Zoning Regulations.

5.3 **Maps and Plans:** The applicant shall file plans in accordance with Section 2 of these Regulations. Such plans shall include drawings, sketches, and other pertinent information that illustrates the character, locations, and accessibility of the proposed open space and its conformance to the open space criteria of Section 4.9.2 of these Regulations. The applicant shall utilize a registered architect, landscape architect, or land planner to prepare plans in conjunction with the licensed surveyor and/or engineer for all open space subdivisions or resubdivisions.

5.3.1 Design Features: Maps and plans for open space subdivisions and resubdivision shall illustrate views, vistas, visual focal points and shall provide for circulation patterns which are compatible with variation of building setbacks and clustering of homes.

5.4 Open Space Conservation and Recreation Areas

5.4.1 The location, amount, ownership, use, and purpose of open space land must be reviewed and approved by the Commission in accordance with Section 4.9 of these Regulations.

5.4.2 Minimum Open Space: Open space and conservation recreation areas in open space subdivisions or resubdivisions shall meet the following standards:

5.4.2.1 All land within an open space subdivision or resubdivision which is not included within designated lots and not to be used for streets or, unless otherwise provided herein, for other public improvements (including, but not limited to, storm drainage areas) shall be designated as open space.

5.4.2.2 As provided by Section 4.3.7 of the Woodbury Zoning Regulations, at least 50% of the parcel to be subdivided shall be protected as open space meeting the standards of Section 4.3.7 of the Woodbury Zoning Regulations. Land preserved to meet the requirements of this section may include wetlands (as determined by a certified soil scientist) flood plain, and steep slopes (in excess of twenty-five (25) percent) provided that the percentage of land in these categories shall not exceed the percentage of land in these categories for the entire tract proposed for subdivision. No restrictions apply to land preserved as open space in excess of the minimum required.

5.4.3 Storm Drainage Area as Open Space: The Commission may allow storm drainage facilities in the open space areas provided the Site Development Plan adequately preserves the natural assets of said area, including its vegetation.

5.4.4 Ownership of Open Space: Ownership of open space shall be in accordance with Section 4.9.5 of these Subdivision Regulations.

5.4.5 Streets: All streets constructed as part of an Open Space Subdivision shall meet the standards and specifications of the Woodbury Street Regulations. With the express approval of the Planning Commission and the Woodbury Board of Selectmen, an Open Space Subdivision street designed as a minor rural or local rural street and constructed to the standards of the Woodbury Street Regulations may remain in private ownership.

With the express approval of the Planning Commission and the Woodbury Board of Selectmen, an Open Space Subdivision street may be designed as a one-way street, in accordance with specification in the Street Regulations.

SECTION VI - FEES

6.1 Each application for approval of a subdivision or amendment to Woodbury Subdivision Regulations shall be accompanied by fees as required below. The Commission may waive or reduce fees upon showing of good cause, in accordance with Section 9.3 of these Regulations.

6.1.1 Subdivision Fee:

• Basic application fee	$100 per lot; plus
• Engineering review fee	$500 plus $100 per lot over five (5) lots; plus
• Public hearing fee	$250; plus
• Connecticut Department of Environmental Protection fee per Connecticut General Statutes Section 22a27j.	$10.

6.1.2 Technical Review Fee: If determined necessary by the Commission to obtain specialized technical review to fully and properly review and evaluate the application, the fees for such expertise shall be paid by the applicant within ten (10) days of the Town's written notice of the actual or estimated fees. If the applicant fails or refuses to deposit the actual or estimated fee, the application will be considered incomplete as of the next regularly scheduled meeting of the Commission, which shall be sufficient grounds for denial of the application with or without prejudice as circumstances warrant.

6.1.3 Street Review Fee: Each application for approval of a subdivision which includes a street proposed for acceptance into the Town Street System shall be accompanied by a Street Review Fee of $85 for each 100 linear feet of new street or part thereof. Each application for approval of a subdivision or part of a subdivision on an existing Town or State street shall be accompanied by a fee of $55 for each 100 linear feet or part thereof.

6.1.4 Inspection and Monitoring Fee: Subsequent to the approval of any proposed subdivision and the issuance of a Street Construction Permit by the Woodbury Board Selectmen, the project owner shall pay to the Town of Woodbury, quarterly upon submission by the Town of an invoice until the performance and maintenance bond required by these Subdivision Regulations and the Woodbury Street Regulations are released, the costs of inspection by the Town Public Works Department and the Town Planning Office, which costs shall not exceed 5% of the total costs of improvement calculated in accordance with Section 2.5.9 of these regulations.

6.1.5 Petition for Subdivision Regulation Amendment: A petition for amendment of the Woodbury Subdivision Regulations or the Regulations Pertaining to Construction and Acceptance of Streets shall be accompanied by a fee payment of $150. If determined necessary by the Commission, an additional fee of up to $1000 will be imposed for costs of engineering review of such amendment proposal.

SECTION VII - ENFORCEMENT

7.1 Any person, firm, or corporation subdividing or resubdividing land without the approval of the Commission shall be subject to penalties as provided in the Connecticut General Statutes. Any person, firm, or corporation offering for sale a lot in a subdivision or resubdivision that has not been approved by the Commission shall also be subject to penalties as provided in the Connecticut General Statutes.

7.2 The Commission may place a Notice of Violation on the Woodbury Land Records in the Town Clerk's Office for any violation of these regulations or of any conditions of approval issued under these regulations. No zoning permits or certificates of occupancy will be issued until such violation has been corrected to the Commission's satisfaction.

SECTION VIII - VALIDITY

8.1 If any section, paragraph, sentence, clause or phrase of these Regulations shall for any reason be held invalid or unconstitutional by a decree of decision of any court of competent jurisdiction, such decree or decision shall not impair or affect the validity of any other section or remaining portion of these Regulations.

8.2 If any section, paragraph, sentence, clause or phrase of these Regulations shall for any reason be held invalid or unconstitutional, as applied to a particular subdivision or subdivision application, such decree or decision by a court or competent jurisdiction shall be limited to the particular subdivision or subdivision application and the general applicability of these Regulations to other subdivisions or application shall not be affected.

SECTION IX - ADMINISTRATION

9.1 Administrative Agent

The Zoning Enforcement Officer or Deputy Zoning Enforcement Officer shall be the administrative agent of the Commission to receive notifications and applications, collect fees, monitor and inspect approved projects, advise the Commission with respect to these regulations, and carry out such other duties as may be required by these regulations or by the Commission.

9.2 Waiver of Regulations

As provided in Connecticut General Statutes Section 8-26, upon written request of an applicant, the Commission may waive any requirement under these Subdivision Regulations by a three-quarters (3/4) majority vote of all members of the Commission. In approving such waiver or waivers, the Commission shall state upon the record the reasons for which a waiver is granted in each case. The Commission shall not grant a waiver or waivers unless it determines that such waiver or waivers:

- are based on conditions that affect the subject land and are not generally applicable to other land in the area;
- will not have significant adverse effect on adjacent property or public health and safety;
- will not have significant adverse effect on the appropriate and orderly development of the area or hinder appropriate development or use of land on adjoining properties;
- are not for the purpose of creating an additional building lot or lots; and
- are necessary to further the intent of these regulations and the Town Plan of Conservation and Development.

9.3 First Division, Lot-line Revision, and Exempt Subdivision Determinations

9.4.1 Procedure: Upon submittal of the information required by this Section, the Zoning Enforcement Officer or Deputy Zoning Enforcement Officer may issue a Certificate of Zoning Compliance for the first division of a tract or parcel, as defined in Section 1.2.35; or for a lot line revision that does not create a new lot or create a non-conforming lot; or for a subdivision for municipal, conservation or agricultural purposes.

9.4.2 Information Required:

a. A complete First Cut/Lot-line Revision/Exempt Subdivision Determination Form.

b. An A-2 survey map, on good quality mylar, with lot area calculations as per the Woodbury Zoning Regulations.

c. A deed history of the subject property from 1955 to present, including copies of deeds and maps referenced and copies of assessor's cards for all adjoining properties.

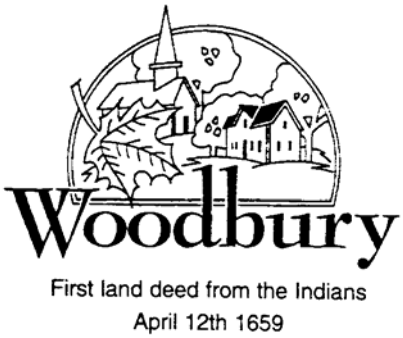
d. A narrative explaining the exemption of the proposed first division or lot-line revision from subdivision or resubdivision approval pursuant to the Subdivision Regulations.

e. For the properties serviced by septic systems, approval of the Pomperaug District Department of Health, or any successor agency, for the proposed first division or lot-line revision.

9.4.3 Land Records Filing: The applicant shall file a copy of the Certificate of Zoning Compliance, the A-2 survey map on mylar, and a legal description of the property on the Woodbury Land Records, including a notice of restriction of use for any division made for municipal, conservation, or agricultural purposes, which notice shall be approved by the Town Planning Office.

SECTION X - EFFECTIVE DATE

10.1 These Regulations shall be in full force and effect from the date of adoption by the Woodbury Planning Commission or from a date subsequent to adoption that may be established by the Commission.



Subdivision Regulations

Appendix A

Regulations Pertaining to the Construction and Acceptance of Streets

Adopted by Woodbury Board of Selectmen
November 8, 2001
Revisions December 1, 2005
Revisions January 1, 2006
Adopted by Woodbury Planning Commission
December 5, 2001
Revisions January 1, 2006

Town of Woodbury, Connecticut
REGULATIONS PERTAINING TO CONSTRUCTION
AND ACCEPTANCE OF STREETS

SECTION I – GENERAL PROVISIONS

Preamble
The objectives of these Regulations are to ensure that the construction of new streets will meet necessary design standards and blend in with the existing terrain to provide a neighborhood consistent with the rural character of the Town. Street construction shall be designed so that adverse impacts to natural habitats, significant trees and vegetation, and archeological and historic resources are minimized and mitigated.

1.1 **General**
This document sets forth the policies, rules, procedures, standards and specifications adopted by the Board of Selectmen of the Town of Woodbury essential for the execution of the responsibilities granted to the Board by Connecticut General Statutes for the administration and enforcement of the construction and maintenance of streets in the Town of Woodbury as further approved by the Planning Commission and incorporated as part of the Subdivision Regulations.

1.2 **Title**: This document is entitled "Regulations Pertaining to the Construction and Acceptance of Streets and may also be cited as the "Street Regulations."

1.3 **Definitions**: Certain words in these regulations are defined, accepted, and explained as follows:

1.3.1 Agent: The Board of Selectmen can designate an agent to be responsible for the inspection and supervision of construction as carried out under these Regulations and the Woodbury Subdivision Regulations and who would be responsible for the issuance of permits and performance of duties under the direction of the Board.

1.3.2 Form 814A: Form 814A shall mean a document entitled "State of Connecticut, Department of Transportation, Standard Specification for Roads, Bridges and Incidental Construction," and any subsequent revisions or issues and is made part of these regulations.

1.3.3 Street: The term "street" shall mean: a) an existing state highway as defined by Section 13a-1 of the Connecticut General Statutes, as amended; b) an existing public highway, street or road accepted by the Town of Woodbury by user or pursuant to Section 13a-48 of the Connecticut General Statutes, as amended; c) a proposed public highway, street or road in a subdivision or resubdivision for which a Record Subdivision Map has been approved by the Planning Commission; and d) streets laid out in accordance with Section 13a-61 or 13a-71 of the Connecticut General Statutes. Streets are classified as follows:

i. Arterial streets shall mean all state numbered routes within the Town of Woodbury.
ii. Minor rural: a dead-end street serving ten (10) or fewer lots.
iii. Local rural: a dead-end or through street serving 11-25 lots.
iv. Residential sub-collector: a through street providing access for trip origination and destination in the immediate neighborhood and with fewer than 1000 average daily trips.
v. Residential collector: a street that carries or will carry vehicular traffic generally through more than one section of Town to an adjacent town or to an arterial street, as determined by the Board of Selectmen and the Planning Commission.
vi. One way street: a street design to carry traffic in one direction, meeting the specifications of Section 3.2.1 of these Street Regulations, as part of an Open Space Subdivision approved in accordance with Section 5 of the Woodbury Subdivision Regulations.
vii. Private street: a minor rural or local rural road built to applicable street design standards as part of an Open Space Subdivision approved in accordance with Section 5 of the Woodbury Subdivision Regulations.

SECTION II - APPLICATION PROCEDURE

2.1 **Applicability:** The provisions specified herein are applicable to:

2.1.1 The construction of streets for which a subdivision map has been approved by the Woodbury Planning Commission;

2.1.2 The reconstruction of pavement, drainage or other improvements within or relating to any existing Town street, but not including maintenance, repair, and reconstruction of existing streets by the Town of Woodbury; and

2.1.3 The construction of new streets by the Town or any individual or entity.

2.2 **Maps:** Maps showing street rights-of-way and rights-of-way for drainage shall:

2.2.1 Be drawn in ink on good quality mylar on sheets having a size prescribed by Section 7-31 of the Connecticut General Statutes, as amended, and shall be drawn to a scale of at least 1" = 40'.

2.2.2 Bear the seal of a registered professional engineer or registered land surveyor licensed to practice in the State of Connecticut; and

2.2.3 Be accurate to the standards of a Class A-2 transit survey of the Connecticut Technical Council, Inc. and shall be so stipulated on the maps.

2.3 **Plans:** Plans of improvements and profile maps shall be prepared on the same size sheet, scale and quality used for the rights-of-way maps and shall bear the seal of a professional civil engineer licensed to practice in the State of Connecticut.

2.4 **Application for Street Construction Permit:** Application for a Street Construction Permit shall be made in writing to the Board of Selectmen and shall include the following documents:

2.4.1 For streets proposed as part of a subdivision approved by the Woodbury Planning Commission, two (2) copies of the approved subdivision maps and plans showing the street right-of-way and drainage easements, two (2) copies of the construction plans for street, drainage and other related improvements, and a copy of the Woodbury Planning Commission motion of approval. A fee of $100 shall be filed with the application.

2.4.2 For proposed streets that are not part of an approved subdivision, two (2) sets of maps and plans showing the street right-of-way, drainage easements, and construction plans for street, drainage, and other related improvements. A fee of $100 shall be filed with the application and the Board may assess additional fees for inspection and engineering review up to $1000 for each mile or fraction thereof of proposed road.

2.4.3 In the event that such proposed construction is within or relates to an existing Town Street, evidence of Workmen's Compensation and Contractors Liability Insurance with the Town named as an insured shall be presented.

2.5 **Permit Procedures - Issuance:** A Street Construction Permit shall be issued in writing by the Board of Selectmen subject to:

2.5.1 The completion of plans for the construction of streets, drainage and other necessary plans requested and approved by the Board of Selectmen and which also may be required to be approved by the Planning Commission;

2.5.2 An initial payment to the Town of Woodbury of inspection fees in the amount of two percent (2%) of the construction costs calculated in accordance with section 2.5.9 of the Woodbury Subdivision Regulations or, if the street is not part of an approved sub-division, in an amount specified by the Board of Selectmen; and

2.5.3 The filing of a performance bond as provided in Section 2.5.9 of the Woodbury Subdivision Regulations if the street is part of an approved subdivision or, if the street is not part of an approved subdivision, in an amount specified by the Board of Selectmen and in a form approved by Town Counsel.

2.6 **Permit Procedures - Length of Permit**: The Street Construction Permit shall be valid for a period of time that the Board of Selectmen deems necessary for the completion of construction. Permits may be extended for a period not to exceed one (1) year upon written approval of the Board of Selectmen. Upon the expiration of the extended time period, the Board shall either: a) require reapplication for the uncompleted work, or b) pay for the completion of the work with the proceeds of the performance bond filed in accordance with Section 2.5.3 of these Street Regulations.

2.7 **As-Built Plans:** Upon the completion of any road or drainage improvements, the applicant shall file with the Board construction plans, showing the streets, drainage and other subdivision improvements as built and also showing the location of any water mains, underground electric and telephone utilities. In lieu of such submission, the applicant's land surveyor and/or engineer may update and certify the mylar construction plans submitted under Section 2.2 of these Street Regulations and approved by the Board of Selectmen. Such filing shall also include a certification, signed and sealed by a land surveyor and/or engineer licensed to practice in the State of Connecticut that such surveyor and/or engineer has inspected all construction work and all improvements have been completed in accordance with plans and specifications approved by the Board.

2.8 **Release of Bond:** Before the release of the performance bond provided for in Section 2.5.3 of these Street Regulations:

a) The streets, street improvements and street drainage shall have been inspected and approved by the Board of Selectmen or its agent;

b) As-Built Plans shall have been filed with the Board pursuant to Section 2.7, and approved by said Board;

c) A Waiver of Mechanic's Lien shall have been filed with the Board; and

d) The applicant shall execute an agreement and file a bond in the amount of 10% of the performance bond to guarantee maintenance of streets, drainage and other improvements in accordance with these Regulations. In the case of improvements that are not to be offered for acceptance by the Town, the maintenance bond must be in effect for a period of one (1) year from the release of the performance bond. In the case of improvements which are to be offered for acceptance into the Town street system, the maintenance bond shall be in effect for a period of one (1) year from the release of the performance bond or until acceptance of the improvement into the Town street system, whichever period is greater.

2.9 **Acceptance of Streets:** The Board of Selectmen may recommend to the Town Meeting that the street be accepted into the Town Street System provided that the following conditions have been met:

a. One (1) year has passed since the release of the performance bond;

b. The Board of Selectmen or its agent has made a final inspection of the street and has found the street in a suitable condition:

c. There is a minimum of two (2) dwelling units on the street;

d. The owners have petitioned the Selectmen in writing to have the Town legislative body accept the street;

e. The owners have presented a signed statement from the Tax Collector indicating that all taxes have been paid:

e. The owners have drawn a conveyance and certificate of title for the rights of way of the street and drainage structures and of any easements in support thereof; and

f. The Board of Selectmen has received a recommendation for acceptance from the Planning Commission pursuant to the provisions of Section 8-24 of the Connecticut General Statutes as amended.

2.10 **Liability Insurance:** The Manufacturers and Contractors Liability Insurance specified under Section 2.4.3 shall include no less than the following:

2.10.1 Public Liability Limits of $1,000,000 per occurrence for bodily injury and property damage with a $2,000,000 annual aggregate, including blasting and underground damage resulting from the use of mechanical equipment, on work covered by this document.

2.10.2 Coverage with respect to all subcontractors doing any part of the work covered by the Permit.

2.10.3 If the policy is changed or canceled during the policy period, the policy shall provide that written notice will be given to the First Selectmen of the Town of Woodbury at least 15 days before the effective date of such change or cancellation period.

2.10.4 The Town of Woodbury shall be named as an additional insured.

2.10.5 Such additional coverage as requested by the Board.

2.11 **Worker Compensation Insurance:** Statutory coverage with employers' liability limits of $100,000/$500,000/$100,000 for all workers including contractors.

2.12 **Commercial Umbrella:** An umbrella policy of at least $5,000,000 must be carried.

2.13 **Professional Liability:** If any professional exposure exists, including but not limited to engineering and architectural work, a professional liability policy with a maximum limit of $5,000,000 must be carried.

2.14 **Inspection Procedure:** The Board of Selectmen or its authorized agent, and where appropriate, the Planning Commission, shall have free access to the construction work at all times and shall be authorized to take material samples, corings and other tests as deemed necessary to determine compliance with the standards of these Street Regulations and all conditions of approval pursuant to the Woodbury Subdivision Regulations. Costs of all inspections on behalf of the Board of Selectmen and the Planning Commission are to be paid by the applicant in accordance with Section 2.5.2 of these Street Regulations. The Board of Selectmen may require the applicant, at his own expense, to have sampling, coring, or other tests made and certified by a Connecticut licensed professional engineer.

2.15 **Notification and Testing:** The applicant or contractor for the street, drainage or other subdivision improvements shall notify the Board of Selectmen at least five (5) days prior to starting the work. Should the applicant or such contractor close down the construction project for a period exceeding one (1) week, due to weather conditions or other cause, the applicant or such contractor shall notify the Board of Selectmen in writing of such closing; he shall notify the Board in writing of his intention to resume the project at least two (2) working days prior to resuming the work. In addition, the applicant or such contractor shall give timely written notice to the Board of Selectmen for inspection purposes at least 48 hours before each of the following stages of work.

2.15.1 Commencement of site clearance and after the construction work had been staked out;

2.15.2 Commencement of excavation and grading of streets, and installation of embankments;

2.15.3 Commencement of installation of drainage and other utilities;

2.15.4 Commencement of backfilling structures and drainage pipes, facilities and other utilities;

2.15.5 Commencement of placement of the base course on the subgrade of a street; and

2.15.6 Commencement of construction of the paved surface of a street.

2.15.7 The Board of Selectmen or its agent shall have two (2) working days in which to inspect the completed work in each of the above stages of the project prior to approving the work. No work shall be commenced on succeeding stages of construction until the required inspection has been made and approval given in writing by the Board of Selectmen. The Board of Selectmen may issue a Stop Work Order and may suspend the Street Construction Permit if in its judgment the construction project or any stage thereof is not being carried out in accordance with these Regulations or if unforeseen field circumstances are encountered for which the approved plans are insufficient; the Board shall withdraw such Order and reinstate the Permit when it determines that there is compliance with these Regulations.

2.16 **Barricades and Protection:** When any excavation is made within the right-of-way of any Town Street, the applicant or his contractor shall provide a railing or suitable barricade so as to enclose such excavation material placed in the right-of-way. The railing or barricade shall be continued and maintained during the whole time such excavation is exposed or open. A sufficient number of lighted flashing warning lights approved by the Board of Selectmen shall be provided for public safety, to be affixed to some part of such railing or barricade or in such other proper manner over or near such excavation and excavated material, and so kept from the beginning of the twilight of the evening through the whole of the night, and every evening and night during the time such excavation shall be open, exposed or in state of repair. The applicant or his contractor shall comply with any order of the Board of Selectmen or their authorized agent for provision of barricades and shall furnish a Town constable or a State Trooper in uniform when so ordered.

2.17 **Rights of Safe Passage:** The applicant or his contractor shall provide safe and convenient passage for public travel around or over any excavation in a Town street or highway and shall keep such passage free from earth, stones, trenches or any other material which may hinder travel of pedestrians or vehicles. The applicant or his contractor shall comply with any order of the Board of Selectmen or their authorized agent for protection of safe passage. Street gutters shall not be obstructed in any manner so as to prevent or retard flow of water therein.

SECTION III - STANDARDS AND SPECIFICATIONS

3.1 Standards and Specifications

The design and construction of streets, drainage and other improvements shall conform to the Town Plan of Conservation and Development, shall be compatible with existing and planned roads, and shall comport with the standards specified in Section 3.2 below, except as follows:

3.1.1 Alternate Standards: The Board of Selectmen, in its sole discretion, may approve alternate design and construction standards when a) such standards are prepared by a professional engineer licensed by the State of Connecticut, b) the Board determines that such standards will be in accord with the purpose and intent of this document, and c) the Planning Commission has approved any such alternate design or construction standards, if proposed as part of a subdivision application pursuant to the Woodbury Subdivision Regulations.

3.1.2 Approved Subdivisions: The design and construction standards applicable to streets in subdivisions approved by the Planning Commission prior to the effective date of these Regulations shall be the standard applicable for construction at the time of such approval, provided that such approval is still in effect.

3.1.3 Other Streets: The Board of Selectmen, in the case of construction within or in support of an existing Town street, may approve other or lesser design and construction standards as deemed appropriate to be consistent with other improved portions of such streets.

3.2 Street Design

3.2.1 Standards: The following standards in Table 1 shall apply to the construction of streets as defined in Section 1.3.3 of these Street Regulations. The Board may require or approve specifications exceeding the minimums listed, subject to the approval of the Woodbury Planning Commission.

Table 1: Street and Right of Way Specifications

Street Type	Minimum Right of Way (feet)	Minimum Pavement Width (feet)	Minimum Hard Shoulder (feet each side)	Minimum Intersection Sight Distance (feet)	Minimum Centerline Radius for Horizontal Curves (feet)
Minor Rural	50	18	4	200	150
Local Rural	50	20	4	200	150
Residential Sub-collector	50	22	4	300	200
Residential Collector	50	24	4	400	300
One-way	24	12	4	150	100

Table 2: Stopping Sight Distance – Vertical Curves

Design Speed (MPH)	Minimum Stopping Sight Distance (feet)
20	125
25	150
30	200

3.2.2 Grades: The maximum grade on all streets except one-way streets or new streets constructed as part of an Open Space Subdivision shall be 10%. Maximum grade on a one-way street or new street constructed as part of an Open Space Subdivision shall be 12%. The minimum grade on all streets shall be 1.0%, except that a minimum grade of 0.5% to 1.0% may be established for 100 feet or less and as tangents of vertical curves. Where any street approaches an intersection at a grade of 4% or more, a transition area, having a maximum grade of 2%, shall be provided for a minimum of 50 feet measured from the right-of-way line of the street intersection.

3.2.3 Curves: The minimum tangent distance between reverse curves shall be 50 feet on minor rural, local rural, and residential sub-collector streets and 100 feet on residential collector streets.

3.2.4 Shoulders: Hard shoulders shall be a grassed lane free of all obstacles other than approved street trees and capable of supporting emergency vehicles.

3.2.5 Curbs: Road designs shall provide curbs for all centerline grades at or above 5%. Curbs are not permitted on minor rural roads. Curbs proposed at centerline grades below 5% must be justified by appropriate engineering. The Board may require that curbs be installed on any road if determined necessary to control storm water drainage.

3.2.6 Intersections:

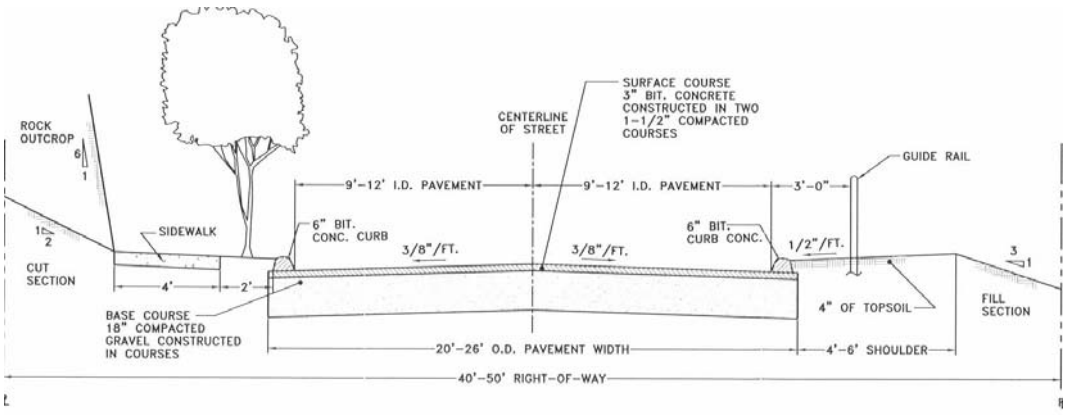
a. New road intersections shall at least 200 feet from any existing intersection, or other proposed intersection, or shall be part of an existing or proposed intersection. Sight distances shall be verified as meeting sight distance requirements of Table 1 and Table 2 in Section 3.2.1 of these Street Regulations. A greater distance may be required if the Board of Selectmen, in its sole discretion, shall so determine.

b. Roads shall intersect at 90-degree angles where feasible. Where unusual topographic conditions warrant, the Board of Selectmen may, through written approval, allow modification of this standard. In no case shall the angle of intersection be less than 70 degrees or more than 110 degrees.

c. Intersections of right-of-way lines and edges of pavement at intersections shall be connected with a curve having a minimum radius of 25 feet.

3.2.7 Cross Sections: Streets shall be designed with a cross section in accordance with drawings entitled "Typical Street Cross Section," (Figure 1) which Figure is hereby made a part of this document.

Figure 1



TYPICAL STREET CROSS SECTION

3.2.8 Turnarounds: Turnarounds shall have a right-of-way radius of at least 55 feet, and outside pavement radius of 45 feet, and a pavement width of at least 25 feet. Any such turnaround shall include a circular or teardrop shaped island retaining natural vegetation to the fullest extent possible. In special circumstances at the discretion of the Board of Selectmen and as approved by the Woodbury Planning Commission if part of an approved subdivision, T-type or alley turnarounds may be allowed if they are sufficient to permit turnaround by emergency vehicles and have no access ways at either end. Maximum slope for a turnaround shall be 3%.

3.2.9 Building Lots: No more than twenty-five (25) building lots may be established on any new dead-end street approved under these regulations. Dead-end streets in the Town street system as of March 14, 1956 are not subject to this restriction. Any extension of a dead-end street in the Town street system as of March 14, 1956 shall be limited to no more than twenty-five (25) additional building lots.

3.3 Street Names

Streets shall bear names which are appropriate to the character of the Town and which do not duplicate or too closely approximate in spelling or sound existing street names in the Town of Woodbury. All street names shall be subject to the approval of the Planning Commission and the Board of Selectmen. Street name signs conforming to Town standards shall be erected by the applicant at all street intersections at locations designated by the Board of Selectmen or its designee after the binder asphalt surface has been applied.

3.4 Street Construction

Streets shall be constructed in accordance with the following standards and procedures:

3.4.1 Survey and Field Layout: Instrument surveys shall be made, maintained and recorded as follows:

a. A centerline survey of the street shall be run in the field and suitable construction ties established to all control points. Stations shall be established to all control points. Stations shall be established at 50-foot intervals and at all points of curvature and points of tangency. The beginning of this line shall be designated at Station 0+00 and shall be the intersection point of the proposed centerline with the centerline of the connecting street. Offset hubs shall be provided as part of the centerline survey.

b. A construction stake shall be placed perpendicular to the tangent or radial in the case of curves, at each station on both sides of the street and clear of all construction. The construction stake shall be marked with the station, offset to centerline and cut or fill to profile grade as measured from the top of the stake.

c. A stake sheet showing the stations, profile grade, stake offsets and grades, and cuts or fills shall be prepared and presented to the Board of Selectmen before construction starts.

d. Permanent benchmarks shall be established throughout the duration of the project and recorded with the Board of Selectmen throughout the length of the project at 1,000 foot intervals or as directed by the Board. The datum for benchmarks shall be appropriate Town or State datum or U.S. National Geodetic Vertical Datum; assumed datum may be used only with the permission in writing from the Board.

e. Grades stakes shall be protected and preserved until the construction work is approved by the Board of Selectmen.

3.4.2 Clearing and Grubbing: The area of the right-of-way required to be graded shall be limited to the shoulder widths specified in Table 1 of Section 3.4.1 of these Street Regulations in accordance with the standard cross section contained in these Regulations. This area shall be cleared of trees, stumps, brush, roots, large rocks, ledge and other unsuitable materials, except that trees suitable for street trees shall be left standing as directed by the Board of Selectmen.

3.4.3 Preparation of Subgrade: The subgrade will be prepared as follows:

a. All trees and roots shall be stripped to below the basecourse of the pavement and for the full width of the pavement. All soft spots, peat, loam, organic material, spongy material, boulders, ledge and other unsuitable materials shall be removed and replaced by material conforming to Form 814A, Section M.02.07. Where ledge rock is encountered, it shall be removed to a depth of 18 inches below subgrade, and the area backfilled with gravel.

b. Embankments shall be constructed of suitable fill material deposited in successive layers not exceeding 12 inches in depth after compaction; embankments to an elevation of three (3) feet above free water surface at the time of filling shall be constructed of rock and/or free draining material conforming to Form 814A, Section M.02.07. No stone over five (5) inches in its greatest dimension shall be placed within 18 inches of the elevation of the subgrade.

c. The subgrade shall be compacted by the use of power rollers of at least 16 tons, or by other means approved by the Board or its agent. The subgrade shall be brought to a uniform surface to conform to the shape of the required cross section.

d. Where rock fill is used, fill shall be installed in lifts no greater than three (3) feet to the desired depth.

e. The Board of Selectmen may require the installation of drainage beneath the street pavement or in the right-of-way where necessary to protect the stability of the pavement.

3.4.4 Base Course: The base course shall be constructed as follows: On the prepared and approved subgrade, a three-course, rolled gravel base shall be constructed having a depth of 18 inches after compaction. The gravel material and construction methods shall conform to Form 814A, section M.02.02 and 3.02.

3.4.5 Surface Course: On the prepared and approved base course, free of frozen materials, there shall be constructed a two-course surface of bituminous concrete, each course 2 inches in depth after compaction. Construction methods and material shall conform to Form 814A, Section M.04.01 and Section 4.06. Bituminous Concrete Paving Mixture Binder Course. The surface course shall be installed when the temperature is 40 degrees and rising unless written permission is obtained from the Board of Selectmen and unless a period of at least 60 days has elapsed with the drainage subgrade and base course in place where deemed necessary.

3.4.6 Curbs: Where necessary, bituminous concrete curbs shall be constructed on the outer edge of the completed pavement. Curbs shall be machine formed, having a cross section approved by the Board of Selectmen, a height of six (6) inches and a base width of nine (9) inches. The curb material method of construction shall conform to Form 814A, Section M.04.01 and Section 8.15. Where driveways exist or are planned, depressed curbing must be installed.

3.4.7 Slopes: Cut slopes beyond the edge of the required shoulder or sidewalk shall not exceed one (1) foot rise for each two (2) feet of horizontal distance. Fill slopes beyond the edge of said shoulder or sidewalk shall not exceed one (1) foot of fall for each three (3) feet of horizontal distance. The Board of Selectmen may require a variation in the degree of slope to whatever extent is necessary to maintain the stability of the bank under the particular conditions. The Board may require the submission of a detailed erosion control plan and the institution of stabilization procedures contained in the Connecticut Guidelines for Soil Erosion and Sediment Control, (dated January 1985), as amended. Such procedure may include without limitation the installation of hay bale check dams, hay, straw, or wood fiber mulch, jute or fabric netting, crushed stone, and diversion swales. All earth surfaces of slopes, and areas that have been disturbed in any way due to grading and construction of streets, shall be covered with a minimum of four (4) inches of topsoil and suitably seeded or planted to prevent soil erosion. The Board of Selectmen may require the removal or lowering of embankments adjacent to street intersections in order to assure adequate sight distance at the intersection. No cut or fill sections beyond the right of way shall extend into property outside the subdivision or property not owned by the applicant, unless appropriate slope rights are obtained for the Town; in the absence of such slope rights, appropriate private retaining walls not to exceed a height of five (5) feet

shall be constructed within the subdivision to prevent encroachment upon subdivision lots or adjoining property. Such retaining walls shall be designed according to acceptable engineering practices and shall be of rubble masonry type unless otherwise approved by the Planning Commission.

3.4.8 Guide Posts: Guideposts shall be installed along all streets where there will be an embankment with a depth of five (5) feet or more. Posts shall conform to Form 814A, Section M.10 and shall be installed in accordance with Form 814A, Sections 9.10, 9.11, and 9.12.

3.4.9 Site Clean-up: All large rocks and boulders shall be removed from the cleared area of the street right-of-way and shall be deposited and suitably covered at an approved location on the property. Felled trees, stumps, and brush shall be removed from the project site or chipped and deposited in accordance with site plans approved by the Woodbury Planning Commission and the Woodbury Inland Wetlands and Watercourses Agency.

3.4.10 Storm Drainage Design: Storm drainage for streets shall be planned and designed in accordance with the following standards:

3.4.10.1 General. Sufficient pipe shall be installed to carry existing water courses in the street right-of-way and to drain both the proposed street or streets and extensions thereof or other streets which, based on topography, will be served by the same drainage system. No open ditches or channels shall be provided in the street right-of-way unless: a) sufficient additional right-of-way, in excess of the minimum standard width, is provided so as to maintain the standard cross section and b) proper provision is made for protective guide posts or rails. Street drainage systems shall take into account the effects upon downstream systems, shall be coordinated with general drainage requirements for the use and development of the abutting land and shall provide for the following:

a. Use and protection, and improvement if needed, of the natural drainage system;

b. Interception of channel drainage coming from any adjoining property or street;

c. Protection of locations in use or proposed necessary for on-site sewage disposal and water supply facilities; and

d. Prevention of flooding and soil erosion.

3.4.10.2 Runoff Calculations. Peak rates of stormwater runoff shall be computed using those methods outlined in Chapter 9 of the Connecticut Guideline for Soil Erosion and Sediment Control, dated January 1985, as amended. All storm drainage facilities shall be designed with sufficient capacity to convey the peak rates of runoff from storms with the average return frequencies listed below:

- 10 Year - All enclosed drainage facilities within road and easement from catch basins to outlets, etc.
- 25 Year - All cross culverts under roadways and drives, for improved streams, swales and ditches.
- 50 Year - All cross culverts and bridges constructed under major arteries, and where required by the Town Engineer.

3.4.10.3 Friction Factors. The hydraulic capacity and the required size and slope of storm sewer pipes and channels shall be established by using the Manning Equation. The friction coefficient for pipes shall be as recommended by the pipe manufacturer, but in no case shall it be lower than the values recommended by A.S.C.E. Manual of Practice No. 37, Design and Construction of Sanitary and Storm Sewers, 1969, as amended.

3.4.10.4 Discharge. The discharge of all storm water that has been collected or otherwise artificially channeled shall be into suitable natural streams or into Town or State drainage systems (design discharge points) with adequate capacity to carry the discharge. The peak run-off rate for a twenty-five (25) year storm at all designed discharge points shall not exceed natural run-off in a twenty-five year storm, calculated in accordance with Section 2.3.13 of the Subdivision Regulations, unless specifically approved in advance by the Woodbury Inland Wetlands Agency and the Woodbury Public Works Department. Otherwise there shall be no discharge onto or over private property within or adjoining the street unless a) proper easements and discharge rights have been secured by the applicant, b) such easements and rights are transferable to the Town and c) there will be adequate safeguards against soil erosion and flood danger. No storm water shall be diverted from one watershed to another. Discharge shall be made in a manner that protects streams, ponds and swamps from pollution.

3.4.11 Drainage Construction: Storm drainage shall be constructed in accordance with the following standards:

3.4.11.1 Pipe: All storm drainage pipe shall be either Class 4 reinforced concrete pipe (RCP), asphalt coated corrugated metal pipe (ACCMP), corrugated aluminum pipe, high density polyethylene pipe with smooth interior, or PVC pipe and shall conform to the requirements of Form 814A, Section 6.51. The minimum cover over all storm drainage within the right-of-way lines shall be two (2) feet. Where water is encountered in the pipe trenches, or where the Selectmen shall direct, storm drains shall be either slotted RCP, perforated ACCMP, perforated aluminum pipe or perforated PVC pipe and shall conform to the requirements of Form 814A, Section 7.51. In general, underdrain shall be installed on the uphill side of the road.

3.4.11.2 Methods: Storm drainage pipe shall be laid in accordance with the following procedures:

a. Prior to laying pipe, the trench shall be excavated to the required depth, the bottom of which shall be graded to afford a uniformly firm bearing for the pipe throughout its length. Where rock is encountered, it shall be excavated to not less than six inches (6") below the bottom of the trench and this depth shall be refilled with crushed stone and thoroughly tamped and shaped. Where the nature of the foundation material is poor, it shall be removed and backfilled with gravel or crushed stone approved by the Board of Selectmen, or its agent.

b. All pipe shall be carefully laid, true to the lines and grades given, hubs upgrade and with the ends fully entered into adjacent hubs.

c. Line and grade stakes shall be set by a Connecticut licensed land surveyor or professional engineer and shall be maintained in good order until the work has been inspected and approved by the Board of Selectmen. Where necessary, three (3) batter boards shall be maintained in place at all times when laying pipe and shall not be spaced more than 30 feet apart.

d. In sandy, silty or other soil in which there is a danger of washing or cave-ins, the joints of concrete pipe shall be thoroughly wetted and caulked.

e. All metal pipe shall be carefully joined and firmly clamped together by approved connecting bands which shall be properly bolted in place before any backfill is placed.

f. The backfill around the pipe and to a depth of at least eight (8) inches on top of pipe shall consist of crushed stone; where the drainage pipe is necessary to serve as an underdrain for the street or to control the water table, the remainder of the trench may be backfilled with bank run gravel upon approval of the Board of Selectmen.

g. Inlet conditions at all culverts shall be confined to a maximum headwater depth of 1.2 times the diameter of the culvert.

h. "Riprap" conforming to the requirements of Form 814A, Section 7.03 and M.12.02, shall be placed at inlets, outlets, in channel beds at bends or curves as required to prevent scouring, erosion and/or siltation of streams and culverts.

i. The inlets and outlets of all exposed drainage culverts shall be protected by concrete or mortared stone headwalls, endwalls and, where necessary, appurtenant wingwalls. All endwalls shall conform to the requirements of Form 814A, Section 5.06.

j. Catch basins, manholes, drop inlets, endwalls and other related drainage structures shall be constructed in accordance with Form 814A, Section 5.07.

k. No portion of any road shall drain in one direction more than 300 feet without catch basins on both sides of the road. In cases of extremely steep or flat grades and excessively large drainage areas, the Board may require installation of catch basins at lesser intervals. Catch basins shall also be located so as to eliminate, as much as practical, storm water flow across intersections.

3.4.11.3 Alternative Drainage Design. The Board may approve alternative drainage design, such as swales and infiltrators, based on appropriate engineering and approved by the Woodbury Planning Commission pursuant to the Woodbury Subdivision Regulations.

3.5 **Sidewalks**

Where sidewalks are to be installed, as determined by the Board of Selectmen and the Planning Commission, they shall be constructed of portland cement concrete or bituminous concrete as follows:

3.5.1 Width and Location. Sidewalks shall be a minimum of four (4) feet in width and shall be located two (2) feet from the curb to provide for a grass area.

3.5.2 Bituminous Sidewalks. Bituminous concrete sidewalks shall be laid on an eight (8) inch gravel base, tamped and rolled, and three (3) inches thick after compaction. The bituminous materials used shall conform to Form 814A, Section M.04. - Class 2 and the construction shall conform to Section 9.22.

3.5.3 Concrete Sidewalks. Portland cement concrete sidewalks shall be laid on a six (6) inch bank run gravel base, tamped and rolled and shall be constructed of concrete five (5) inches in thickness. Material shall conform to Form 814A, Section M.03.01 for Class "C" concrete and shall be constructed in accordance with Form 814A, Section 9.21.

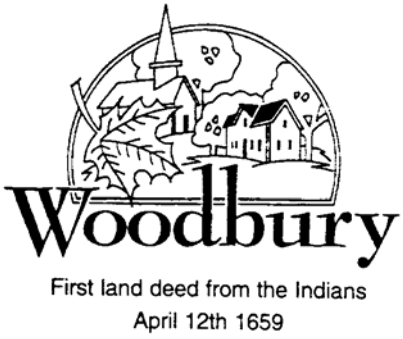
3.6 **Miscellaneous**

3.6.1 Monuments. Monuments shall be provided on both street right-of-way lines at the beginning and termination of each street and at each deflection or tangent point in between. Monuments shall be made of granite or prestressed concrete and shall be set in place, after all street construction is completed, with the market point set on the point of reference in accordance with the Connecticut Council, Inc.

3.6.2 Underground Utilities. Electric and telephone lines and facilities in new streets shall be installed underground unless the Planning Commission has determined that such underground installation is in whole or in part inappropriate or unfeasible. Wherever possible, such lines and facilities shall not be located under the street pavement. The lines and facilities shall be installed after the street right-of-way has been graded but prior to installation of the base course for the street pavement.

3.6.3 Private Property Notice. At the commencement of construction of a new road on private property, the property owner shall erect and maintain in good condition until acceptance of the road by the Town of Woodbury, a sign indicating that the road is private property, not open to public travel, and being constructed in accordance with the Woodbury Street Regulations. Said sign will be furnished by the Town of Woodbury. The property owner will be responsible for any damages that may occur to said sign.

3.6.4 Street Lights. When required by the Board of Selectmen and/or the Planning Commission, the developer shall install streetlights at all intersections, including intersections of a new street with existing streets. Streetlights shall be in operation prior to the issuance of any certificate of occupancy for the development. The developer shall be responsible for all operating and maintenance costs for such streetlights until the streets are accepted by the Town. Street lighting installed shall be in accordance with the standards established by the Town or recommended standards for municipal street lighting as established by the utility company providing local service.



Subdivision Regulations
Appendix B

TECHNICAL GUIDELINES
FOR THE DESIGN OF DETENTION BASINS

TECHNICAL GUIDELINES FOR THE DESIGN OF DETENTION BASINS

Design Guidelines

If detention basins are necessary as part of a stormwater management plan, they must be designed in accordance with currently accepted engineering design practices. Included in the design submission must be the following:

1. Map showing site, its location within the watershed, and the watershed limits. All detention facilities serving a watershed larger than (10) acres in size shall be analyzed with hydrograph and storage routing techniques.

2. Examination of the routing of stormwater through the site and its flow pat as it is discharged from the site. Sub-drainage basin limits within the watershed must be delineated.

3. Determination of the full flow capacity of downstream watercourses or storm drainage structures. The lowest capacity values found will determine the maximum flow rates at which stormwater may be released from the site, unless there is sufficient wetland area available downstream to detain and gradually release excess stormwater flows.

4. Designation of the location(s) of the proposed detention basin(s). Provide hydrographs for the stormwater runoff from those areas tributary to the proposed detention facility. Existing and proposed conditions must be evaluated. Hydrographs for storms with average return frequencies 2, 10 and 50 year, 24 hour type III storms should be computed. Selection of the appropriate method for developing these hydrographs should be based upon the size of the contributing drainage areas and the design output requirements. Chapter 9 of the Connecticut Guidelines for Soil Erosion and Sediment Control (dated January 1985, as amended) should be used as a guide.

5. Design the detention basin based on results of the above steps. Touting analyses should be completed for the hydrographs generated in subsection 4, above. Special attention should be given to providing an emergency spillway to pass excess flows from the 100 year storm. Chapter 8 of the Connecticut Guidelines for Soil Erosion and Sediment Control (dated January 1985, as amended) should be used as a guide in the design.

6. The detention basin may be designed to drain dry or retain water for extended periods after rain events. Dry basins are recommended over wet basins (retention type).

7. The depth-area-volume relationship of the basin is dependent on the storage volume needed to reduce the peak inflow rate to some desired peak outflow rate. As the natural contours in the site dictate, ponding depths should be kept as shallow as possible. However, where stormwater storage depths exceed four (4) feet, a bench width of six (6) feet should be provided around the entire perimeter of the basin (exclusive of bermed areas) at every four (4) vertical feet of storage depth.

8. Outlets from normally dry detention basins can take on a number of forms, limited only by safety and maintenance considerations. Outlet pipe must be at least 12 inches in diameter to facilitate maintenance. If less capacity is required than a 12 inch pipe would provide, flow should be throttled at the pipe entrance. Trash racks or perforated rises are required at inlets to help guard against plugging of the pipe.

9. The side slope of the basin should be no steeper than four horizontal to one vertical, (4:1) for the safety of mechanical mowing equipment and the safety of people during those times when water is being stored. All grades on the bottom of this basin should be at least two percent so that the bottom will drain quickly and leave no wet spots.

10. An emergency spillway outlet should be provided for discharge of inflows in the event the storage capacity is exceeded or the drainage system plugged. It must be designed for the 100 year storm frequency event.

11. Easements should be included if necessary and access roads provided to allow vehicles and other equipment the access needed for maintenance of the basin.

12. If detention is to be of the wet basin, (retention type), the volume needed for temporary storage must be provided above the normal pond elevation. A 10 foot width of maximum two percent slope should surround the pond just above the normal pond elevation to provide a safe landing place for those who may slip down the slope adjacent to the pond.

13. The outlet structure of wet basins (retention type) must be constructed such that the pond level is maintained. The side slopes beneath the water surface of the pond should be two horizontal to one vertical (2:1), to a depth of three or four feet to discourage the growth of aquatic plants unless a wetland system is developed along the shoreline of the pond. If fish are to be stocked in the pond, at least 25% of the pond's area should be at least ten feet deep.

Appendix C
Amendments to Text of Subdivision Regulations

Effective Date	Reference
09/11/67	Added Section 4.4 relating to sewer and water on multiple dwelling lots
	Added Section 4.5 relating to frontage on street
	Technical revisions to Sections 5.1, 5.3, 5.5, 9.3
	Added Section 16 to comply with State Statutes
07/15/70	Amended most Sections of Subdivisions Regulations
06/23/71	Added Section 8.19.1 relating to interior lots
	Amended Section 8.11 – Street Intersections
	Amended Section 8.7 – Monuments
	Amended Section 6.3.2 – Required Information
	Amended Section 6.33 – Waiver of Plan of Improvements and Profile Map
	Amended Section 8.13 – Lots on Existing Streets
02/14/77	Added Appendix A – Regulations Pertaining to Construction and Acceptance of Streets
	Added Map entitled "No Development Potential"
	Amended most sections of the Subdivisions Regulations
08/08/77	Added Section 4.16.7 relating to re-grading of cut and fill slopes
	Amended Section 5.4.14 relating to open space subdivisions and access strips
	Renumbered Sections 4.16.7 to 4.16.8 and Section 4.16.8 to 4.16.9
08/26/83	Added Sections 1.2.14 – definition of Solar Access;
	1.2.15 – definition of Building Orientation; and
	1.2.16 – definition of Passive Solar Energy Techniques
	Amended Sections 3.2.3 and 3.2.8 relating to standards for Site Development Plan
	Added Section 3.3.3 relating to standards for Record Subdivision Development Plan
	Amended Section 3.2.17 relating to solar access information on Site Development Plan
	Amended Section 4.6 and 4.6.4 and added Section 4.6.6 relating to solar energy techniques and natural features
	Amended Section 4.7.4 relating to design of building lots and solar access
01/01/86	Amended Section 3.5 – Grading Plan
	Added Section 3.6 – Erosion and Sediment Control Plan
	Amended Section 4.12 to refer to Section 3.6
06/01/88	Amended Section 4.7.2 – Access, and added subsections 'a' through 'f' providing design standards for driveways
05/10/91	Technical revisions to Section 1.4 – Approval; Section 1.5 – Effective Date
	Section 2.2 – Informal Preliminary Review
	Section 2.5.11 – Endorsement and filing of Record Subdivision Map
	Section 3.3.17 relating to expiration date on Record Subdivision Map
	Section 4.11 – Monuments and Pins
	Section 4.16.1 and 4.16.7 relating to re-grading of cut and fill slopes
	Added Section 2.3.10 – Hydrology and Hydraulic Report
	Amended Section 2.5.6 – Conditions
	Amended Section 2.5.9 – Performance Bond
	Added Section 4.7.6 – Flood Plain Districts
	Amended Section 4.9.1 – Open Space; and added subsections 'a' through 'f' providing criteria for open space
	Amended Section 4.9.2.d relating to open space acreage
	Amended Section 4.9.3 – Ownership of Open Space
	Amended Section 4.9.4 – Guidelines for Open Space Ownership and subsections a,b,and c
	Renumbered Section 4.9.4 to 4.9.5
	Deleted Sections 4.16.9 and 4.16.10 relating to standards for runoff control
	Added Section 4.17 – Storm Drainage and subsections 4.17.1 – General, 4.17.2 – Design Storm, 4.17.3 – Storm Water Discharge and 4.17.4 – Other Design Requirements
	Added Appendix B – Technical Guidelines for the Design of Detention Basins

07/01/91	Amended Section 5.2 – Applicability for Open Space Subdivisions
	Section 5.2.1 – Parcel Size
	Section 5.2.3.1 – Relating to net area of parcel
	Section 5.2.3.4 relating to zoning requirements
	Amended Section 5.3 – Maps and Plans
	Amended Section 5.3.1 – Design Features
	Deleted Sections 5.4.1.1 and 5.4.1.4 relating to minimum open space
	Renumbered Section 5.474.1.2 to 5.4.1.1
	Amended and renumbered Sections 5.4.1.3 and 5.4.1.2 relating to percentages of property to be set aside as open space
	Amended Section 5.4.2 – Storm Drainage Area as Open Space
10/10/91	Amended Section 4.8.1 relating to size and shape of lots in Open Space Subdivisions
07/01/96	Added Section 1.2.11 – Reserved right-of-way
	Amended Section 1.2.13.1 – Street Line
	Added Section 1.2.17 – Town
	Renumbered Section 1.2.1.. – 1.2.17 to 1.2.12 – 1.2.18
	Amended Section 1.8 – Reserved right-of-way
	Amended Section 1.9.a,b.c – Improvements to Existing town Streets
	Amended Section 2.1. – Presentation
	Amended Section 2.2 – Informal Preliminary Review
	Amended Section 2.2.1 – Preliminary Review
	Deleted Section 2.2.2
	Amended Section 2.3.4 – Subdivision Map
	Amended Section 2.3.5 – Construction Plans
	Amended Section 2.3.7 – Seepage Tests
	Added Section2.3.11 Professional responsibilities
	Amended Section 2.4 – Additional Requirements
	Amended Section 2.5.1 – Submission review
	Amended Section 2.5.3 – Hearing
	Amended Section 2.5.8 – Deeds, Easements and Notices
	Amended Section 2.5.10 – Right of Entry for Correction of Violations
	Amended Section 2.5.11 – Endorsement and filing of maps
	Amended Section 3.2 – Site Development Plan
	Amended Section 3.2.6 – Relating to existing contours
	Amended Section 3.2.14 – Spot Elevations
	Amended Section 3.4.16 and 3.4.17 – Streambelt and groundwater management
	Amended Section 3.3 and 3.3.7 – Record Subdivision Map
	Amended Section 3.3.16 – Original seal of surveyor
	Amended Section 3.4.11 – Original seal of appropriate design professional
	Amended Section 3.4.13 – Grading Plan
	Amended Section 3.5.5 – Contours
	Amended Section 3.5.11 – Original seal of appropriate design professional
	Added Section 4.7.1.g – Common Driveways
	Amended Section 4.7.5 – Solar Access and Energy
	Added Section 4.8.2 – Groundwater Control System
	Added Section 4.8.3 – Public Water Supply
	Added Section 4.8.4 – Certificate for Community Wells
	Amended Section 4.9.1 – Open Space
	Amended Section 4.9.1.f, g, h – Open Space
	Amended Section 4.14 – Fire Protection
	Amended Section 4.15 – Dead End Streets
	Added Section 5.1.d – Open Space Subdivisions and Re-subdivisions
10/17/01	Section 1.11, 2.2.1, 2.3.3, 2.3.6, 2.3.9, 2.5.9.4, 2.5.12, 4.1, 4.6.7, 4.9.1, 4.9.3, 4.15-4.15.2, 6.1-6.1.5, 7.1-7.2, 9.1, 9.2, 9.2.4 and numerous revisions and renumbering througout as required for a general update/continuation
	Section 1.2 – Revised to consolidate all definitions

	Section 2.2 – Specifies procedure for preliminary reviews of subdivisions proposals Section 2.3 – Adds requirement for existing resources/site analysis map open space maps and vegetation preservation/planting plan in application Section 2.5 – Revisions specify bonding procedures and requirement and procedure for modification of general plans Section 4.9 – Requires 20% of parcel to be subdivided set aside as open space and specifies procedures for meeting open space requirements Section 4.15 – Clarify definitions of standards for cul-de-sac designs Section 6.1 – Revises the sub-division application fee requirements Section 9 - Establish miscellaneous administration procedures
11/08/01	Amended Section 1.3.3 – Street Definitions Amended Section 2.4 – Application for street construction permit Amended Section 2.5 – Permit Procedures – Issuance Amended Section 2.7 – Performance Bond Amended Section 2.11 – Inspection Procedure Amended Section III – Standards and Specifications Minor text and grammar changes throughout
12/01/01	Revisions and reorganization throughout
01/01/06	Amended Section 2.3.12 – Inland Wetlands Agency Report Amended Section 4.6 – Design and Construction Standards, Natural Features Amended Section 4.7.2 – Access, Driveways Amended Section 5 – Open Space Subdivisions and Resubdivisions

Amendments to Text of Appendix A
Regulations Pertaining to the Construction and Acceptance of Streets

Effective Date	Reference
09/15/80	Added Section 2.9 – Release of Bond Added Section 2.10 – Acceptance of Streets Added Section 2.11 – Liability Insurance Added Section 3.3.7 – Slopes Added Section 3.7.5 – Private Property Notice
05/10/91	Added Preamble Amended Section 1.3.3.b – Definition of collector street and deleted 1.3.3.c Amended Section 3.2.3 – Width of travelway Amended Section 3.2.7.c – Intersections Amended Section 3.3.2 – Clearing and Grubbing Amended Section 3.3.7 – Slopes Amended Section 3.4.2 – Runoff Calculations Amended Section 3.4.3 – Friction Factors Added Section 3.5.2.k – relating to drainage Amended Section 3.6.1 – Width and location of sidewalks
07/06/96	Amended Section 2.13 – Notification and testing Amended Section 3.2.3 – Width of travelway Added Section 3.7.6 – Street Lighting
12/01/01	Amended Section 1.3.3 – Street Definition Amended Section 3.1 – Standards and Specifications Amended Section 3.2 – Street Design Amended Section 3.4.10.4 - Discharge
01/01/06	Amended Section 1.3.3 – Street definitions Amended Section 3.2.1 – Shoulder width Amended Section 3.4.10.4 – Discharge