

The seal of the Town of Thompson, Connecticut, is a circular emblem. It features a central shield with a landscape scene, including a tree and a building. The shield is surrounded by a rope-like border. The words "TOWN OF THOMPSON" are written in a circular path around the shield, and the year "1783" is visible at the bottom of the shield.

TOWN OF THOMPSON, CT

**PLANNING AND ZONING
COMMISSION**

SUBDIVISION REGULATIONS

5th Edition

The 2008 edition includes all amendments and supersedes all previous editions

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ARTICLE I – General Provisions

SECTION 1 – Title

These regulations shall officially be known, cited, and referred to as the subdivision regulations of the Town of Thompson, Connecticut, hereinafter “these regulations.”

SECTION 2 – Authority & Public Purpose

- A. The Planning & Zoning Commission of the Town of Thompson, hereinafter “Commission” is vested by the Connecticut General Assembly through Title 8, Chapter 124 and Chapter 126, as amended, of the Statutes of the State of Connecticut with the authority to review, approve, conditionally approve, and disapprove applications for the subdivision of land, including sketch, preliminary, and final proposals. The Commission may grant waivers from these regulations in accordance with Article 1, Section 8, of these regulations.
- B. Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the state to this municipality. The developer has the duty of compliance with reasonable conditions laid down by the Planning & Zoning Commission for design, dedication, improvement, and restrictive use of the land to conform to the physical and economic development of the municipality and to the health, safety, and general welfare of the future lot owners in the subdivision and of the community at large.

SECTION 3 – Purposes

These regulations are adopted for the following purposes:

- A. To protect and provide for the public health, safety, and general welfare of the municipality.
- B. To guide the future growth and development of the municipality in accordance with the Plan of Conservation and Development.
- C. To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
- D. To protect the character and the social and economic stability of all parts of the municipality and to encourage the orderly and beneficial development of the community through appropriate growth management techniques assuring the timing and sequencing of development, promotion of infill development in existing neighborhoods and non-residential areas with adequate public facilities, to assure proper urban form and open space separation of urban areas, to protect environmentally critical areas and areas premature for urban development.
- E. To protect and conserve the value of land throughout the municipality and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
- F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
- G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.
- H. To establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land.

- I. To ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision and that the community will be required to bear no more than its fair share of the cost of providing the facilities and services through requiring the developer to pay fees, furnish land, or establish mitigation measures to ensure that the development provides its fair share of capital facilities needs generated by the development.
- J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table, and to encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land.
- K. To preserve the natural beauty and topography of the municipality and to ensure appropriate development with regard to these natural features.
- L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of development as established in the zoning ordinances of the municipality.

SECTION 4 – Interpretation, Conflict, Separability & Appeals

A. Interpretation

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

B. Public Provisions

These regulations are not intended to interfere with, abrogate, annul any other ordinance, rule, or regulation, statute, or other provision of law except as provided in these regulations. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.

C. Private Provisions

These regulations are not intended to abrogate any easement, covenant, or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction imposes duties and obligations more restrictive or standards that are higher than the requirements of these regulations, or the determinations of the Planning & Zoning Commission or the Governing Body in approving a subdivision or in enforcing these regulations or the determinations made under these regulations, then the private provisions shall be operative and supplemental to these regulations and the determinations made under the regulations.

D. Separability

If any part or provision of these regulations or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgement shall be confined in its operation to the part, provision, or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The Governing Body hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application which is judged to be invalid.

E. Appeals

Appeals may be made in accordance with Section 8-28 and 8-30 of Chapter 126 of the Connecticut State Statutes as amended.

SECTION 5 – Saving Provision

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the municipality under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation by lawful action of the municipality except as shall be expressly provided for in these regulations.

SECTION 6 – Reservation & Repeals

Upon the adoption of these regulations according to law, the Subdivision Regulations of Thompson, Connecticut supersede regulations previously in effect.

SECTION 7 – Amendments

For the purpose of protecting public health, safety, and general welfare, the Planning & Zoning Commission may from time to time propose amendments to these regulations which shall then be approved or disapproved by the Planning & Zoning Commission at a public meeting following a public hearing and with public notice.

SECTION 8 – Waivers

- A. Where the Commission finds that extraordinary hardships or practical difficulties may result from compliance with these Regulations, it may approve waivers to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such waiver shall not have the effect of nullifying the intent and purpose of these Regulations; and further provided the Commission shall not approve waivers unless it shall make findings based upon evidence presented to it in each specific case that:
 1. The granting of the waiver will not be detrimental to the public safety, health, or welfare, or have a significant adverse effect on other adjacent property;
 2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if these Regulations are carried out;
 4. With the concurrence of the NDDH, the Commission may waive the required submission of certain data required for a sanitation report under Sanitary Requirements, Article IV, Section 11, B. when not deemed essential to make a decision on the application.
- B. The waiver will not in any manner conflict with the provisions of the Zoning Regulations, Plan of Development, or Regulations of any other Town Board or Commission.
- C. In approving waivers, the Commission may require such conditions as will, in its judgement, secure substantially the objectives of the standards or requirements of these Regulations.
- D. Petitions for any such waiver shall be submitted in writing by the subdivider at the time when the subdivision plan is filed for the consideration of the Commission. The petition shall state fully the grounds for the application and all of the facts called upon by the petitioner. The Commission shall hold a public hearing before acting on any such request. A three-quarters vote of the total

members of the Commission shall be required to approve a waiver and the Commission shall state on its record the reasons for granting the waiver.

SECTION 9 – Enforcement, Violations & Penalties

A. General

1. It shall be the duty of the Zoning Enforcement Officer to the Planning & Zoning Commission to enforce these requirements and to bring to the attention of the Commission any violations of these regulations.
2. No owner, or agent of the owner, of any parcel of the land located in a proposed subdivision shall transfer or sell any part of the parcel before a final plat of the subdivision has been approved by the Planning & Zoning Commission in accordance with the provisions of these regulations.
3. The subdivision of any lot or any parcel of land by the use of metes and bounds description for the purpose of sale, transfer, lease, or development is prohibited.
4. No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations, nor shall the municipality have any obligation to issue certificates of occupancy or to extend utility services to any parcel created in violation of these regulations.

B. Violations and Penalties

Any person making a subdivision or resubdivision of land without approval of the Thompson Planning & Zoning 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 10 – Revision & Effective Date

A. Regulation/Revision

The Regulations, and any amendments or changes hereto, shall be in full force and effect from the date established by the Commission, in accordance with the General Statutes of the State of Connecticut. The adoption of this amendment shall not render as conforming or legal any previous non-conforming or illegal division of land, but anything previously classified shall retain that classification, except as expressly changed.

B. Amendment of Regulations

The “SUBDIVISION REGULATIONS OF THE TOWN OF THOMPSON, CONNECTICUT” made effective by the Planning & Zoning Commission on February 3, 1969 and all amendments thereto, are hereby amended by striking all existing language and substituting these amended Regulations thereof with the effective date of these Regulations.

ARTICLE II – Definitions

Unless the context clearly indicates a different meaning, for the purposes of this regulation, the following words and terms shall be defined as follows:

“ADT, Average Daily Traffic

The average number of cars per day that pass over a given point.

Abutting Owner

The owner of property as indexed at the time of application with a contiguous boundary with the property being subdivided and/or with parallel frontage on the other side of the Town, State, or private road.

Agriculture

In accordance with Section 1-1(g) of the Connecticut General Statutes, as amended, shall mean the cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oyster, clams, mussels, and other molluscan shellfish; the operation, management conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging, timber or cleared land or brush or other debris left by a storm, as an incidental use to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation, or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing, or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to vegetables for market or for direct sale. The term “farm” includes farm buildings and accessory buildings thereto; nurseries, orchards, ranges, greenhouses, or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term “aquaculture” means farming of the waters of the state and tidal wetlands and production of protein food, including oysters, clams, mussels, and other molluscan shellfish, on leased, franchised, or public underwater farm lands.

Applicant

Any person, firm, corporation, partnership, association, or appointed agent having an interest in a parcel of land and who applies to the commission for approval of a subdivision of such land. Written consent shall be required from the owner of record of the premises.

Application

The forms, maps, texts, reports and supporting data required by these Regulations and proposing a subdivision or resubdivision.

Area of Special Concern

Land areas where soil conditions or topography require additional attention in the design of subsurface and sewage disposal systems as identified by the Connecticut Public Health Code, as amended.

As-Built Plans

Plans, including the site development plan, a grading plan, and a construction plan, showing any modifications or changes made including those made during construction.

Board of Selectmen

The Board of Selectmen of the Town of Thompson, Connecticut

Bond

A deposit in a specified amount as determined by the Commission.

Buffer Strip

A strip of land, identified on a site plan or by a zoning ordinance, established to protect one type of land use from another. A parcel of land unoccupied by building, structures, or pavements either maintained as a grass area and/or planted with trees/shrubs or left in its natural state.

Building

Any structure having a room and intended for shelter, housing, or enclosure of persons, animals, or materials. Any other structure more than six (6) feet high shall be considered as a building, excluding an electric transmission line or an electric light, telephone or telegraph pole, radio to TV antenna, highway or railroad bridge, or flagpole.

Certification

A signed, written approval by the Planning and Zoning Commission or its designated agent, that a plan complies with the applicable requirements of these regulations.

Certification of Occupancy

A document issued by the Town allowing the occupancy or use of a building and certifying that the structure or use has been constructed and will be used in compliance with all applicable codes, ordinances, and regulations.

Collector Street

A street or road which carries traffic from local streets to primary streets and arterial highways, including the principal entrances to developments and streets for circulation within such developments. Collector streets shall be designed in accordance with the standards set forth in the "Connecticut Department of Transportation Highway Design Manual", latest edition, for Rural Collector Roads, New Construction.

Commercial Use

Activity involving the sale of goods or services carried out for profit.

Commission

The Planning and Zoning Commission of the Town of Thompson, Connecticut.

Cul-de-sac

A road that shall have only one entrance from another Town approved or State road, or a road posted as "no outlet" which may or may not include a turnaround. The outlet from the cul-de-sac road shall be the same as the entrance. A cul-de-sac road shall not have any other intersecting road(s) for the entire length of the road other than its entrance/outlet. A cul-de-sac road cannot exceed 1,000

feet from the centerline of the intersecting street to the center of the turnaround. A cul-de-sac road shall not provide exclusive frontage to more than twelve (12) proposed or existing building lots. The turnaround portion of a proposed cul-de-sac shall contain a teardrop shaped island.

Date of Receipt

When the application is received by the Planning & Zoning Commission at it's regularly scheduled meeting.

Dead End Street

Synonymous with "cul-de-sac" as previously defined.

Developer

Synonymous with "applicant" as previously defined.

Development

Any construction or grading activities to improved or unimproved real estate, and includes but is not limited to the installation of required improvements and the disturbance of land related to the construction of a structure, installation of appurtenant utilities, and access from the existing or proposed public right of way.

Disturbed Area

An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

Driveway

A private roadway providing ingress & egress to a public roadway.

Dwelling

A building or part of a building which contains living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more families.

Easement

A right, established in deed or other legal means, of one party to use a designated portion of the second party's land for a specific and limited purpose.

Eastern Connecticut Conservation District

Formerly the Windham County Soil and Water Conservation District established under section (a) of section 22a-315 of the General Statutes.

Erosion

The detachment and movement of soil or rock fragments or by the wearing away of the land surface by water, wind, ice, or gravity.

Excavation

Shall mean the severance from the earth's surface or removal from the ground of soil, loam, sand, gravel, clay, rock, topsoil, or any other earth material.

Final Subdivision Plan

The final subdivision layout, plans, and all required supporting data that is presented to the Commission for approval.

Flood Plain

The relatively flat area adjoining rivers and other large bodies of water, not normally covered by water; during peak flow, a water course overflowing its normal banks will temporarily spread through this area. The following related terms are used in these Regulations:

- Base Flood (100 Year Flood):** A flood having a one percent chance of being equaled or exceeded in any given year.
- Base Flood Elevation:** The particular elevation of the base flood as specified on the Flood Insurance Rate Map of the Town of Thompson.
- Floodway:** The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 1.0 foot anywhere in Thompson; the regulated floodway is delineated on the Flood Boundary and Flood Insurance Rate map of the Town of Thompson.
- Special Flood Hazard Areas:** Zones delineated on the map entitled "FIRM: Flood Insurance Rate Map, Town of Thompson, Connecticut, Windham County" prepared by the Federal Emergency Management Agency."

Frontage

The boundary of a lot abutting a public street.

Grading

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

Impervious Surface

Any material that substantially reduces or prevents infiltration of stormwater into previously undeveloped land. Impervious surfaces shall include all bituminous or concrete pavement.

Improvement

Any change to the existing conditions of the subdivision site for the purpose of complying with these regulations or rendering the site more suitable for development and/or habitation. As used in these regulations, improvements, include, but are not limited to: construction and installation of roadway, paved streets, curbs, gutters, sidewalks, utilities, street signs, monuments, shade trees, drainage facilities, erosion and sedimentation control measures, fire ponds, sewer and water systems, buildings, earth filling or removal, seeding, and grading.

Inspection

The periodic review of construction of a subdivision.

Landscaping

A component of a subdivision or resubdivision plan on which is shown: proposed landscape species (such as number, spacing, size at the time of planting, and planting details); proposals for the protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other

information that can reasonably be required in order that an informed decision can be made by the Commission.

Local Street

A street or road used primarily for access to abutting property.

Lot

The unit or units into which land is divided with the intention of offering such units for sale, lease, conveyance or transfer; either as undeveloped or developed sites; regardless of how they are conveyed. Lot shall also mean parcel, site or any similar term.

Lot, Buildable

A buildable lot shall meet the minimum size, frontage and net buildable area for the zoning district in which it is located, and meet all applicable health and safety requirements.

Lot, Frontage

That portion of a lot extending along a street line.

Lot, Interior

A lot not containing the minimum road frontage generally required under these regulations but conforming to all specific area and dimensional requirements for this type of lot. Minimum lot size shall contain 150% of the land required for the underlying zone.

Maintenance Bond

A deposit in a specified amount as determined by the Commission

NDDH

Northeast District Department of Health.

Net Buildable Area

The total contiguous lot area, excluding the following:

- 1). areas of slopes in excess of twenty-five (25%) percent
- 2). areas defined as inland wetlands or watercourses by the Thompson Inland Wetlands and Watercourses Regulations, including established buffer areas
- 3). ledge outcrops
- 4). Special Flood Hazard areas and Floodways
- 5). areas encumbered by Easements

Open Space

Land set aside for parks, playgrounds, active or passive recreation, or conservation purposes, on any subdivision plan and not including unbuilt land on any lot. Open Space shall be dedicated in a location approved by the Planning & Zoning Commission and regulated in accordance with applicable provisions of these regulations.

Owner

A person, or persons, having title to a parcel of real property.

Passive Solar

A dwelling specifically designed to use natural and architectural components to collect and store solar energy without using any external mechanical power.

Performance Bond

A deposit in a specified amount, as determined by the Commission, amounting to the estimated cost to complete the public improvements required for an approved subdivision.

Person

Includes corporations, partnerships, firms, associations, or any other entity.

Pervious Surface

An area which permits the direct infiltration of at least thirty (30%) percent of all stormwater into the ground and does not create a point source of runoff greater than seventy (70%) percent.

Plan of Conservation and Development

The Plan of Development is a master plan for the most desirable use of land for residential, recreational, commercial, industrial, and other purposes; and contains the Commission's recommendations for population density, streets and other public ways, municipal development, public utilities, public housing and redevelopment; pursuant to Chapter 126 of the General Statutes of Connecticut, as amended.

Primary Street (or Arterial Highway)

A street or road used primarily for heavy volumes of traffic or high vehicle speeds.

Private Street

All streets not formally accepted by the Town.

Public Improvements

Any improvement, facility, or service together with its associated site or right of way necessary to provide transportation, drainage, utilities, or similar essential services and facilities and that are usually owned and operated by a governmental agency.

Recordable

A plan or other document of such form, material and size as to be suitable for filing or recording in the office of the Town Clerk in compliance with Connecticut General Statutes, as amended and any regulations adopted pursuant thereto.

Residential Access Street

Any street or highway that provides frontage for access to lots, and carries traffic having destination or origin on the street itself, and designed to carry the least amount of traffic at the lowest speed. Residential access streets shall be designed to convey an ADT between 100 and 250. Each half of a loop street may be classified as a single residential access street, but the total traffic volume generated on the loop street should not exceed 500 ADT, nor should it exceed 250 ADT at any point of traffic concentration. A residential access street shall conform to the design criteria and cross section of these regulations.

Residential Lane

Any street or highway that provides frontage for access to lots and carries traffic having destination or origin on this street itself, and designed to carry no more than 100 vehicles per day. A residential lane street shall conform to design criteria and cross section for a “residential access street” of these regulations.

Residential Sub-collector Street

Any street or highway that provides frontage for access to lots, and carries traffic of adjoining residential access streets. A residential collector street is designed to carry somewhat higher traffic volumes with traffic limited to motorists having origin or destination within the immediate neighborhood. Is not intended to interconnect adjoining neighborhoods or subdivisions and should not carry regional through traffic. Sub-collectors shall be designed to convey an ADT between 250 and 500. Each half of a loop sub-collector may be classified as a single sub-collector street, but the total traffic volume conveyed on the loop street should not exceed 1,000 ADT, nor should it exceed 500 ADT at any point of traffic concentration. A residential sub-collector street shall conform to the design criteria and cross section of these regulations.

Resubdivision

A change in a map of an approved or recorded subdivision or resubdivision if such change:

- a) affects any street layout shown on such map
- b) affects any area reserved thereon for public use
- c) 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 of recording of such map

Right of Way

- a) That portion of land which is made available for the construction of roadway, ditches, drainage structures, and utility lines, and is to be conveyed to the Town in the case of a proposed town road or conveyed to an Association charged with maintenance of such right of way in the case of a private road. The form and content of the instrument of conveyance shall be subject to the approval of the Town Attorney at the option of the Commission.
- b) The parcel of land between street property lines, which are defined as the limits of land dedicated, secured, or reserved for public transportation uses.
- c) A narrow strip of land used to gain access to a parcel of land that does not otherwise have access to a street right of way. Right of way is owned in fee by the party having the right to use it.
- d) A legally cognizable right belonging to a party to pass and repass on and over land of another for ingress and egress. Such right can arise by easement of deed, by judicial interpretation, or by common law or statute.

Secondary Use

A use in addition to a primary or accessory use. A secondary use is only allowed when specifically authorized under these regulations.

Sediment

Solid material, either mineral or organic, that is in suspension, is transported or had been moved from its site of origin by erosion.

Single Family Dwelling

A dwelling occupied by a single family in which the habitable area must be physically interconnected; and is serviced by a single set of utilities i/e electric, water, sewer, etc.

Slope

The deviation of a surface from the horizontal, usually expressed in percent or degrees.

Soil

Any unconsolidated mineral or organic material of any origin.

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 map and a narrative.

Soil Types

The classification of soils in a development as defined and explained in the Soil Survey of Windham County, Connecticut, Soil Conservation Service, as amended.

Soils Map

A map indicating the names and spatial distribution of soil types on a site including information relating to soil characteristics, such as slope, depth to seasonal high water, depth to bedrock, permeability, natural drainage class, stoniness, and stream and overflow hazard consistent with data prepared by the United States Department of Agriculture – “Soil Survey of Windham County, Connecticut.”

Solar Access

The south wall of a structure being shade free 75% of the time from 9:00 AM to 3:00 PM on December 21st of each year.

Stabilization

Structural or vegetative treatment applied to an area in order to prevent soil erosion.

Stormwater Detention

A provision for storage of stormwater runoff and the controlled release of such runoff during and after a flood or storm.

Street

Avenue, boulevard, road, lane, highway, or any other thoroughfare between taking lines or right of way lines which provides a principal means of access to property, which is improved to allow the safe movement of traffic, and which will handle storm water drainage adequately. New streets must conform with the specifications set forth in the Town of Thompson Road Ordinance.

Street Hierarchy

Shall include the following categories of streets, as determined by the Planning & Zoning Commission and maintained on a list prepared by the Commission and as contained in the Road Design Construction section of these regulations. There are three accepted categories of roads within the Town of Thompson.

Street Plans

Plan(s) of new and/or existing streets, showing existing grades and proposed street profiles, cross-sections, center line data, horizontal and vertical curves, and drainage and utilities data, coordinated by stations, together with such additional information as may be required by the Commission.

Structure

Anything constructed or erected which requires a location on the ground or attached to something having a location on the ground, including walks.

Subdivider

An applicant for approval of a subdivision or resubdivision plan, who shall be the owner of record of the premises to be subdivided or resubdivided, or who shall have a legal or equitable interest therein, at the time of the Application for approval of such plan.

Subdivision

The division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations (adopted 2/3/1969) for the purpose, whether immediate or future, of sale or building development, expressly excluding development of municipal, conservation, or agricultural purposes.

Subdivision, Conventional

A subdivision design that is consistent with the provisions of the Thompson Zoning and Subdivision Regulations notwithstanding Article IV, Section 7.

Subdivision, Conservation

A cluster development, as defined by Section 8-25 of the Connecticut General Statutes and found in Article IV, Section 7 of these regulations, in which the required dimensions under the Thompson Zoning and Subdivision Regulations may be reduced for the purposes of encouraging the preservation of additional open space.

Topsoil

Shall mean earth materials, including loam, which are arable and constitute the surface layer of earth materials.

Trip

A single or one-way vehicle movement to or from a property or study area. "Trips" can be added together to calculate the total number of vehicles expected to enter and leave a specific land use or site over a designated period of time.

Town

Shall mean the Town of Thompson, Connecticut, inclusive of all departments, boards, commissions and agencies.

Town Road

Shall have the following definitions:

- a) Any road listed on the map entitled "Town Roads, Town of Thompson, Connecticut" prepared by the Connecticut Department of Transportation, as may be amended from time to time.

- b) Any historic road which the Selectman determine is a Town Road.
- c) A road accepted as a Town Road by Town Meeting action.

Use

The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended.

Use, Conforming

- 1). Any use that is permitted by and complies with all of the requirements of these regulations, including but not limited to the requirement for a zoning permit, site plan review, or special permit;
- 2). Any use or activity that has been issued a use variance by the Zoning Board of Appeals;
- 3). Any use that was lawfully in existence on the effective date of these regulations, and that is listed as a permitted use or special permit use within its respective zoning district under these regulations; and
- 4). Any use that was lawfully in existence as a permitted use or a special permit use within its respective zoning district under these regulations prior to a zone change or zoning text amendment that subsequently prohibited that use in its respective zoning district.

Use, Non-Conforming

Any use that does not meet the definition of a conforming use.

Yard, Front

The area between the building and the front lot line, extending the full width of the lot on the street, extending along all streets. In a case of ambiguity, the Commission may designate the front yard of a lot based on historic precedent and compatibility with surrounding properties.

Yard, Rear

The area between the building and the rear lot line, extending the full width of the lot which is opposite from the front yard. In a case of ambiguity, the Commission may designate the rear yard of a lot based on historic precedent and compatibility with surrounding properties.

Yard, Side, Minimum

The area between the side lines of a lot and any building, and extending from the minimum front yard to the minimum rear yard. The minimum side yard includes a minimum for each side.

Water Courses

The term “watercourses” shall have the meaning set forth in the Inland Wetland and Watercourses Regulations of the Town of Thompson, Connecticut.

Wetland

The term “wetlands” shall be defined in the Inland Wetland and Watercourses Regulations of the Town of Thompson, Connecticut.

Zoning Enforcement Officer (ZEO)

The Commission’s Zoning Enforcement Officer.

ARTICLE III – Application Procedures & Commission Consideration

SECTION 1 – Preliminary Plan

- A. A Preliminary Plan submitted for subdivision is an informal opportunity for the applicant to get feedback from the Planning & Zoning Commission and the Conservation & Inland Wetlands Commission regarding issues that may be questionable or of particular concern to the site in question. A Preliminary Plan of a subdivision is recommended for all subdivisions of four (4) lots or more. In view of the fact that a Preliminary Plan submission is not required, no comments or suggestions made therein shall constitute prejudgment of any plan or bind the Commission.
- B. The Preliminary Plan of a proposed subdivision or resubdivision should be drawn on tracing paper or a print thereof, and show:
 - 1. The subdivision name, boundaries, north point, date, scale, legend and title “Preliminary Plan;”
 - 2. The names of the record owner and the applicant and the name of the designer, engineer, or surveyor;
 - 3. The existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;
 - 4. The proposed system of drainage, including adjacent existing natural waterways, in a general manner;
 - 5. Minimum Class D survey showing the boundary lines of proposed lots with location and dimensions;
 - 6. The names, location, and widths of adjacent streets;
 - 7. And the topography of the land in a general manner.
- C. Persons wishing to submit such Preliminary Plans must notify the Commission in writing ten (10) calendar days prior to the date of the next regularly scheduled meeting in order to be placed on the agenda.
- D. The Commission’s discussion of a Preliminary Plan of a subdivision does not constitute an approval, which can only be made by the Commission after submission of a formal application.

SECTION 2 – Formal Application

A. Time Table

- 1. All applications, maps, plans, documents, and data required by these Regulations shall be submitted by mail or handed to the Thompson Planning & Zoning Commission or its authorized agent at the office of the Commission in the Town Hall.
- 2. All applications and materials required by these Regulations should be filed with:
 - a. The Inland Wetlands Commission no later than the day of filing with the Planning & Zoning Commission
 - b. Any application received less than five (5) days prior to the next regularly scheduled meeting may not be discussed by the Commission.
- 3. The official date of receipt of applications and requests shall be the date of the next regularly scheduled meeting of the Commission immediately following the day of submission at the office of the Commission, or thirty-five (35) days after such submission, whichever is sooner.
- 4. For the purpose of these regulations the number of lots shall be determined by the cumulative number of lots which have been created out of the original tract as the original tract existed on the effective date of Subdivision Regulations in the Town of Thompson, which is February 3, 1969.

SECTION 3 – Required Documents

The applicant shall submit to the Commission an application consisting of the following documents:

- A. A written application completed in full on forms prescribed by the Commission, signed by the Applicant; if subdivision or resubdivision is proposed by a person, firm, or corporation other than the owner of the land to be subdivided, the application shall also be signed by the owner or his lawful agent.
- B. A NON-REFUNDABLE application fee of \$350.00 per lot shown on the subdivision map proposing public improvements or a fee of \$150.00 per lot shown on the subdivision map proposing no public improvements. A land use fee for the State of Connecticut per Section 22a-27j of the Connecticut General Statutes as amended. All application fees shall be made payable to the Town of Thompson.
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 fees, 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 without prejudice.
- C. A Sanitary Report and approval as required by Article IV, Section 11 of these regulations. (Water Supply and Sanitary Requirements).
- D. Two (2) 24" x 36" copies and fifteen (15) 11" x 17" reductions of the proposed plan for the development of the property showing all information required by these regulations. The Commission reserves the right to require additional copies as necessary for review by the Commission or other interested parties.
- E. An Erosion and Sediment Control Plan as required by Article IV, Section 6 of these regulations.
- F. A certificate of public convenience and necessity as required by Section 16-262m of the General Statutes of the State of Connecticut, if water is to be supplied by a water company by means of a community water supply system as defined in that section.
- G. Copies of all other approvals filed with local, state, or federal commissions or agencies in connection with the proposed development, and any contingencies of those approvals.
- H. State Highway or Town Road Connection: where a proposed street or storm drainage system joins with a State Highway or Town Road, the applicant shall present a letter or other documentation giving evidence that the construction plans have been submitted to the Connecticut Department of Transportation or the Town of Thompson Public Works Director with an application for a permit for such connection in accordance with the General Statutes of the State of Connecticut. Any applicant who receives a Connecticut Department of Transportation permit which requires an alteration to the plan as submitted & approved by the Commission shall resubmit that portion of the plan for review & approval by the Commission. Connections to town roadways require submission and approval by the Town of Thompson Public Works Director.
- I. Two (2) copies of storm water runoff report complying with Article IV, Section 5 of these regulations as amended.
- J. An agreement signed by the applicant, and by the owner of the land if other than the applicant, granting to officials and agents of the Town and of the Commission permission to enter onto any part of the land that is the subject of the application for the purposes of inspection and, in the event of the failure of the applicant to make required improvements, in order to make such improvements.
- K. The applicant shall send notice of the proposed subdivision to land owners as determined based upon the Assessor's records within a radius of 500 feet by certified mail, return receipt requested, and mailed not less than ten (10) days nor more than thirty (30) days before the scheduled public

hearing of the subdivision application to the Commission. Receipts of notice of proposed subdivision shall be submitted to the Commission or its designated agent no later than the Wednesday prior to the scheduled Public Hearing.

- L. The Commission may require an environmental assessment where it determines that the subdivision may contain significant natural and/or cultural resources, based on the National Resources Inventory, Conservation Wetland Commission's report, Commission's report, Plan of Conservation and Development, State Archaeologist's report, or other pertinent information reviewed by the Commission.

SECTION 4 – Application Process & Consideration

After it has been determined by the Commission that the application is complete, and has been received by the Inland Wetlands Commission, two (2) copies shall be retained for study by the Commission and other interested agencies. If a subdivision abuts or includes land in another town, three additional copies shall be submitted to the Regional Planning Agency.

The Commission shall transmit copies of the maps and plans to other boards, commissions, public agencies, officials, and consultants as in the opinion of the Commission may be advisable, for their information, review, and recommendations. The Planning and Zoning Commission shall not render a decision until the Inland Wetlands Commission has submitted a report. If time for a decision by the Planning & Zoning Commission elapses prior to the thirty-fifth day after a decision by the Inland Wetlands Commission, the time period for a decision shall be extended to thirty-five days after the decision of the Inland Wetlands Commission. This provision shall not be construed to apply to any extension consented to by the Applicant.

The Commission may waive the application fee requirement for:

1. The resubmission of an application disapproved by the Commission within the previous 90 days, or
2. Submission or a revision of a previously approved subdivision when such revision does not constitute a resubdivision.
3. Submission of a plan solely for the purpose of correcting an existing illegal subdivision.

A. PUBLIC HEARING

1. A public hearing shall be held on any subdivision of four (4) lots or more. In addition, a public hearing regarding application for approval of a subdivision of less than four (4) lots shall be held by the Commission, if it in its judgment, the circumstances require such action. The Commission shall hold a public hearing on any application for a resubdivision.
2. Public Hearings are scheduled within sixty-five (65) days of the date of receipt of the application by the Commission, and shall be completed within thirty-five (35) days thereafter. Notice of a public hearing shall be given in accordance with Section 8-26d of the General Statutes of the State of Connecticut.

B. DECISION

1. A decision on a proposed subdivision must be made within sixty-five (65) days of the completion of the public hearing. When no public hearing is held, a decision must be made within sixty-five (65) days of the date of receipt of the application. The applicant may consent to one or more extensions of time, which may be up to a total of an additional sixty-five (65) days.
2. The failure of the Commission to act within the prescribed time shall be considered as an approval, and a certificate to that effect shall be issued by the Commission on demand, in accordance with Section 8-26 of the General Statutes of the State of Connecticut.

3. In granting approval the Commission may modify the proposed RECORD SUBDIVISION MAP, plans, or documents in order to preserve the purpose and intent of these regulations.
4. If the Commission does not approve the application and all the accompanying maps, plans, certificates and documents as presented, it may modify and approve, or disapprove the application. The Commission shall state in its records the reasons for its decision, and give notice as required by law.
5. Commission approval shall include and be conditioned upon the following as applicable to the particular application:
 - a. Date when construction of roads, drainage and other improvements is authorized and a date when such construction shall be complete, which completion date shall not be later than five (5) years after the date when construction is authorized
 - b. Completion of any required road, drainage, or other subdivision improvements, prior to endorsement of the RECORD SUBDIVISION MAP or, in lieu of such completion prior to endorsement, execution of an agreement and posting of a performance bond payable to the Town of Thompson and acceptable to Town Counsel guaranteeing such completion. The performance guarantee shall be in an amount established by the Commission as to the amount estimated necessary to complete all improvements if the Town were required to do so;
 - c. Presentation of written conveyances and Certificates of Title in a form satisfactory to the Town Counsel for roads, easements, open space, parks or playground dedicated to and accepted by the town; and easements for storm drainage, sanitary sewers and rights of way to be dedicated to the Town, describing the land involved and the privileges of the Town. Such land not to be dedicated to the Town shall also be confirmed by written conveyance satisfactory to the Town Counsel, describing the land involved and the privileges of the owner. All conveyances shall be accompanied by an appropriate map delineating the land involved in accordance with the standards of these regulations, unless such land is shown on the RECORD SUBDIVISION MAP;
 - d. Presentation of a copy of an approved permit from the Connecticut Department of Transportation for any proposed street or storm drainage system which joins with a State Highway; Driveway Construction Permit for each proposed lot issued by the Board of Selectman, indicating that the applicant is familiar with the regulations contained in the Town of Thompson Driveway Ordinance, and will construct such driveways in conformance with the specifications set forth in the ordinance;
 - e. Presentation of evidence that final arrangements have been made for provision of any proposed public water supply by a public utility company; Section 8-25a of the General Statutes of the State of Connecticut;

- f. Presentation of results of NDDH percolation tests and approvals and recommendations;
- g. Presentation of a copy of report and plans showing final approval from the Thompson Inland Wetland Commission to conduct of any activity necessary to complete required streets, drainage, and other subdivision improvements in regulated wetlands;
- h. Where the subdivision involves construction of improvements or excavation, grading or depositing of materials in a Special Flood Hazard Area, presentation of a copy of Certificate of Compliance by the Building Official of the Town of Thompson.
- i. Presentation of one (1) mylar each of the approved RECORD SUBDIVISION MAP, the CONSTRUCTION PLANS and GRADING PLAN, for required signatures, incorporating all modifications and conditions specified by the Commission, if such map and plans have been modified since submission of the application, three (3) blue line or black line prints thereof shall also be presented;
- j. Authorization, by vote of the Commission, for the Commission Chairman or Secretary to endorse the RECORD SUBDIVISION MAP when all conditions of approval have been met. The final maylar shall be endorsed with the date of Commission approval.

C. FILING AND RECORDING

- 1. The endorsed RECORD SUBDIVISION MAP, showing any modifications upon which final approval of the subdivision was contingent, shall constitute the approved subdivision map.
- 2. The date of endorsement of the RECORD SUBDIVISION MAP shall be noted on the map by the Chairman or Secretary of the Commission as well as the date, five (5) years from approval hence, when approval may expire as provided in Section 8-26c of the General Statutes of the State of Connecticut.
- 3. Within ninety (90) days after delivery of the endorsed map to the applicant, the applicant shall file and record the map in the Office of the Thompson Town Clerk, except that the Commission may by resolution extend the time for such filing and recording for two (2) additional periods of ninety (90) days; the map shall remain valid until the expiration of such extended time.
- 4. Filing and recording fees shall be paid by the applicant.

D. AS-BUILT PLANS

Before release of any performance bond, or before the Commission endorses any RECORD SUBDIVISION MAP to permit filing or recording with the Town Clerk when no performance bond has been posted, the applicant shall present construction plans, meeting the standards of the regulations showing streets, drainage, and other subdivision improvements as built, including the location of any water mains, sanitary sewers, and gas mains, and also showing clearly where the as-built plans differ from the approved CONSTRUCTION PLANS. In lieu of such submission, an applicant's land surveyor and engineer may update and certify the mylars of construction plans approved by the Commission.

E. RELEASE OF BOND

- 1. **Performance Guarantee:** before release of any performance bond, or before the Commission endorses any RECORD SUBDIVISION MAP to permit filing or recording with the Town Clerk when no bond has been posted:
 - a. The roads, drainage, and other required improvements in the subdivision shall have been inspected and approved by the Commission or its agent in consultation with the Town of Thompson Public Works Directors;
 - b. The aforementioned as-built plans shall have been submitted to the commission;
 - c. Certification from a licensed surveyor shall have been received by the Commission stating that all required monuments and pins have been set in place, and;

- d. At the option of the Commission the applicant shall execute an agreement and file a bond to guarantee maintenance of and to cover deficiencies as determined by the sole discretion of the Commission or its agent in consultation with Town of Thompson Public Works Director in the required road, drainage, and other subdivision improvements. In the case of improvements which are offered for acceptance by the Town, a maintenance bond shall terminate no earlier than one (1) year after acceptance of the improvements by the Town;
- e. The maintenance bond shall be a cash bond and shall be an amount approved by the Commission as twenty-five (25%) of the current cost of the original improvements.

ARTICLE IV – Requirements for the Subdivision of Land

SECTION 1 – Application Requirements

- A. Completed Permit Applications should be submitted 10 days prior to the meeting of the Planning & Zoning Commission. This meeting is generally held on the fourth Monday of the month at 7:30 PM. When a Public Hearing is scheduled, the Public Hearing will commence at 7:00 PM. Please check with the Zoning Enforcement Officer to be sure there has not been a change in the meeting date for the month in which you submit your application.
- B. Be sure that your application is complete before submission, including Northeast District Department of Health approval, Conservation Commission review, Inland Wetlands Commission submission, Connecticut Department of Transportation approval, and that all necessary plans and maps are in order. Incomplete applications risk being denied. Fees are not refundable.
- C. Several days after the meeting at which your application has been accepted, you must pick up an abutters list from the Zoning Office. This paper will list all of the abutters to which you must send a letter describing the proposed request that is stated on your application. Your abutters letter must be sent by certified mail, returned receipt requested, at your expense, at least 10 days before the date of the meeting at which your request will be heard.
- D. The Wednesday prior to the scheduled public hearing, your green certified mailing cards (you may not receive all of the green cards back from the Postal Service, therefore the white slips will show your intended notification) and white mailing slips from the certified mailings should be filed in the Zoning Office. No Public Hearing can be held without the verification of the intended notification of all abutters on the list.

SECTION 2 – Basic Requirements

- A. No person or other entity shall make a subdivision of land, or sell or offer for sale lots from a subdivision until a plan for such subdivision showing the lots into which such land is to be divided, and the streets already existing or which are to be provided by him for furnishing access to such lots has been approved by the Commission and has been filed or recorded by the Town Clerk. Subdivision plans may not be filed or recorded by the Town Clerk until approved by the Commission; the filing or recording of such plans will be void.
- B. Every subdivider shall be required to follow these regulations and shall be familiar with them and with other proposed and existing developments in the vicinity of his proposed subdivision prior to the preparation of his plan.
- C. No street or utility construction shall be started until a plan for such construction has received either conditional or final approval from the Commission, and filed with the Town Clerk.
- D. No plan for a subdivision with lots having the required frontage on an impassable, unimproved, or semi-approved Town Road shall be approved unless the applicant agrees to improve such Town Road at all points along the road which provide the required frontage to lots in the subdivision to the nearest intersection with an improved Town Road, in accordance with Article IV, Section 2 of these regulations, as amended or provide reasonable impact fees as determined by the Commission.
- E. Each subdivision plan shall provide for storm water drainage, surface water drainage, sanitary sewage disposal, fire hydrants, fire ponds, and dry hydrants, underground utilities, curbs, walkways, and any other improvements, in amounts and locations considered necessary by the Commission to protect health, safety and general welfare.
- F. Boundaries of inland wetlands and watercourses shall be determined in the field by a certified soil scientist and approved by the Inland Wetlands and Watercourses Agency.

- G. Each lot in a subdivision shall contain a Net Buildable Area, as defined in these regulations, equal to the minimum lot area for the zoning district in which it is located. In no case shall the requirement for Net buildable Area exceed forty-thousand (40,000) square feet. The Commission may waive this requirement for the building polygon when the lots are connected or proposed to be connected to public sewers or a community sewer system.
- H. Every effort shall be made to ensure the preservation and enhancement of natural features, scenic vistas, large trees, and natural cover and contours of the land and other community assets.
- I. The subdivision plan shall conform to the Zoning Regulations and to the Thompson Plan of Development as adopted by the Commission in accordance with Section 8-23 of the Connecticut General Statutes, as amended.
- J. New subdivision streets shall have underground utilities unless a waiver in writing is obtained from and approved by the Commission.
- K. In order to provide safe and structurally adequate access onto streets, all driveways must conform with the specifications set forth in the Town of Thompson Driveway Ordinance.
- L. Streets shown on a Record Subdivision Map, approved by the Commission, and fully recorded may not deviate in any line or grade until the petitioner has followed the same procedure as that required for a new subdivision. In addition, the Commission shall consider what developments have taken place in the said plan, by individuals, in their reliance on its official recordings in the Office of the Town Clerk and whether the granting of the requested change or changes would affect any individual rights acquired there under.
- M. The new subdivision plan shall contain a clear and distinct reference to the former subdivision plan and to the book and page on which it is recorded in the Town Clerk's Office and shall show revisions or departures from the original in red ink.
- N. The latest edition of State of Connecticut Department of Transportation Standards for Roads, Bridges and Incidental Construction, as amended, is incorporated into these regulations.
- O. The Commission may require the applicant to prepare an Impact Statement evaluating the effect on the environment and estimated traffic on the site, waste disposal, surface drainage, water supply, and other issues if the Commission feels the community has a significant interest. The Commission may request a report from the State Environmental Review Team (ERT).
- P. A narrative may be required by the Commission for all subdivisions with over four (4) lots describing the following items in sufficient detail as determined by the Commission: General Description, Vehicular and Pedestrian Circulation, Utilities and Storm Water Drainage, Natural Conditions, Design Factors, Impacts and Phasing.
- Q. The new subdivision or resubdivision plan shall conform to Article IX, Section 2, "Aquifer Protection Program" of the Town of Thompson's Zoning Regulations.
- R. Separating distances, as set forth by the Connecticut Public Health Code for well and septic systems shall be contained within the property lines. There shall be a thirty seven and a half (37.5) foot side and rear yard setback for wells, septic systems, and reserve areas from all boundaries of the entire parcel being subdivided.

SECTION 3 – Design & Construction Standards

A. Design

Subdivisions shall be designed to conform to the current Comprehensive Plan of Development and the current plan of Conservation and Development adopted by the Commission for the Town and lands around the subdivision, particularly in regard to streets, drainage, and reservation of land for open space. Proposed subdivisions and all street, drainage, and other improvements required by these regulations shall also be designed and constructed in accordance with Town of

Thompson Road Ordinance and other applicable ordinances and regulations of the Town of Thompson.

B. Supervision and Inspection

Construction of all required improvements shall be carried out to the specifications and under the supervision of the Director of the Thompson Highway Department. In addition, the Commission or appointed representative shall have free access to the construction work at all times and shall be authorized to take material, samples, cores, and tests as deemed necessary to determine compliance with these regulations. The Commission may require the applicant, at the applicant's expense, to have such tests made and certified by a professional engineer licensed to practice in the State of Connecticut.

C. Building Lots

Proposed building lots shall be of such shape, size, location, topography, and character that the buildings can be constructed reasonably and so that they can be occupied and used for building purposes without danger to the health and safety of the occupants and the public. Any lot which is found to be unsuitable for occupancy and building by reason of water or flooding conditions, unsuitable soil, topography, ledge rock, shallow depth to bedrock, or other conditions shall be combined with another lot or lots that are suitable, which may result in a reduction of the total number of lots, or shall be marked, "This is not an approved lot" on a subdivision map. No lot so designated by the Commission shall be considered for approval until a grading plan meeting the requirements of Article IV, Section 4.E. has been submitted. Proposed building lots shall be designed and arranged to make best use of the natural terrain, avoiding unnecessary re-grading, and to preserve substantial trees, woods, and inland wetlands.

1. **Lot Size:** Any lot proposed for residential development shall meet the requirements of the Zoning Regulations as a minimum size except the Commission may require larger lots if needed to provide adequate separation between and among the well, septic system components, foundation (including footing drains or other mechanical means of drainage) and any other such features on any nearby lots, whether existing or possible in the future; and a reserve area for potential replacement of the leach field proposed for such lot, which reserve area meets the requirements of lot size: and that no portion of any septic system may be within 50 feet of any wetland soil, drainage feature, or in an area of shallow soil to bedrock, water table, or other potential interference with proper functioning of the septic system.
2. **Frontage:** Each lot shall have frontage on a public road, except as otherwise allowed by these regulations.
3. **Lot Numbers:** When feasible, lots intended for separate ownership shall be numbered beginning with the number "1" and shall continue consecutively throughout the entire subdivision. Adjoining sections of the same subdivision having the same title shall not duplicate numbers.
4. **Lot Lines and Shapes:** Insofar as practical, the side lot lines of all lots shall be at right angles to the street on which the lot faces or shall be radial to the street line. It shall be the discretion of the Commission to refuse to permit Town boundary lines to cross any lot and in the event of such refusal, such boundary line shall be made to constitute one of the boundary lines.
5. **Lot Grading:** Lots shall be graded to prevent ponding of water on the lot after construction of streets, drainage and buildings are completed. Where filling of lots for final grading is required, compactable fill, and topsoil as required for lawn or plant growth, shall be used. Tree stumps, logs, other decomposable material, or building debris shall not be used as fill material. When rocks or boulders are used for fill, they shall be located only in areas of the lot where they shall not adversely affect foundations, septic systems, drainage facilities or underground

utilities and shall be so deposited that, in the opinion of the Commission or his designated representative, voids likely to cause undue declivity will not be created.

6. **Interior Lots:** Interior lots shall be of a minimum size of one and one half times as large as that required by the Zoning Regulations and shall meet the requirements listed in paragraphs 2 through 5 above. Interior lots shall:
 - a. Only be used for single-family dwellings and accessory buildings and uses permitted in a residential zone.
 - b. The maximum number of interior lots shall not exceed one-third (1/3) of the total number of lots in any subdivision.
 - c. The lot line or lines nearest the street to which the lot has access and most nearly parallel thereto shall be considered the street line for the purpose of establishing the building line.
 - d. No Interior lot shall be located to the rear of another interior lot.

D. Street Design and Construction

Streets shall be designed and constructed in accordance with the Town of Thompson Ordinance and the following additional standards:

1. Classifications: All streets within or abutting the subdivision shall be classified as follows:
 - a. **Local Street:** A street or road used primarily for access to abutting property. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for local streets.
 - b. **Collector Street:** A street or road which carries traffic from local streets to primary streets and arterial highways, including the principal entrances to developments and streets for circulation within such developments. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.
 - c. **Primary Street (subcollector):** A street or road used primarily for heavy volumes of traffic or high vehicle speeds (or arterial highways). Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.
 - d. **Cul-de-sac:** A road that shall have only one entrance from another Town approved or State road, or a road posted as “no outlet” which may or may not include a turnaround. The outlet from the cul-de-sac road shall be the same as the entrance. A cul-de-sac road shall not have any other intersecting road(s) for the entire length of the road other than its entrance/outlet. A cul-de-sac road is a dead end road which includes a turn around at the end. A cul-de-sac road cannot exceed 1,000 feet from it’s beginning the centerline of the intersecting street to the center of the turnaround. A cul-de-sac road shall not provide exclusive frontage to more than twelve (12) proposed or existing building lots. The turnaround portion of a proposed cul-de-sac shall contain a teardrop shaped island. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.
2. The Commission reserves the right to require stricter road standards than those set forth when special or unusual project or site features make normal standards unworkable in whole or in part.
3. Criteria of Appendix B: Road Construction and Drainage.

E. Street Planning

Proposed streets and rights-of-way shall be planned in such a manner as to provide safe and convenient access to proposed lots, with due consideration for accomplishing an attractive layout and development of the land in the subdivision and in the neighborhood.

1. Streets should in general follow the contour of the land, bear a logical relationship to the topography, and shall have a location and grade which preserves the natural features in the subdivision and which enhance property values in the neighborhood. All natural features shall be preserved where so required by the Commission.

F. Street Lines

Street lines on each side of a proposed street shall be parallel or shall be concentric arcs, except at intersections and turnarounds designed in accordance with the Road Ordinance and these regulations. No street right-of-way shall be widened beyond the minimum width specified in the Road Ordinance and these regulations for the purpose of securing additional street frontage for proposed lots.

G. Existing Streets

1. Proposed subdivisions abutting an existing Town street or State Highway shall provide for proper widening of the right-of-way of such street or highway to the width appropriate for the classification given such street or highway by the Commission in accordance with the requirements of the Town Road Ordinance and these regulations. Drainage and other improvements made necessary by the subdivision shall be constructed in the existing Town street as required by the Road Ordinance and these regulations
2. Subdivision on one side of an existing "Impassable" or "Unimproved" Town Road shall improve said road to substantially conform to the standards for new roads proposed for Town acceptance to the nearest intersection with an improved Town road.
3. Subdivisions on the side opposite an unimproved or impassable Town Road as improved above shall require application of three (3) inches of bituminous concrete pavement, constructed in two courses per Town Road Ordinance and these regulations to the nearest intersection with an improved Town road, as well as installation of required curbing and drainage.
4. Subdivisions on both sides of an unimproved or impassable Town Road shall improve said road to conform to the standards for new roads proposed for Town acceptance to the nearest intersection with an improved Town Road.

H. Subdivisions on Existing Private Roads:

No subdivision will be approved on an existing private road unless it meets either of the following requirements:

1. Road improved to conform to standards for new private roads and association is set up to maintain said road.
2. Road improved to standards for new Town Road and accepted by the Town.

I. Access

Each street proposed on a Plan of Subdivision shall connect with an existing Town Road or State Highway or a street in a subdivision approved by the Commission or with a proposed street in the subdivision connecting with an existing Town Road or State Highway approved by the Commission. Streets shall be designed to establish building lots at or above the grade of the street, wherever possible. Lot lines shall be laid out so as not to cross Town boundary lines. No portion of any proposed lot which is outside the boundaries of the Town of Thompson may be considered for purposes of these Regulations. Each lot proposed on the Plan of Subdivision shall have access to the Town of Thompson roadway system without requiring travel out of the boundaries of the Town of Thompson.

J. Intersections

The following standards shall apply to street intersections:

1. Except where impractical because of topography or other conditions, all streets shall intersect so that for a distance of at least 100 feet the street is at right angles to the street it intersects;

2. In no event shall an intersection be allowed where the angle of intersection is less than 75 degrees within 100 feet of the intersection;
3. No more than two streets shall intersect at one point. Intersections, shall be spaced not less than 300 feet apart, except when in the opinion of the Commission, conditions are presented which justify a variation from this requirement;
4. If required by the Commission an intersection grading plan with a scale of 1"=10' shall be shown on the plans. Existing and proposed contour lines shall be shown at one foot intervals.

K. Street Names

Streets shall bear names which do not duplicate or closely approximate in spelling or sound of existing street names in the Town of Thompson. Streets which extend or are in alignment with existing streets shall bear the same name as the existing street. All street names shall be subject to the approval of the Commission.

L. Scheduling

The sub-grade and sub-base of any street, together with all drainage required for the street, shall be completed in accordance with the Town of Thompson Road Ordinance and these regulations, and if applicable, any permit issued by the Inland Wetland Commission, prior to approval of an application for Certificate of Occupancy for any structure on or served by such street. Pavement base courses and surface courses, and curbs shall be completed in accordance with the Road Ordinance and these regulations before application for Town acceptance of any street.

M. Easements

Easements for access to and use of land, or other necessary rights or restrictions of use of land, outside of a street right-of-way shall be provided as required or approved by the Commission and shall be shown on the Record Subdivision Map with adequate survey information, so that the land subject to easement may be accurately located by field survey. Easements may be required in the following types of cases as applicable to the particular subdivision:

1. For access to bridges and culverts by construction and maintenance equipment shall not be less than 20 feet wide;
2. For storm water pipes and water mains and sanitary sewers and appurtenances, any such easements shall not be less than 20 feet wide;
3. For use and access to storm water basins and fire ponds shall be not less than 20 feet wide;
4. For identification of points or areas of storm drainage spillage rights from streets when storm drainage conduits are not to be installed;
5. Temporary construction easements for grading and other construction work in the front 25 feet of each lot along a proposed street;
6. Sight-line easements across corners of lots at all street intersections to assure safe line of sight on the street to remove obstructions to regrading within the easement area;
7. Easements at least 10 feet in width for pedestrian ways to open spaces, parks, playgrounds, schools, and other public or semi-public places where the street system does not conform to a convenient pattern of pedestrian circulation;
8. For bikeways (non-motor) or horse riding trails as part of a plan and program for a neighborhood;
9. Where the right-of-way of any highway adjoining a proposed subdivision is less than 50 feet wide or where any proposed subdivision has frontage on the inside of any curve in a town highway, the Commission may require an easement for highway purposes, to allow widening or straightening such town highway, of not less than 25 feet from the centerline of the road.
10. Conservation easements

N. Easements for Pipe Systems

Easements may also be required for storm water pipes and facilities that may need to be installed in the future to serve undeveloped land within the watershed that normally drains across the area of the proposed subdivision; easements may also be required where natural prescriptive drainage rights must be altered by land subdivision. Easements for pipe systems shall be located so that the pipe is positioned at least 5 feet from the boundary of such easement, unless otherwise directed by the Commission.

O. Driveways

1. Safe driveway entrances with adequate sight lines for safe vehicle entry onto a street shall be required and adequate turnarounds within the lot provided.
2. Driveways to individual lots or interior lots shall be so located, designed and constructed as to prevent erosion and excessive road drainage onto the traveled way.
3. There shall be no shared drives, each lot shall have its own driveway access on its own property.
4. The driveway access to interior lots shall be fifty (50) feet wide. If however, the area of such lot shall exceed twice the area requirements of the zone in which the area is located, such right of access to said area shall be at least 50 feet wide and 20 feet wide sloping right areas shall be reserved on the lots adjacent to the access if considered necessary by the Commission.
5. There shall be no driveways to interior lots on turn-around portion of a cul-de-sac
6. Construction of driveway drainage facilities shall be completed prior to issuance of a Certificate of Occupancy or Town acceptance of the roads, whichever comes first.
7. Driveway entrances onto heavily traveled roads are discouraged and wherever possible should be laid out and designed to enter onto lightly traveled roads.
8. Driveways to all lots shall be constructed to provide adequate year-round access for emergency vehicles.
9. The Commission requires slopes not to exceed 12 percent and all-weather passable surfaces not less than ten (10) feet wide. Driveways shall be shown so that vehicles can turn around on the lot and not back up onto the street.
10. Driveways shall be constructed in accordance with the Driveway Ordinance of the Town of Thompson and these regulations.

P. Monuments

Monuments shall be provided on both street right-of-way lines at all angle points of curvature and tangent. At least two monuments shall be provided for each 800 feet of street. Monuments shall be made of concrete and shall be not less than five (5) inches square by 30 inches in length with a suitable 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.

Q. Special Structures

Bridges, box culverts, deep manholes, dikes, and other special structures shall be designed in accordance with State of Connecticut engineering practices and acceptable to the Commission or its designated agent.

R. Street and Traffic Signs

Street name signs of approved construction shall be installed at all street intersections in locations approved by the Board of Selectman.

1. Such signs shall be of a design and material approved by the Board of Selectmen.
2. Traffic signs as required by the Board of Selectmen of regulation size, shape, and material, and imbedded in concrete shall be installed prior to Town acceptance of subdivision roads.

3. Prior to the issuance of a Certificate of Occupancy for any structure on a new street either the street signs as specified above, or temporary street signs on a post eight (8) feet high, shall be installed.

S. Street Trees

The Commission may require that street trees be planted forty (40) to fifty (50) feet apart on both sides of any street, subject to variations made necessary by driveways, street corners and walks, and shall be located within ten (10) feet of the edge of the pavement.

1. Trees to be planted shall be of three (3) inch caliper or larger, shall be planted, protected, and maintained using good horticultural practices, and shall have a minimum height of ten (10) feet. Such trees shall be guaranteed for one season's growth, and shall be replaced by the developer if any should die during this period.
2. The species of trees shall be subject to the approval of the Commission.
3. 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.
4. Existing trees along the proposed street which conform to these requirements may be substituted for new trees at the discretion of the Commission.
5. Where the existing street trees have aged to the point of deteriorating, new street trees shall be planted in-between the existing trees and it may be required to trim the existing trees to permit growth of the new trees.

T. Sidewalks

1. Sidewalks of not less than four (4) feet in width, shall be constructed along one or both sides of the street, as determined by the Commission. The alignment of sidewalks, in relation to the roadway sideline, shall be as determined by the Commission. Sidewalks shall be located within the public sidewalk easements and shall be designated with due attention to pedestrian safety, sufficient snow shelf, and preservation of street trees. Walks shall be pitched one-quarter (1/4) inch to the foot, from exterior line of right-of-way, to edge of road pavement, or to the top of the curb, whichever is appropriate and constructed in accordance with the town of Thompson Roadway Ordinance and these regulations, the thickness of concrete shall be 5" for all types of sidewalk.
2. **Handicap Ramps:** Curb cuts shall be provided at all pedestrian crosswalks to provide access for the safe and convenient movement of physically handicapped persons. Such curb cuts shall conform to the most current State Statutes and the Americans with Disabilities Act Accessibility Guidelines.
3. **Waiver:** The Commission may waive the sidewalk installation, in whole or in part. In making this determination, it shall consider, among others, each of the following factors as furnished by the developer:
 - a. Dwelling unit densities in the subdivision and per the Plan of Conservation and Development.
 - b. Present and projected pedestrian traffic.
 - c. Present and projected traffic volumes.
 - d. Proximity of existing sidewalks.
 - e. Safety, including sight lines, traffic speed, and topography.
 - f. Classification of public streets.
 - g. Location and frequency of school bus stops.
 - h. Unusual topographic conditions making installation impracticable.

U. Underground Utility Lines

Wherever possible such underground utilities shall not be located under the street pavement.

New electric, telephone, television cable, and other utility 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 a determination, the Commission may take into account:

1. The types of service existing in the area adjacent to the subdivision;
2. Topographic and construction conditions, and;
3. The size of the subdivision or resubdivision.

V. Street Lighting

1. Road lighting shall be provided if required by the Commission at any location where illumination in darkness is necessary to minimize the risk of accident involving vehicles or pedestrians or to assure safe and convenient vehicle and pedestrian passage. In general, when required, the placement of lighting should be limited to intersections.
2. Lighting standards and luminaries shall conform to the most current utility company standards, unless otherwise approved by the Commission. They shall be so located as to safeguard against discomfort glare and disability glare and avoid adverse effects from illumination upon the use, enjoyment and value of adjacent property.

W. Fire Ponds or Water Storage Tanks

Where deemed necessary by the Commission and the Town Fire Marshal, fire ponds of adequate depth and capacity shall be provided in appropriate locations, registered, and approved by the fire department and the Town of Thompson Inland Wetlands Commission.

X. Corner Markings

Property boundaries shall be marked in accordance with “Minimum Standards for Surveys and Maps in the State of Connecticut” by Connecticut Association of Land Surveyors, Inc. latest edition.

Y. Maintenance

The subdivider shall maintain all improvements and provide for snow removal on streets, if required, until acceptance of said improvements by the Town of Thompson.

Z. Stream Crossings

All proposed stream crossings shall follow the guidelines established the Stream Crossing Guidelines by the CT Department of Environmental Protection, Inland Fisheries Division.

SECTION 4 – Subdivision Map Requirements

A. Subdivision Map

1. Subdivision maps shall meet the requirements of Section 7-31 of the General Statutes of the State of Connecticut, as amended, as to size and materials used.
2. Subdivision maps shall be prepared and certified by a Registered Land Surveyor and/or Civil Engineer under seal and licensed in the State of Connecticut.
3. Subdivision maps shall meet or exceed standards for a Class A-2 survey as defined by the “Minimum Standards for Surveys and Maps in the State of Connecticut” by Connecticut Association of Land Surveyors, Inc. latest edition. The Commission may accept a Class “D” Survey, subject to the above-referenced code, for large parcels not proposed for sale or development or to establish the perimeter ownership boundary of a large parcel where a portion of the parcel is proposed for subdivision and shall be subject to an “A-2” survey.
4. The following minimum map scales are required:
 - a. For location map showing location of site in relation to existing town roads, streets, and intersections within 2,000 feet of the subdivision: scale of 1”=1000’.
 - b. For cover sheet showing location of all lots (when required in the case of large parcels proposed for subdivision): scale of 1”=200’.

- c. For detail sheet or sheets: scale of 1"=40'.
- d. For road details: Horizontal: scale of 1"=40'. Vertical: scale of 1"=40'.
- e. For a map showing Wetlands approval including any modifications: scale of 1" = 40'.

B. Record Subdivision Map

1. The record subdivision map shall include all the following information in a neat and legible manner, drawn on polyester film (mylar) at least .003 inches thick on sheet 24"x36". The map shall show the following:
 - a. Date of preparation of the map and revisions thereto, scale, visual scale, north arrow, Town and State.
 - b. A location map showing the location of the subdivision in relation to existing roads in the Town, at a scale of 1"=1000'; north same as sheet.
 - c. An index map, if the proposed subdivision is divided into sections or is of such size that more than one sheet is required, showing the entire subdivision with lots, lot numbers, streets, street names, delineation of areas covered by each section or sheet and match lines between sections.
 - d. Name, width, and locations of existing and proposed property lines, streets, walks, and other right-of-ways or easements including those for utility lines, sewers, septic systems, storm sewers, water mains, catch basins, culverts, other underground structures, buildings, monuments, and water courses within and adjacent to the area to be subdivided.
 - e. A Soils Map, as defined in Article II, and any subdivision proposal which incorporates any wetlands or any water course shall show the boundaries of soil types having severe limitations and low or very low potential for soil absorption sewage disposal facilities as such soil types are defined in Soil Survey of Windham County Connecticut by USDA Soil Conservation Service, December 1981.
 - f. All inland wetlands and water courses and areas regulated by the Thompson Inland Wetland Commission; wetlands and watercourses shall be delineated by a certified soil scientist.
 - g. On a Soils Map as defined in Article II, all areas of severe slope, exceeding 25%; and all areas of shallow depth to bedrock, twenty inches (20") of consolidated till or less above bedrock shall be shown.
 - h. Areas within 100-year flood hazard areas as delineated by the Federal Emergency Management Agency (FEMA) and as shown on the most recently amended maps prepared by the 100-year flood hazard area, the map shall include the following notation: "This subdivision does not include land areas within the Federal Emergency Management Agency's 100-year flood hazard area".
 - i. Area of each proposed lot exclusive of areas designated as inland wetlands and watercourses by the Thompson Inland Wetland Commission.
 - j. For each proposed lot, the proposed septic-leach field system and reserve field shall be mapped showing distances to adjacent uses of land or property lines.
 - k. Location of percolation test holes and deep hole tests for each lot, keyed to the Sanitary Report as required by Article IV, Section 11.B. of these regulations.
 - l. Location of proposed wells and water sources for each lot, keyed to the Sanitary Report as required by these regulations.
 - m. The location of any points of drainage discharge points onto the tract from any street or other property.

2. Property ownership information and development proposals as follows:
 - a. All lines on the Record Subdivision Map, except as noted, drawn with dimensions to the hundredth of a foot, bearings or deflection angles on all straight lines and the central angle, tangent distance and radius of all arcs.
 - b. Names and address of the owner of the tract; name and address of the applicant if different from the owner.
 - c. Existing property lines within 500 ft. of the perimeter boundary of the area to be subdivided and the approximate area and dimension of adjacent tracts.
 - d. Both the street right-of-way lines of any street abutting or within 500 ft. of the tract; the survey relationship of the tract to nearby monuments, Town Roads, or State Highways where practical; may be presented at a smaller scale.
 - e. Names of adjacent subdivisions and all owners of property abutting the tract, and the Assessor's map and lot numbers for all such properties.
 - f. Proposed lots and lot numbers, and the area and dimensions of each lot.
 - g. Location and dimensions of existing and proposed easements, and existing and proposed monuments.
 - h. Within 500 ft. of the proposed subdivision, any municipal or district boundary line; any channel encroachment line.
 - i. Land Trust Preserves, Town open spaces, parks and playgrounds on the tract and within 200 ft. from the tract.
 - j. Any reserved areas for watercourses and wetlands protection or for conservation areas.

C. Subdivision Site Plan

1. The subdivision site map shall contain the following information:
 - a. Boundary lines of the parcel being subdivided, showing any lots previously subdivided.
 - b. Proposed lot lines, areas, frontage.
 - c. Site location map.
 - d. Contour lines, requirements for topographic details are as follows: Two (2) ft. contours taken in the field for proposed roads.
 - e. For areas required by the Commission for health, welfare, and safety reasons; two (2) ft. contours taken in the field.
 - f. For existing and proposed drainage ways, below proposed homes, leaching fields, and reserve areas: two (2) ft. contours to be taken in the field.
 - g. All other areas shall be done by recent aerial or field topography and shall be two (2) ft. or five (5) ft. contours depending on the severity of sloping on the site.
 - h. Wetlands and watercourses as set in the field by a certified soil scientist and approved by the Inland Wetlands and Watercourses Commission.
 - i. Land shown as floodway, Zone "A" or Zone "B" on a map entitled "Flood Insurance Rate Map - Town of Thompson, Connecticut", as amended.
 - j. Base flood elevation data.
 - k. Location of existing buildings on or within 200 ft. of the subdivision.
 - l. Accurate location of proposed roads with right-of-ways, pavement widths, and street lines on both sides of street right-of-ways indicating traveled way.
 - m. Existing drainage structures, indicating direction of flow.
 - n. Location of monuments to be installed.
 - o. Existing and proposed easements described precisely with respect to location and limits on all easements and rights of way.
 - p. Location of proposed open space.

- q. Names of streets which shall not duplicate the names of any previous street names in the Town.
- r. Existing and proposed utilities.
- s. Proposed driveways, leaching and reserve areas, and buildings. This requirement is not intended to “lock in” the builder to a particular area of the lot, but merely to demonstrate that the lot can be built upon. The Commission shall approve the location of driveways within cul-de-sacs.
- t. Zoning classification.
- u. The name of the subdivision shall not resemble any other subdivision name in the Town too closely.
- v. North Arrow, with reference to true, grid, or magnetic North. If magnetic North, the date of the magnetic reading shall be noted.
- w. Scale.
- x. Date.
- y. Approval block as follows:

<p><u>Approved by the Town of Thompson</u> <u>Planning & Zoning Commission</u></p> <p>Chairman Signature _____</p> <p>Date of PZC Approval _____</p> <p>Date of Expiration _____</p>

- z. Name of record owner.
- aa. Name of subdivider.
- bb. Name of designer, engineer, surveyor.
- cc. Names of abutting property owners.
- dd. Street intersections and driveways on both sides within 200 ft. of subdivision boundaries.
- ee. The following statement:
“Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires five years from date of approval if all physical improvements required by this plan are not completed by that date.”
- ff. The following statement:
“The Subdivision Regulations of the Thompson Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any waivers or modifications made by the Commission. Any such waivers or modifications are on file in the office of the Commission.”
- gg. Any work required on existing streets to substantially meet the standards of these regulations, including proposed drainage improvements.
- hh. Road layout and details of proposed new roads, meeting the standards of these regulations, including methods of drainage.
- ii. Area to be dedicated to open space.
- jj. Location and data for all deep test pits and percolation tests.

- kk. Any information relating to the subdivision, construction features, terrain elements and/or uses to which the property of the subdivision is to be put that might be required by the Commission.
- ll. Location of wells and septic systems with their appropriate and respective arcs of influence on the terrain.
- mm. Any ledge outcrops and existing stonewalls and fence within the subdivision.
- nn. Location of buffer strips and screens where these are necessary, showing the type and size, species of shrubs, trees, and other plantings.
- oo. A description of required improvements to be a part of the permanent record on the Town's subdivision files.
- pp. Narrative description and/or graphic illustration of any proposed energy conservation measures to be realized through solar site design techniques to include house orientation, street and lot layout, vegetation, natural and man made topographical features and protection of solar access within the subdivision.
- qq. Soil types for the entire parcel based on field investigations and/or the Soil Survey of Windham County, Connecticut, as amended.
- rr. Depth to bedrock.

D. Subdivisions That Require Street Improvements

Each subdivision that requires street improvements shall be accompanied by street profiles showing the following information at scales of 1"=40' horizontal and 1"=40' vertical, drawn on 24" by 36" sheets of polyester film (mylar) at least .003" thick:

1. Existing and proposed grades at the center line and at both street lines, width of pavement, rate of slope, curve data, elevations of control points and of fifty (50) ft. stations, and dimensions in accurate figures. The centerline of all proposed streets shall be staked in the field prior to submission of these plans.
2. Typical cross-section of the streets with paving, shoulders, curbs, ditches, and walkways in such details may be required by the Commission to evaluate compliance with these regulations and other applicable Town ordinances and regulations.
3. Connections to existing streets.
4. Top of frame, invert, slope and size of all pipes, ditches, culverts, manholes, catch basins, headwalls, watercourses, water mains, sanitary sewers, and other structures and underground utilities.
5. The limits of any area proposed for grading by major excavation and filling; the limits of any areas proposed to be reserved and protected from excavation or filling.
6. Detail drawings of any bridges, box culverts, deep manholes and other special structures including those required by Article IV, Section 6 of these regulations, Erosion and Sediment Control Plan.

E. Plan Notations

The following additional information shall be required as noted:

1. A signature block entitled "Approved by the Thompson Planning Commission" with a designated place for the signature of the Chairman and a date of signing, and work "Expiration date per section 8-26c of the Connecticut General Statutes" with a designated place for such date;
2. A signature block entitled, "Endorsed by the Thompson Inland Wetland Commission" with a designated place for the signature of the Chairman and the date of signing;

3. Such additional notes as may be required or approved by the Commission, such as restrictions pertaining to streambelt setbacks and building lines, reserved areas, easements and other features on the map.

F. Construction Plans

Construction plans in accordance with Appendix B for all proposed roads, drainage and other improvements shall be submitted on two (2) 24" x 36" prints and fifteen (15) 11" x 17" reductions. Construction plans shall show plan and profile drawings of all proposed streets, storm drains, sanitary sewers, catch basins, manholes, ditches, road cross sections, watercourses, headwalls (including typical cross sectional drawings or suitable reference notes), sidewalks, gutters, curbs, underground utilities and other structures. All construction plans shall be submitted on drawings approximately 24"x36" in size and shall be drawn to a horizontal scale of 1"=40' and a vertical scale of 1"=40'. Profile drawings and elevations shall be based on official Town, State, or United States Geological Service topographic bench-marks or other permanent bench-marks used shall be noted on the plan. The seal of the registered professional engineer who prepared the plans shall be imprinted on each print submitted. Construction drawings shall show at least the following information in accordance with good engineering practice and as appropriate for the particular subdivision.

1. Title of the subdivision, date, scale, Connecticut grid North point, Town and State;
2. For streets, the existing grades at the center line and both street lines and the proposed grade at the center line at appropriate intervals, street lines, and width of pavement; a typical street cross section; and a cross section at all cross culverts;
3. Top of frame, invert, slope, and size of all pipes, ditches, utility conduits, culverts, manholes, catch basins, headwalls and watercourses; typical ditch and watercourses cross sections;
4. On the plan drawing, the location of lot lines intersecting the street line; lot number and street names;
5. Curbs, gutters, water mains, hydrants, and special structures;
6. Detailed drawings of any bridges, box culverts, deep manholes, and other special structures;
7. Provision for temporary storm water detention and provision for control of erosion and sedimentation during and upon completion of construction;
8. The words "For location of underground electric, telephone, and other facilities of public utilities, inquire of appropriate utility company."

G. Grading Plan

The grading plan shall be drawn and submitted in the same manner as the Construction Plans requirements. Contours and elevations shall be based on the same bench-marks as provided for in Article IV, Section 4.D. The grading plan shall show at least the following information:

1. Title of the subdivision, date, scale, north point, Town and State;
2. Layout of existing and proposed lot lines and street lines;
3. Existing and proposed contours at an interval not exceeding two (2) ft. based on field or aerial survey to determine the adequacy of particular grading plans related to subsurface sewage and/or control of erosion;
4. Existing and proposed drainage, wetlands and watercourses;
5. The boundaries of any special flood hazard areas and floodways, and the base flood elevation data therefore;
6. Existing and proposed buildings and structures, together with the proposed locations of the well and subsurface sewage disposal systems;
7. Location of all test holes, test pits or borings and data, and;

8. Provision for temporary storm water detention, and provision for control of erosion and sedimentation during and upon completion of regrading (see Article IV, Section 6);
9. In addition to the above grading plan, the Commission may request the submission of cross section drawings covering the proposed excavation area.

H. As-Built Drawings

Upon completion of the road and storm drainage construction, an “as-built” drawn on polyester film (mylar) at least .003 inches thick on sheets 24” by 36” together with one blue or black line print per sheet must be submitted prior to the acceptance of the road by the Commission or their authorized agent. These drawings shall show the “as-built” location of all items depicted on the plan and profile construction drawings(s) approved by the Commission or their agent. The specifications for the preparation of the “as-built” drawings shall be the same as for the preparation of the construction plans.

I. Presentation

The plans presented to the Commission during the public hearing shall be in colors satisfactory to the Commission, clearly showing the proposed improvements (roadway and drainage), wetlands, areas of sloping over twenty-five percent (25%), open space areas and other distinguishing features of the site or the proposed work. All property lines shall be boldfaced on all presentation drawings. Colors shall be as follows: Roads - gray, Drainage - purple, Open Space - green, Wetlands - blue (distinct on blue line prints), Steep Slopes - orange, Utilities – red, Ledge – brown, 100 Year Flood Plain – dotted blue line.

SECTION 5 - Stormwater Runoff Control

The 2002 Connecticut Stormwater Quality Manual by the Department of Environmental Protection, as amended, should be used as a guiding document when addressing stormwater runoff control for these types of developments.

A. General

1. In the design of all surface and subsurface drainage systems for the construction and/or improvements of streets and/or subdivision of land for residential, commercial, institutional, industrial sites, and other facilities, it is imperative that the designer apply the utmost care to protect the life and property of our residents, the traveling public, the Town and the State. All facilities shall be planned and located so as to minimize the potential for damage to such property.
2. Proposed drainage facilities shall be designed to accommodate the runoff from the entire upstream drainage area with full consideration given to the effects of potential land development that could reasonably occur under the most current zoning regulations.

B. Drainage Design and Calculations

1. **General:** All drainage must be designed and certified by a Professional Engineer registered in the State of Connecticut. Stormwater flows may be computed by use of the Rational Method or by use of the methods described in the most current edition of the U.S. Soil Conservation Service Technical Release No. 55. Other methods of computing stormwater flows may be utilized provided they conform to sound engineering practice. When the Rational Method is used, rainfall intensity-duration-frequency curves for the Hartford Area and runoff coefficients contained in the Connecticut Guidelines for Soil Erosion and Sediment Control shall be used.

In general, the use of the Rational Method shall not be used in computing flows from watershed drainage areas in excess of 200 acres.

2. **Design Storm Criteria:** All storm drainage facilities shall be designed based on the following storm return frequency criteria:
 - a. On-site storm drainage system and minor channels.....10 years
 - b. Discharge pipes at low points including minor cross culverts.....25 years
 - c. Minor Streams (Upstream drainage area less than 1000 acres).....50 years
 - d. Major Streams (Upstream drainage area greater than 1000 acres).....100 years
3. **Submission of Drainage Information:** The following data shall be submitted for review by the Town:
 - a. Topography contour map(s) with sufficient detail to adequately show the existing and proposed drainage characteristics of the watershed. Drainage area(s) shall be delineated on the map(s).
 - b. Narrative and calculations addressing at least the following:
 1. Method used to calculate stormwater runoff.
 2. Stormwater runoff characteristics of the property before and after development.
 3. Maximum velocity and peak flow at point(s) of discharge from the system(s).
 4. Design calculations for all drainage piping, structures and appurtenances. The design engineer shall submit a drainage system summary sheet, similar to that shown in the Connecticut DOT "Drainage Manual". A plan identifying the tributary watershed associated with each structure shall also be submitted. A gutter flow analysis sheet, also shown in the Connecticut DOT "Drainage Manual", shall be required by the Town for roadway designs.
 5. Calculations addressing the adequacy of off-site drainage features, as applicable.
 6. Investigation of the effect a large magnitude storm(s) will have on a drainage system designed for a smaller return storm (i.e., what happens to a system sized for a 10 year storm during a 100 year storm event).
4. **Hydraulic Design:** Except where substantiated by special design studies, storm drain pipes and culverts shall be designed to flow full for the "design storm(s)". Total allowable headwater depths on pipes and culverts should normally be restricted to less than 1.2 times the clear height of the pipe or culvert provided flooding or damage does not occur to the roadway, adjacent buildings, sewage disposal systems, water supply systems, or other significant features.
5. **Drainage at Intersections:** Necessary drainage structures shall be installed to properly drain all intersections of new streets, and of new streets with existing roads. Intersection grading plans shall be submitted to demonstrate adequate grading at intersections. Intersection grading plans shall be at a scale of 1"=10' with grading contour intervals of 0.2 feet (maximum). Improvements to surface drainage at existing intersections shall be as required to adequately drain the intersection(s).
6. **Diversion:** The diversion of stormwater runoff from one watershed or watercourse to another shall be avoided whenever possible. Where it is absolutely necessary to create such a diversion, special provisions shall be made to minimize the potential damages which may occur as a result of such diversion and perpetual rights for such diversion, running with the land and in favor of the owner of the road, shall be secured by the developer when required by the Town.
7. **Pipe:** All pipe for storm drains shall be corrugated polyethylene or reinforced concrete pipe (RCP), class 4, conforming to DOT Form 816 or latest edition, and shall be approved for use by the Town. The minimum pipe size shall be 15 inches. In the event that groundwater or wet conditions are encountered during construction, slotted pipe may be required by the Town.

8. **Minimum Pipe Slope:** All stormwater piping shall be designed to provide a self-cleansing velocity of at least 2.5 feet per second when flowing full. Generally stormwater piping shall have a minimum pitch of one half (0.5%) percent. Lesser pitch may be approved by the Town provided the self-cleansing velocity is maintained.
9. **Pipe Cover:** The minimum clear cover over all pipes shall be three (3') feet.
10. **Outlet Structures:** All storm drain systems shall be terminated with a flared end section or other approved structure. Special energy dissipaters may be required to prevent erosion.
11. **Placement of Drainage Structures:** For roadways within proposed developments, the first set of catch basins shall be generally located within 350 feet of the roadway high point. Spacing between sets of catch basins shall be located as necessary to collect runoff and at a maximum of 300 feet. The maximum distance between drainage structures shall be 400 feet. Drainage structures shall be placed at each grade change along a storm drain and at each junction point of two or more storm drains. Inlet structure shall also be located and connected to the drainage system to pick up low spots in areas of the right-of-way or in adjacent lots.
12. **Underdrains:** The installation of underdrains will be required along the edge of pavement of a proposed street wherever the high groundwater level is known to be less than three (3') feet below the proposed finished grade of the street. The Town may require underdrains to be installed where localized seeps, springs, or high groundwater less than three (3') feet below the proposed finished grade of the street are observed within the proposed Town right-of-way lines. The Town may require test holes to be dug within the proposed Town right-of-way lines of sufficient number to determine the existing groundwater elevation. Underdrains shall not be less than 6" (six) inches in diameter and shall be perforated PVC. Outlets for underdrains shall be connected directly to drainage structures or shall be terminated with an approved outlet. Underdrains shall be placed in a 2' wide (minimum) trench, filled with ¾ inch stone and the trench lined with filter fabric.
13. **Channels:** The use of channels to carry stormwater to natural watercourses will not be allowed except in special case, and then only with the approval of the Town.
14. **Special Structures:** Bridges, box culverts, deep manholes, non-standard endwalls, and other special structures shall be designed in accordance with good engineering practice and shall be subject to the approval of the Town.

C. Storm Drainage Design and Construction

Storm drainage shall be designed and constructed in accordance with Article IV, Section 5 and the following additional standards:

1. **Pipe and Ditches:** Pipe and ditches shall be installed within the subdivision to carry existing watercourses, other than rivers and wide streams, and to drain the proposed streets, and streets which may reasonably be expected to be constructed at some future date on adjoining property for water flow which would normally drain across the area of the proposed subdivision. If in its judgement there will be no danger from soil erosion or danger to the public health and safety, the Commission may permit the continuance of existing water in open ditches.
2. **Relocation of Major Water Courses:** Relocation of major watercourses will be permitted only where, in the opinion of the Commission, such relocation improves the flow pattern of the stream or improves the layout of the proposed subdivision without adversely affecting the stream. Ditches and open watercourses should not be located in the portion of the lot customarily used for front and side yards, within the area of the lot described by the applicable setback lines, or in the portion of the lot which might logically be used for subsurface sewage disposal and/or water supply systems.

3. **Buried Pipes:** All ditches and storm drainage piping shall be constructed in accordance with the Town Road Ordinance and shall be sufficient to carry properly the designed storm water flow rates expected to enter the ditch or pipe from the proposed subdivision and from other properties in the watershed which, when fully developed, can be expected to drain across the area of the proposed subdivision.
4. **Discharge:** The discharge of all storm water from the subdivision shall be into suitable streams or rivers or into Town drains, ditches or other Town drainage facilities with adequate capacity to carry the additional water. No storm drain system shall outlet into a natural watercourse, whether continually flowing or intermittent, so as to exceed the existing capacity or the watercourse. Where the discharge shall be into private property adjoining the proposed subdivision, proper easements and discharge rights shall be secured by the applicant from the owner of record and the Town in a manner acceptable to the Commission before approval of the record subdivision map and acceptance of the drainage plan.
5. **Water Diversion:** No storm water shall be diverted from one watershed to another without a State permit.
6. **Water Channel Lines:** Building lines may be required along any stream or river for the purpose of preventing encroachment upon and constriction of the natural water channel by buildings, filling operations, or other facilities and construction. When required, a note shall be placed on the record subdivision map explaining the building lines and stating the restrictions against encroachment upon the channel.
7. **A Settling Basin** may be required by the Town if it is deemed necessary to prevent silting of streams, wetlands, or other areas contiguous to the drainage outfall and/or to reduce the rate of runoff to pre-construction conditions.

D. Drainage to Off-Site Properties

No increase in stormwater peak flows or volume of runoff from 2, 10, 25, 50, and 100 year design storms shall be allowed unless downstream increases are compatible with the overall downstream drainage system. The following items shall be investigated in determining whether increased peak flows or runoff volumes are compatible with the overall downstream drainage system:

1. The timing of peak flows from sub-watersheds.
2. The increased duration of high flow rates.
3. The adequacy of downstream drainage features.
4. The distance downstream that the peak discharges are increased.
5. When it is determined that stormwater detention structures are required, they shall be designed so that the peak flow(s) or volume of runoff after development shall not exceed nor be substantially less than the peak flow(s) or volume of runoff prior to development for each of the design storm events specified above.

E. Detention Structures

Detention structures shall follow the guidance of the 2002 Connecticut Stormwater Quality Manual by the Department of Environmental Protection, as amended. In addition to the requirements of Appendix B, the following information, as a minimum, shall be submitted for detention structures:

1. Inflow and outflow hydrographs for detention area.
2. Maximum storage volume.
3. Design of emergency spillway or other measures for the release of excess flow beyond that of the design capacity of the structure.
4. Flood routing of all runoff greater than the design capacity of the detention structure.

5. Time which is required for the structure to drain completely.
6. Outlet structure detail.
7. Materials used in construction of the structure.
8. Methods used in construction of the structure.
9. Methods employed to avoid clogging or the discharge outlet.
10. Safety features.
11. Proposed landscaping to cover detention structures.
12. **Storm Return Frequency:** Detention structures shall be designed and stormwater regulated for storm return frequencies of 2, 10, 25, 50, and 100 years.
13. **Design Procedure:** The procedure for computing the outflow from the detention areas shall consist of the development of an inflow hydrograph and the routing of the inflow through the detention structures to develop an outflow hydrograph.
14. **Inflow Hydrograph:** The inflow hydrograph may be developed by appropriate Soil Conservation Service or other acceptable methods. Routing through the detention structure shall be by application of the standard storage equation.
15. **Detention Structure Design:** Types and requirements for the detention structure design shall be appropriate for the site and be in general accordance with the SCS Field Engineering Handbook, Connecticut DOT Drainage Manual, or the CT. Guidelines for Erosion and Sedimentation Control. All designs shall be approved by the Town. The size and location of all detention structures shall be within the ability of the Town to appropriately maintain, repair, or modify as determined by the Commission.
16. **Maintenance Roads:** Maintenance roads and easements shall be provided for all detention facilities. The road shall be a minimum of twelve (12") feet wide capable of providing access for maintenance and emergency vehicles. Grades shall not exceed 10%.
17. **Fencing:** Safety fencing shall be provided as prescribed by the Commission.

F. Easements And Rights-To-Drain

1. **General:** All applications proposing easements as a part of the development shall include properly executed written easements and deeds describing the land involved and privileges of the town and/or property owner(s). Said easements shall be submitted to the Town prior to final approval.
2. **Easements Dedicated to the Town:** Drainage easements for drainage systems located outside of the street right-of-way lines shall be a minimum of 20 feet wide centered on the pipe and shall be adequate to provide access and maintenance to all drainage features. Easements for outlet pipes shall extend to a adequate existing storm drainage system or natural water course. Easements shall be provided for channels and shall be of minimum width to include a ten (10") foot access strip in addition to the width of the channel from top of bank to top of bank.
3. **Easements not Dedicated to the Town:** The location and size of these easements shall be established in the same manner as easements to be dedicated to the Town. The developer shall be responsible for establishing short and long term maintenance for the drainage system within said easements. The Town shall be granted the right to enter such easements to maintain, repair, and/or modify the installations.
4. **Rights-To-Drain:** Where downstream drainage features are not adequate to handle the increase in flows, the applicant shall secure drainage rights from the affected property owners, in writing. Such rights shall be noted on the final plans and shall be secured prior to final approval. Rights-To-Drain shall include the right for the Town to enter and maintain existing

and proposed facilities if the drainage system is to be owned by the Town and shall be in a form satisfactory to the Town.

5. **State Highway Department (DOT) Permit:** Where a proposed storm drainage system connects with a State Highway or its appurtenances, the developer shall obtain a permit for the connection from the Connecticut Department of Transportation and shall present a copy of said permit to the Town prior to final approval.

SECTION 6 – Soil Erosion & Sediment Control

- A. All subdivision plans proposing the disturbance of soil or vegetation in an area shall include a plan of measures to be taken to minimize soil erosion and sedimentation of watercourses and drainage systems.
- B. Activities requiring a certified erosion and sediment control plan. A soil erosion and sediment control plan shall be submitted with any application for subdivision when the disturbed area of such development is cumulatively more than one-half (1/2) acre.
- C. **Erosion and Sediment Control Plan:** A soil erosion and sedimentation control plan shall be in accordance with the Connecticut Guidelines for Soil Erosion and Sedimentation Control by the Department of Environmental Protection, as amended. Alternative principles, methods, and practice may be used with prior approval of the Commission. Said plan shall contain but not be limited to:
 1. A narrative describing:
 - a. The project;
 - b. The schedule of grading and construction activities on the land including start-up and completion dates, sequence of grading and construction activities, removal and stockpiling of topsoil; the sequence for installation and/or application of soil erosion and sediment control measures, and the sequence for final stabilization of the project site;
 - c. The design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
 - d. The construction details for proposed soil erosion and sediment control measures and storm water control facilities;
 - e. The installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities, and person responsible for maintenance of these measures during construction;
 - f. The operations and maintenance program for proposed soil erosion and sediment control measures and storm water control facilities, as well as person and/or organization responsible for maintenance or permanent measures when project is completed.
 2. A site plan map, at a minimum scale of 1"=40' or at a scale acceptable to the Commission showing:
 - a. The location of the proposed project and adjacent properties;
 - b. The existing and proposed topography, including soil types;
 - c. Wetlands, watercourse and water bodies, contours at two (2') foot intervals;
 - d. Any existing structures on the project site;
 - e. Proposed area alterations, including cleared, excavated, filled, or graded areas and proposed structures, utilities, roads, and new property lines;
 - f. Location and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 - g. The sequence of grading and construction activities;

- h. The sequence for installation and/or application of soil erosion and sediment control measures;
- i. The sequence for final stabilization of the development site.
- 3. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

D. Minimum Acceptable Standards:

- 1. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using principles as outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control as amended. Soil erosion and sediment control plans shall result in a development that minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
- 2. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control as amended. The Commission may grant exceptions when requested by the applicant if they are based on technically sound reasons and accompanied by technically adequate alternatives.

E. Issuance or Denial of Certification:

- 1. The Commission shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations.
- 2. Nothing in these regulations shall be construed as extending the time limits for approval of any application under chapters, 124, 124a, or 126 of the Connecticut General Statutes.
- 3. Prior to certification, any plan submitted to the Commission may be reviewed by the Eastern Connecticut Conservation District (ECCD) which may make recommendation concerning such plan, provided such review shall be completed within the thirty (30) days of the receipt of such plan.
- 4. The Commission may forward a copy of the development proposal to the Inland Wetlands and Watercourses Agency of the Town or consultant for review and comment.

F. Conditions Relating to Soil Erosion and Sedimentation Control:

- 1. The estimated costs of measures to control soil erosion and sedimentation, as specified in the certified plan, may be covered in a performance bond or other assurance acceptable to the Commission in accordance with the provision specified under Article IV, Section 9 of the regulations.
- 2. Site development shall not begin unless the soil erosion and sediment control plan is certified and those control measures and facilities in the plan are scheduled for installation prior to site development are installed and functional.
- 3. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.
- 4. All control measures and facilities shall be maintained in effective condition to ensure compliance with the certified plan.
- 5. 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 performed or installed and maintained. The Commission may require the permittee to verify through progress reports that soil erosion and sediment control measures have been performed or installed according to the certified plan and are being

operated and maintained. The Commission or its agent may issue a Stop Work Order if soil erosion and sediment control measures are not being carried out as required by the regulations and any certified control plan. The Commission or its agent may order in writing the remedying of any condition found to be contrary to these regulations or the certified control plan.

6. **Applicant's Responsibilities:** It is the permittee's responsibility to anticipate unforeseen erosion or sedimentation problems and emergencies and to have the capability to deal effectively with such problems. In the event of an unforeseen emergency in which adjacent properties, roadways, wetlands or watercourses in the Town of Thompson face imminent danger of pollution or obstruction from erosion and sedimentation and the permittee or his designated agent cannot be contacted through reasonable effort, the Commission shall empower its agent to act to stem the threat of erosion and sedimentation. Except to the extent prohibited by applicable law, the expense for remedial action shall be recovered from the permittee.
7. **Enforcement:** Enforcement of the soil erosion and sediment control 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 7 – Conservation Subdivisions

A. Purpose

The purpose of this Section is to maintain and enhance the conservation of natural or scenic resources, protect natural streams and water supplies, promote conservation of soils, wetlands, and other significant natural features and landmarks, and enhance public recreation opportunities. These regulations are intended to provide for increased flexibility, balanced by increased control, in the development of land so as to facilitate the preservation of open space, natural resources, recreational uses, and community character.

B. Submission of a Conservation Subdivision

An applicant proposing to subdivide a parcel of land containing twenty (20) or more acres in the R-40 and RA-80 districts may submit a Conservation Subdivision plan that meets the requirements of this Section, as well as all other relevant provisions of these Regulations and the Thompson Zoning Regulations. The Commission requires that prior to the submission of an official application for Conservation Subdivision approval, the applicant initiate a pre-application conference for informal consideration by the Commission. The presentation of a preliminary Conservation Subdivision Plan and Conventional Subdivision Plan will better facilitate alterations recommended by the Commission. Neither the pre-application conference nor the consideration of the preliminary plan shall be deemed to constitute the official procedure of subdivision approval. The Commission reserves the right to direct the applicant towards a Conservation or Conventional Subdivision layout.

C. Density Calculation

The maximum number of units for a Conservation Subdivision shall be determined by providing a Conventional Subdivision Plan consisting of lot and street layouts conforming to the Zoning and Subdivision Regulations governing Conventional Subdivision lots. Yield plans must identify topographic contours (contour interval of no more than ten feet); wetlands and watercourses; 100-year floodplains; slopes exceeding twenty-five percent (25%); rock outcrops; and easements and rights-of-way affecting the parcel.

D. Dimensional Requirements

Minimum Lot Area: 30,000 square feet
Minimum Lot Frontage: 100 linear feet (on a Public Street)
Net Buildable Area: 30,000 square feet (of contiguous buildable area)
Max. Imperious Surface: 20%

E. Cul-de-sacs

The cul-de-sac restriction of twelve (12) building lots shall not apply to Conservation Subdivisions

F. Design Standards

In designing a Conservation Subdivision the applicant should consider the purpose statement in this Section, the standards set forth in these Regulations, and the following factors:

- 1) Dwelling units shall be grouped allowing a portion of the parcel to remain open.
- 2) The Open Space shall be in one contiguous piece, unless the Commission finds that the purposes of this Section would be more effectively served by separated parcels.
- 3) When designing a Conservation Subdivision the applicant must refer to the Town's Open Space Plan and Plan of Conservation and Development.
- 4) Lots shall be laid out to meet the following objectives (listed below in order of priority):
 - a) To place septic systems on the most suitable soils for subsurface wastewater disposal;
 - b) Within any woodland contained in the parcel, or along the far edges of open fields;
 - c) In locations least likely to block scenic vistas, as seen from the public roadway(s);
 - d) In locations with maximum advantage of solar heating opportunities.
- 5) Significant wetlands should be kept contiguous and adjacent to Open Space
- 6) Along any part of the parcel perimeter where down-sized lots abut normal-sized lots a twenty-five (25) foot buffer, thickly planted with native shrubs and trees, shall be required.
- 7) Unless prevented by ledge or other natural restraints, utilities shall be underground.
- 8) Proposed improvements should be designed to minimize alteration of the natural site.
- 9) Open Space areas should include irreplaceable natural features on the parcel, such as stream beds, mature trees or tree stands, and historically or ecologically significant areas.
- 10) Open Space intended for active public use should be easily accessible to pedestrians.

G. Right to Modify

The Commission may modify any application so as to designate Open Space in locations other than those proposed, if it determines that such modified location(s) will better serve the purposes, satisfy the applicable criteria, and meet the standards of these Regulations and the Zoning Regulations.

SECTION 8 – Open Space

Land to be provided as open space for the purpose of conservation and protection of wildlife and natural or scenic resources shall be left in a natural state by the subdivider unless otherwise specified by the Commission. Except for such improvements as may be required by the Commission, open space areas shall not be graded, cleared or used as a repository for brush, stumps, earth, building materials or debris. Open space and/or recreation areas shall typically abut or have direct public access to a public street and, as appropriate, any existing park or public land.

A. Types of Open Space to be Dedicated

All subdivisions of four (4) lots or more, approved under these Regulations shall preserve Open Space in perpetuity where in the option of the Commission such land serves one or more of the following purposes:

1. Provide parks, playgrounds, or other outdoor recreation areas and facilities;
2. Protect natural streams, ponds, or surface or subsurface water supply, and watershed protection;
3. Conserve soils, wetlands, swamps or marshes;
4. Protect natural drainage systems or serves to assure protection from flooding;
5. Preserve Open Spaces along existing road frontages for walking or biking paths;
6. Preserve sites or areas of scenic beauty, or of historic or archaeological interest;
7. Conserve forests, field meadows, stands of unique or scenic trees, wildlife habitats, agricultural and other natural resources;
8. Promote connecting existing or potential open space, greenways, open space corridors and recreation areas;
9. Meet recreation needs of present and projected population;
10. Preserve ridges, ravines, ledge outcroppings, hilltops, scenic vistas, and other unusual physical features;
11. Agricultural land for which development rights have been assigned or otherwise aliened in perpetuity.
12. Promote orderly community developments; or
13. Further the findings, goals and policies contained in the Town of Thompson's Plan of Conservation and Development.

B. Location of Open Space

The Commission reserves the right to select that portion of the proposed subdivision to be dedicated for open space or recreational purposes, and it may reject or modify any area proposed by the applicant. The land so reserved shall be for the purpose of conserving natural or scenic resources; protecting cultural, historic, or archaeological resources, including but not limited to flood plains, stream belts, wetlands, ponds, aquifers, stonewalls, specimen trees exceeding 30" dbh (diameter breast height), wildlife habitat, outstanding forests, ridges, ravines, and ledge outcroppings and other unusual or fragile features; conserving prime and important farmland soils as defined by the Soil Conservation Service; meeting recreational needs of present and projected populations in the area; adding to or creating linkages between existing open space; providing buffer areas between adjoining land uses; implementing the recommendations of the Town's Conservation and Open Space Plan.

1. Open Spaces shall be located within all subdivisions of four (4) lots or more (except as provided in Section H or I) in a specific location as determined by the Commission where such Open Space will best further the purpose of Open Space.
2. The Commission, as part of its determination, may take into consideration:
 - a. If any particular location may be adequate to existing or proposed Open Space or other property owned by the Town, a land trust or other similar entity, or
 - b. If any particular location is along the boundary of adjoining undeveloped land so that the Open Space may be potentially expanded if that adjoining parcel is the subject of future subdivision application.

3. The Commission may require review of all proposed Open Space by the Recreation Commission, the Conservation Commission, or a land trust which could be the Open Space recipient prior to subdivision approval.

C. Size of Open Space

The minimum required area of Open Space shall be twenty percent (20%) of the total area of the land to be subdivided, and shall be of such size as deemed appropriate by the Commission so that the Open Space will achieve the purpose intended as noted in Article IV, Section 7 and serves the increased density of population resulting from the subdivision and will serve to achieve the goals and objects of the Plan of Conservation and Development.

D. Open Space Standards

1. **Calculations:** Unless specifically waived by a two-thirds (2/3) vote of the Commission, the minimum required Open Space as required in this Section or Section 7 shall not include land designated as inland wetland soils, watercourses, slopes in excess of twenty five (25) percent, and areas encumbered by easements. The Commission, to permit the inclusion of these areas, shall find that proposed Open Space accomplishes the goals and findings of the Town's Conservation and Open Space Plan and the Town of Thompson Plan of Conservation and Development.
2. **Access:** Such Open Space shall have access from a public street, with such access at least fifty (50) feet wide and having a maximum grade of ten percent (10%), or shall abut existing Open Space having such access, unless specifically waived by the Commission due to the unique characteristics of the Open Space or subdivision.
3. **Condition:** Any land to be dedicated as Open Space (except Open Space set aside for parks, playgrounds, or other outdoor recreational facilities) shall be left in its natural state by the subdivider, except for improvements as may be required by the Commission, and shall not be graded, cleared, disturbed, or used as repository for stumps, brush, earth, building materials, or debris. Open Space for parks, playgrounds, or other outdoor recreational areas and facilities shall be provided in a condition suitable for the purpose intended. The Commission may require such Open Space area to be graded by the subdivider to properly dispose of surface water, that it be seeded with appropriate perennial grass, and that all brush and debris be removed. Such improvement of Open Spaces will not be required until the subdivision is substantially completed.
4. **Open Space in Phased Developments:** If the entire parcel is not to be subdivided at one time, or where the land to be subdivided is adjacent to other land of the applicant, or adjacent to land owned by the owner of the land to be subdivided, the Commission will review the entire tract(s) to determine the location of the Open Space.

E. Dedication of Open Space

The Open Space shall be dedicated by any of the following methods listed in this Section, as determined by the Commission; and the Town shall consider any such dedication as satisfying the Open Space requirements of this regulation and of Section 8-25 of the Connecticut General Statutes.

1. **Method of Dedication:** Permanent dedication of each such area of Open Space shall be accomplished by:
 - a. Conveyance of fee simple ownership to the Town of Thompson;
 - b. Creation of a Conservation Easement in favor of the Town of Thompson;

- c. Creation of a Conservation Easement in favor of the Town of Thompson reserving specific agricultural rights as approved by the Commission;
 - d. Conveyance of fee simple ownership to a Tax-Exempt Organization approved by the Commission;
 - e. Creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;
 - f. Conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision are members, along with a Conservation Easement, in favor of the Town, over the entire Open Space area; or
 - g. Any other method which accomplishes permanent dedication in accordance with the requirements set forth in this Section. The Commission may require dedication of Open Space by methods listed in a,b,c, or f of this paragraph; and the Commission may require dedication by methods listed in d,e, or g with the consent of the applicant. Any such dedication, regardless of the method used, shall be completed prior to the endorsement and filing of the final subdivision plans in the office of the Town Clerk. Any conveyance of an interest in the dedicated Open Space shall convey to the grantee good and marketable title to the premises, and unless otherwise specified by the Commission, shall be free of all encumbrances or defects.
 - h. Ownership and maintenance of the open space and/or recreation area to be transferred to an association of property owners. The document providing such transfer must:
 - a) Establish a mandatory participation in an association of property owners to maintain the land reservation for open space, park, and/or playground purposes, with power to assess all members for all necessary costs.
 - b) Be binding on all future property owners
 - c) Be perpetual
 - d) Not be affected by any change in zoning or land use
 - e) Assure adequate maintenance
 - f) Provide for enforcement by the Town by appropriate legal action
 - g) Provide that if maintenance or preservation of the dedication no longer comply with the provisions of the document, the Town may take all necessary action to assure compliance and assess against the association all costs incurred by the Town for such purposes.
 - h) Comply with the Connecticut Common Interest Ownership Act (CIOA) and other relevant state laws and regulations
 - i) After approval by the Town Attorney and Commission, the document shall be filed by the subdivider with the Town Clerk.
 - j.) Reserved as an agricultural easement for the exclusive use of crop production
2. **General:** When any dedication of Open Space is made as per Section E.1.f. (convey once to a Connecticut non-stock corporation), the deed, declaration, or other instrument transferring interest in the property shall be in a form acceptable to the Town and shall provide, at a minimum:
- a. That all such covenants or restricts shall be binding upon and inure to the benefit of all present and future owners of the land within the subdivision;
 - b. That such covenants or restrictions may be enforced by each present and future owner of land within the subdivision and also by the Town by appropriate action in court for damages or for affirmative or negative equitable relief;
 - c. That the rights and duties created by such covenants or restrictions shall not in any way be modified or amended without the prior written approval of the Commission; and

- d. That if at any time maintenance, preservation, or use of such Open Space area shall not comply with or fulfill the provisions of such covenants, or restrictions, the Town may, at its election, take any and all such action as may be necessary or appropriate to assure or enforce compliance and to assess against the owners of land within the subdivision, either jointly, or severally, all costs incurred by the Town for such purposes.
3. **Evidence of Acceptance:** If Open Space is to be dedicated to an entity other than the Town, the applicant shall provide written evidence, satisfactory to the Commission, from the entity proposed to own the Open Space, stating that it is willing to accept ownership of and responsibility for the preservation and maintenance of the Open Space in perpetuity.
4. **Transfer of Interest:** The Commission shall approve any transfer of title of interest to any successor entity.

F. Delineation/Marking of Open Space

1. All corners of the Open Space or Conservation Easement shall be permanently marked by iron pins or monuments as required for all other parcels as noted in Article IV, Section 2.P. of these regulations.
2. The Commission may require the applicant to post identification plaques each 50 feet along the edge of the Open Space as visual identification of these areas to future residents.

G. Legal Transfer

Properly executed legal documents, including warranty deeds for any title transfers, shall be prepared in accordance with the provisions of this Section and shall be submitted with the final subdivision map to be endorsed and filed. All warranty deeds shall be accompanied by a certificate of title, prepared by an attorney admitted to the bar of the State of Connecticut, certifying that such conveyance passes good title to the described property or property interest, and that it is free and clear of any defect or encumbrances, or that any such encumbrance has been subordinated to the conveyance. All documents must be acceptable to the Commission and its attorney, and shall refer to the subdivision maps by title. All warranty deeds for dedication of land to the Town shall be held in escrow by the Commission to be recorded on the Town Land Records upon acceptance by the Board of Selectmen. In the event that acceptance is rejected by the Board of Selectmen, the deed shall be returned and the subdivider shall return to the Commission for determination of an alternative means of preserving the Open Space. In no case, shall the acceptance of any deed by the Commission or an employee of the Town be deemed as acceptance of the Open Space by the Town.

H. Banking Open Space

1. At the Commission's discretion, excess Open Space land within a subdivision under consideration, which is deemed suitable for Open Space purposes, may be banked to satisfy all or part of the Open Space consideration in any other subdivision. The land can only be used as Open Space or to supplement Open Space, for another subdivision if, in the Commission's opinion, there is not sufficient suitable land within the proposed subdivision for that purpose. The Commission may elect to receive a fee in lieu of Open Space, open space land within the proposed subdivision, banked Open Space from another subdivision, or any combination thereof, to satisfy the Open Space obligation for that subdivision.
2. If the subdivision site does not provide desirable open space opportunities as determined by the Conservation Commission and Planning and Zoning Commission, the applicant may offer alternate open space on other land under his/her ownership in the Town. The Commission will determine the terms and conditions of such an arrangement and all appropriate land

records will be modified and documents will be executed to ensure compliance with the provision.

3. Banked Open Space will be indicated on the original subdivision plan as to its area and dimensions and will be labeled as such. The amount of banked Open Space shall be included in the approval motion, shall be included in the minutes and shall be noted in the final mylars

I. **Fee-in-lieu of Open Space**

As set forth in Section 8-25 of the Connecticut General Statutes, the Commission may authorize the applicant to pay a fee to the Town, or pay a fee to the Town and transfer land to the Town in lieu of the full requirement to provide Open Space as set forth above. Such authorization may be granted by the Commission if and when it determines in its sole discretion, that conditions such as subdivision size, population densities, existing Open Space in the neighborhood, topography, soils or other characteristics are such that on-site Open Space is not as desirable as a fee-in-lieu of Open Space. Fees submitted under this section shall be deposited by the Town in a fund which shall be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.

1. **Amount:** Such fee or combination of fee land transferred shall be ten percent (10%) 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 an appraiser jointly selected by the Commission and the applicant, with the cost of all appraisal fees and expenses borne by the applicant.
2. **Procedure:** To employ the fee-in-lieu of Open Space option, the following procedure shall be used:
 - a. The applicant shall submit a narrative to the Commission setting forth his desire to utilize the provisions of Section H.
 - b. The Commission shall determine whether to accept the applicant's proposal, or to accept a different combination of land transfer and fee, or to require an Open Space dedication only;
 - c. The Commission and applicant shall jointly select an appraiser to submit a report. Steps (a) through (c) may be accomplished at the application acceptance portion of the process.
 - d. The applicant shall submit the appraisal during the formal application review process. The Commission, as part of the action of the applicant, shall either accept the fee-in-lieu proposal, a combination of fee and land transfer proposal, or require an Open Space dedication.
 - e. The Commission may deem a transfer of land to a Land Trust, or other similar non-profit entity organized to reserve land in its natural state, as a satisfaction of the applicant's obligation to transfer land to the municipality.
3. **Payment:** The method of payment of any fees under this Section shall be one of the following two options.
 - a. The applicant, at his option, may submit the entire fee in one lump sum prior to the filing of subdivision mylars with the Town Clerk; or
 - b. The applicant may elect to submit a fraction of such payment, the numerator of which is one and the denominator of which is the number of approved building lots in the subdivision, no later than the time of the sale of each approved building lot; and a notation describing this requirement shall be placed on the final subdivision map filed in the Town Clerk's office. If this option is chosen, the applicant shall submit a bond or other security acceptable to the Town, equal to the full amount of fee required, prior to the filing of the subdivision maps in the Town Clerk's office. Any required fees shall be paid to the Town prior to the release of this bond. The Commission may also choose

other acceptable security such as a mortgage or lien on the land to be subdivided. This mortgage or lien shall secure the amount of the fee until paid. No building permits shall be issued until such fractional part is paid as to any lot in the subdivision.

J. Open Space Waiver

The Commission shall require Open Space in all subdivisions of four (4) lots or more or shall require a fee-in-lieu of Open Space for all subdivisions. No waivers of this requirement shall be granted except in the following instances as specifically required by Section 8-25 of the Connecticut General Statutes.

1. Where the transfer of all land in a subdivision of less than five (5) lots is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle, or first cousin of the property owner for no consideration. Such intended transfer shall be evidenced by covenants, restrictions, contracts, or other legally binding documents as the Commission may approve, which documents will be filed in the Land Records along with the subdivision plan. If the Commission determines, subsequent to the approval of such subdivision, that such transfers were intended to be temporary, and for the sole purpose of evading the requirements of this Section, the Commission may, following a public hearing with notice by certified mail to the violator, void, in whole or in part, any such subdivision approval, and may cause notice thereof to be filed in the Land Records; and
2. Where the subdivision is to contain affordable housing, and defined in Section 8-39a of the Connecticut General Statutes, equal to twenty percent (20%) or more of the total housing to be constructed in such subdivision. Such restrictions for affordable housing shall be evidenced by such documents as the Commission may require, and such restrictions shall run with the lots affected thereby in perpetuity. If, subsequent to approval of the subdivision, the lots designated for affordable housing shall not be sold for that purpose, the Commission may, following a public hearing with notice by certified mail to the violator, void, in whole or in part, any such subdivision approval, and may cause notice thereof to be filed in the Land Records.

SECTION 9 – Energy Conservation

A. Applicant's Responsibility

The applicant shall establish in the application that in the preparation of the final subdivision plan he has considered the use of passive solar energy techniques which would not significantly increase the cost of the housing to the buyer after tax credits, subsidies, and exemptions. An analysis and report concerning these types of factors may be required if deemed necessary by the Commission.

B. Techniques

Passive solar techniques and site design techniques which maximize solar heat gain, minimize heat loss, and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural cooling during the cooling season shall be considered. These techniques include:

1. House orientation and siting, so that the building is sited as close to the north lot line as possible to increase yard space for better owner control of shading.
2. Street and lot layout, so that the maximum number of building lots are placed on the south slopes.

3. Landscaping, by showing the location of any new trees with their mature height including canopy, and the planning of landscaping to facilitate the use of solar collectors and otherwise increase solar heat gain or shade protection as appropriate.

SECTION 10 – Bonding for Public Improvements

The applicant has the option of either constructing public improvements depicted on an approved plan or bonding public improvements. Such public improvements include proposed roads and drainage, improvements to existing roads and drainage, erosion and sedimentation controls, proposed utilities and other work necessary for public or private use such as open space, recreation, access roads or paths, lighting, fencing, etc.

1. **Form of Surety:** For the purposes of these regulations, the form of surety for a bond which may be provided and accepted by the Commission is as follows:
A bond together with:
 - a. The pledge of a passbook savings account, or
 - b. A cash deposit with the Town of Thompson
2. **Pledge of Savings Account:** Bonds secured by a passbook savings account shall be accompanied by:
 - a. A savings account passbook,
 - b. A withdrawal slip in the amount of the bond properly endorsed and made payable to the Town of Thompson.
 - c. A letter from the bank acknowledging that the account has been assigned to the Town for a period established for the construction or installation of the improvements plus one year.
3. **Cash Deposit:** Bonds secured by a cash deposit with the Town shall be treated as follows:
A certified check, cashier's check, or cash shall be delivered to the Treasurer of the Town of Thompson for the amount of the bond. The Town shall deposit said sum in a specified and separate bank account earmarked by the name of the surety to the bond, in the name of the Town of Thompson. The deposit shall be in a savings account drawing standard short-term interest. The surety shall use his, her, or it's taxpayer I.D. number or Social Security number as the interest creditor for IRS and bank purposes. Within 30 days of the release of the bond by the Commission the Town shall cause the account to be closed and the proceeds, plus interest less IRS deductions, to be paid to the surety.
4. **Computations of Costs:** Prior the approval of any subdivision or resubdivision plan and before proceeding with any work or the filing of the approved subdivision or resubdivision plan, the subdivider shall review the scope of the road(s), public utilities, and services to be completed to fulfill the conditions of the subdivision or resubdivision plan (herein after referred to collectively as improvements) with the Commission who will review the subdivider's estimates of the cost of construction and will determine the type and amount of the surety to be furnished by the subdivider to guarantee the completion of the improvements. The performance bond shall increase in the amount of five (5%) percent per year after the third year to compensate for inflation costs until improvements are completed. The performance bond shall be in the form of a passbook payable to the Town of Thompson. No building permit for any building in the subdivision shall be issued prior to the completion of the required public improvements and the acceptance of those improvements by the Director of Public Works.
5. **Failure to Complete Improvements:** Where surety has been posted and required improvements have not been completed within the time required, the Commission may thereupon declare the subdivider to be in default and withdraw the total amount of surety

from the pledged bank account and proceed to complete the improvements. All costs the Town may accrue in completing the work, include the value of the time of it's public officials, employees, and attorney fees, shall be debited against the funds so withdrawn. If for some reason the security is insufficient to pay for all costs to the Town, the subdivider/owner shall remain liable for such costs in excess of the security.

6. **Partial Releases:** When and if the Commission determines that a substantial portion of the improvements called for in the final plan approved by the Commission has been completed, it may recommend one or more partial releases of a portion of the security. The balance of the security at all times shall be sufficient to guarantee completion of all the remaining improvements. Such partial release shall be authorized by the Commission. Releases granted shall be in amounts in excess of \$10,000.00 (ten thousand dollars).
7. **Release of Surety:** The surety shall not be released until the following conditions have been met:
 - a. All improvements of the subdivision or resubdivision have been approved and/or accepted by the designated Town Official.
 - b. All required monuments must have been set and a sworn affidavit filed by the land surveyor employed by the subdivider stating required monuments have been accurately set as required by these regulations.
 - c. The applicant's engineer or surveyor has certified to the Town through the Commission and through submission of detailed "as-built" plans, and the "As Built Certification Form" in Appendix D, that the improvements are in accordance with the construction plans of the subdivision or resubdivision. "As-built" plans shall include the site development plan, a grading plan, and a construction plan as described elsewhere in these regulations. Such plans shall show any modifications or changes made including those made during construction.
 - d. Warranty Deed for new streets and street stubs, also road frontage along existing Town roads where no street line had been established, must have been executed and delivered to the Selectmen with a copy to the Commission. Title to said roads shall be unencumbered.
 - e. Maintenance Bond: The applicant shall be required to file a maintenance bond with the Town prior to dedication to the Town of public improvements in order to assure the satisfactory condition of the completed improvements until April 30 of the following year, or such later date as shall be necessary to correct any defects that may have developed after the winter season. Said bond may provide for snow removal on roads until acceptance of said improvements by the Town. The maintenance bond shall be in an amount not less than 25% of the costs of public improvements.
 - f. Right of Way of Entry for Correction of Violations: The applicant shall file a written agreement executed by the owner of the premises and the applicant in a form approved by the Town Attorney, which permits the Town of Thompson or it's officials and employees or independent contractors, 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 within the required time – such right of entry to arise upon the certification of such violation(s) by the Commission and shall continue for such time thereafter as is required for the Town to remedy such default.
 - g. Attorney Approval: Any and all bonds with surety, agreements, deeds, or such other documents required by these regulations shall be in such form as may be approved by the Town Attorney.

Section 11 – Maintenance Bonding

- A. Maintenance bond, equal to twenty five percent (25%) of the cost of improvements accepted by the Town, will be held until April 30 of the following year after said acceptance following the release of a performance bond (or portion thereof) or Town acceptance of improvements. The purpose of the maintenance bond is to protect the Town against defective workmanship, materials, or design of improvements. See “Standard Agreement for Construction and Installation of Public Improvements and Utilities in Subdivisions.”
- B. The developer shall repair all defects in construction or operation during the period covered by the maintenance bond. The developer’s failure to perform needed repairs within a reasonable time when so requested by the Board of Selectmen may result in the Town’s undertaking the repairs and billing the developer for the cost of the repairs.
- C. No performance bond shall be released until such time as said maintenance bond has been accepted by the Commission and posted with the Town.
- D. No maintenance bond shall be approved by the Commission unless said bond is in a form acceptable to the Commission. The Commission reserves the right to add conditions to the bond which, in the opinion of the Commission, are deemed necessary to indemnify against defective workmanship, materials, or design of the improvements.
- E. No maintenance bond shall be released by the Commission until it has been in effect for a minimum of one year duration. The Commission shall release said bond only upon receipt of a favorable written report from the Director of Public Works or another qualified source retained by the Town to inspect all approved and required public improvements, indicating that all improvements are free of defective workmanship, materials, or design, or that any defects have been corrected to their satisfaction. This inspection is not intended to relieve the developer of liability for any cause of action arising from a covert or overt defect.

SECTION 12 – Special Flood Hazard Areas & Floodways

A. Requirements

When the subdivision includes land in a special flood hazard area or regulated floodway, the lots, streets, drainage, and other improvements shall be safe from flood damage and shall conform to the Thompson Flood Control Ordinance, as may be amended, and to the following:

- 1. The lots and such improvements shall be consistent with the need to minimize flood damage within the special flood hazard area and shall be capable of use without danger from flooding or flood related damages.
- 2. All utilities and facilities, such as sanitary sewer systems, water supply systems, and electric and gas systems shall be located and constructed to minimize or eliminate flood damage.
- 3. The storm drainage required under Article IV, Section 5 shall be designed to reduce exposure flood hazards.
- 4. Streets shall be of such elevation or shall be suitably protected so as to allow reasonable emergency access during flood conditions.

SECTION 13 – Water Supply & Sanitary Requirements

A. Applicant’s Responsibility

It is the responsibility of the applicant to supply sufficient evidence to the Commission to prove that water supply and each soil absorption sewage disposal system facility can be installed to function properly and not cause a pollution problem and be in conformance with the Connecticut Public Health Code or its successor Regulations.

B. Sanitary Report Requirements

Where on-site sewage disposal systems are proposed, a Sanitary Report prepared by a professional engineer shall contain test results and engineering evaluation of test results based on an extensive subsurface investigation.

1. The evaluation shall include a determination whether the soil is suitable for the absorption of septic tank effluent, and if so, how much area is required. The soil must have an acceptable percolation rate, without interference from ground water or impervious strata below the level of the absorption system.
2. The technical standards used in the evaluation shall be in accordance with NDDH standards and procedures with particular reference to the Sanitary Code of the State of Connecticut. Unless those standards are satisfied, the area is unsuitable for subsurface sewage disposal systems in a subdivision.
3. The applicant shall submit a letter of approval from NDDH certifying that the lots as proposed will be suitable for on-site sewage disposal systems. The letter will confirm that the test pits as numbered correspond to testing in the field. The letter shall also state which date of revision of the plan was approved. Any changes in the plan after NDDH approval will require further review from NDDH prior to approval by the Commission.

C. Engineer's Statement

The Sanitary Report shall contain a statement by the engineer that, in his professional opinion, each lot for proposed development is suitable for the installation of individual sanitary sewage disposal systems of the general type and size described in the report. Any reservations or special conditions considered necessary by the engineer shall be set forth in the Sanitary Report.

D. Percolation Test

The Commission will only accept percolation tests conducted at time periods designated as acceptable by the NDDH. Applicants should be aware that the NDDH may suspend all percolation tests during certain times or seasons of the year.

E. Water Supply Report

A potable, adequate, and dependable supply shall be provided for every lot. Test wells may be required in areas identified as areas of ground water contamination or where previous land uses may cause well water problems.

1. Wells drilled in accordance with above shall comply with the following:
 - a. Topographic and geological conditions shall be satisfactory for the purpose of proving a potable water supply;
 - b. Each well can be designed, located, and constructed in accordance with the standards and requirements of the NDDH.
2. When a subdivision is not to be served by a public water supply, a report from the NDDH shall be obtained and submitted by the Applicant certifying that the land to be subdivided and the subdivision plans are satisfactory for the installation of private water supply.

F. Aquifer Protection

All areas designated for the loading, handling, or storage of toxic wastes and materials (including areas where motor vehicles may be repaired or serviced) shall have a ground or floor surface designed to collect and contain accidental spills of toxic material.

SECTION 14 – Digital Data Requirements

1. All subdivisions approved by the Commission of four (4) lots or greater shall deliver digital data prior to the signing of final mylars. All digital mapping data shall be delivered in Connecticut State Plane Coordinates with a horizontal datum of NAD 83 and vertical datum of NAVD 88 provided there are existing control points are within 1,000' of the subdivision.
2. All data shall be delivered in one of the following digital raster formats with a minimum scanning resolution of 300 DPI:
 - a. Uncompressed TIF
 - b. Compressed TIF using International Telecommunications Union (ITU) Group 3 or Group 4 compression techniques
3. If the applicant is unable to provide the required digital data a fee of fifty dollars (\$50) per proposed lot will be required.

APPENDIX A – Road Design & Construction

SECTION 1 – Road Design Criteria

A. ROAD CLASSIFICATION

1. Proposed roads shall be classified as defined in Article II of the Subdivision Regulations and based on the following criteria:

	<u>Average Daily Traffic</u> <u>(Vehicles Per Day)</u>	<u>Number of Lots</u> <u>Served</u>
Collector Street	500 +	50 +
Residential Sub-collector Street	251-500	26-50
Residential Access Street	101-250	11-25
Residential Lane	1-100	1-10

B. PAVEMENT AND RIGHT-OF-WAY WIDTH

1. Road Width

The minimum pavement width of roads, as measured from face to face of curbs (or to the edge of pavement where curbs are not required) shall be as follows:

Collector Street	26 Feet
Residential Sub-collector Street	26 Feet
Residential Access Street	24 Feet
Residential Lane	22 Feet

2. Right-of-Way

For every road, the right-of-way lines on each side of the road shall be parallel or shall be concentric arcs and all intersections of right-of-way lines shall be rounded by a curve having a radius equal to the required curb line radius, but not less than 25 feet. Minimum right-of-way widths shall be as follows:

Collector Street	50 Feet
Residential Sub-collector Street	50 Feet
Residential Access Street	50 Feet
Residential Lane	50 Feet

C. GRADIENT

1. General

Roads shall be designed so as to avoid excessive cuts and fills and to avoid a combination of steep grades and sharp curves.

2. Minimum

The minimum gradient on any road shall be 1%, except turnarounds which shall be 1.35%.

3. Maximum

Maximum gradients at pavement centerline shall be as follows:

Collector Street	10%
Residential Sub-collector Street	10%
Residential Access Street	10%
Residential Lane	10%
Turnarounds	5%

Intersections - The maximum gradient shall be 3% for a distance of not less than

100 feet for arterial and collector streets and 50 feet for all other streets (as measured from the gutter line of the intersected road to any change in gradient).

D. STOPPING SIGHT DISTANCE

1. Minimum

The horizontal and vertical alignment of all roads shall be based on the following criteria:

	Design Speed (MPH)	Stopping Sight Distance (Feet)
Collector Street	40	300
Residential Sub-collector Street	30	200
Residential Access Street	25	150
Residential Lane	20	125

2. Determination

Sight distances shall be determined based on driver eye-height of 3.5 feet and height of object of 0.5 feet.

3. Vertical and Horizontal Curves

Where crest vertical curves and horizontal curves occur at the same location, sight distance shall be provided to assure that the horizontal curve is visible as drivers approach.

E. HORIZONTAL ALIGNMENT

1. Curve Tangent and Radius

For all roads, the minimum tangent length between horizontal curves, and the minimum radius of centerline curvature shall be as follows:

	Radius (Feet)	Tangent (Feet)
Collector Street	250	150
Residential Sub-collector Street	200	100
Residential Access Street	150	50
Residential Lane	125	50

2. Sight Distance

The horizontal alignment of the roadway shall be such as to meet the requirements for sight distance as specified in Appendix B, Section 1.D.1.

F. VERTICAL ALIGNMENT

1. Gradient Transition

Parabolic vertical curves for transition between roadway gradients shall be provided on all roads to insure adequate sight distances to provide a rate of change of gradient that assures safe vehicle operation and does not cause discomfort to vehicle occupants.

2. Curve Length

The required length of vertical curve shall be based upon criteria identified in Appendix B, Section 1.D., with the following requirements being the minimum acceptable K VALUES (length of vertical curve (feet) per percent change in A, where A is equal to the algebraic difference in grades):

	Type of Vertical Curve	
	Crest	Sag
Collector Street	35	40
Residential Sub-collector Street	30	36
Residential Access Street	25	30
Residential Lane	20	20

3. **Minimum Curve Length**

Vertical curves shall have a minimum length of 100 feet.

4. **Maximum Curve Length at Low Points**

Where a sag vertical curve results in a low point, the maximum length of vertical curve shall be equal to the minimum length of vertical curve, based on the criteria identified in Appendix B, Section F.2. and F.3.

G. INTERSECTIONS

The following standards shall apply to all intersections:

- a. No more than two roads shall intersect at any one location.
- b. Cross (four-cornered) intersections shall be avoided, where possible, except at important and high volume traffic intersections.
- c. Spacing at intersections, as measured between centerlines, shall be at least 200 feet for Residential Access Streets and Lanes, and at least 350 feet for Sub-collector Streets.
- d. Wherever possible, roads shall intersect at a 90 degree angle, or as close thereto as is practical. In no event, however, shall an intersection be allowed where the angle of intersection is less than 75 degrees within 100 feet of the intersection.
- e. The minimum radii of curb lines at intersections shall be as follows:
 1. Residential Sub-collector Street – 35 Feet
 2. Residential Access Street – 25 Feet
 3. Residential Lane – 25 Feet

The Commission may require greater radii where the angle of intersection is less than 90 degrees.

- f. The visibility at intersections (intersection sight distance) shall be such as to allow a stopped vehicle on the intersecting roadway, located 10 feet back from the gutter line, to see, and to be seen from a vehicle approaching from either direction (based on a height of eye and object of 3.5 feet) along the intersected roadway for the following distances: where the Public Works Director deems it necessary, he may require the subdivider to determine the actual 85th percentile speeds on the intersected road as a basis for determination of required sight distance. Intersection sight distances as noted above shall be required for all major commercial or industrial driveways. In addition, a subdivider should make every reasonable effort to provide the required Intersection Sight Distance (ISD) for driveways providing access to multiple residential lots. Sightline standards shall conform to the “Highway Design Manual” by the Connecticut Department of Transportation, as amended.
- g. Sufficient clearing and regrading shall be accomplished to meet the sight distance visibility requirements of Subparagraph (f) of this subsection and no structures, fences, walls, hedges, rock, shrubs, trees, or other landscaping shall be permitted to obstruct such visibility.

- h. Permanent sight line easements shall be provided on all private property as needed so as to maintain the sight line requirements established in this section. In addition, no objects of any kind, that are located on private property outside the limits of a permanent sight line easement, shall be permitted to extend or protrude within the plane of such easement. In the case of trees, all foliage shall be trimmed up to a minimum height of six feet as measured from the top of curb or edge of pavement adjacent to the nearest road.

H. TURNAROUNDS

1. General

All cul-de-sac roads, permanent and temporary, shall be provided with a teardrop right-of-way at the terminating end with a consistent width equal to the required road design width.

2. Snow Storage Reserve Area

An open unrestricted area shall be reserved at the end of all turnarounds for the storage of snow. Such area shall be located at the end of the turnaround between the curb and the right of way line for a distance of 25 feet on each side of the extended road center line. This area, which shall be delineated on the Record Subdivision Map, shall be free from all obstructions including, but not limited to, driveways, mailboxes, landscaping, and fences. This area may be relocated at the discretion of the Public Works Director.

3. Length

The maximum length of a cul-de-sac road shall be 1,000 feet. This length shall be measured from the centerline of the street to be intersected by the cul-de-sac to the midpoint of the turn-around.

I. SHOULDERS AND SLOPES

1. General

For all roads, a four (4) foot shoulder area extending from the back of the curb shall be excavated to a depth of at least six (6) inches, and then backfilled and final graded with not less than six (6) inches of topsoil, as hereinafter specified.

2. Grading of Shoulder Areas

The shoulder areas shall be graded so as to slope toward the centerline of the road where the road is in cut, and away from the centerline of the road where the road is in fill. In either case, the cross slope of the shoulders shall be one (1) inch per foot.

3. Grading Beyond Shoulder Areas

Areas outside of the shoulders shall be graded up or down to existing grades, at a slope not to exceed two (2) feet horizontal to one (1) foot vertical. In rock cuts, slopes of one (1) foot horizontal to not more than six (6) feet vertical shall be allowed, but care shall be taken to insure that all exposed rock is stable and free from faults, cracks, or other infirmities which might lead to collapse or flaking.

4. Special Conditions

The Public Works Director may require additional measures to be taken to maintain the stability of slopes, and to control groundwater seepage, under prevailing soil conditions encountered during construction. These measures may include, but not necessarily be limited to, a decrease in the amount of slope, stabilization blankets or grids, stone slope protection,

plantings, wedge drains, underdrains, terracing, drainage swales or retaining structures. In cases where the exposed face of a cut slope consists of decomposed, flaking, highly fractured or unstable rock, slopes shall be flattened so as to protect public safety and minimize future maintenance.

5. Limits

No cut or fill slopes shall extend beyond the limits of the right-of-way onto private property unless appropriate slope rights are acquired which provide a perpetual right, running with the land in favor of the owner of the road, to enter upon said private property for purposes of constructing, maintaining and repairing such slopes. In the absence of such slope rights, appropriate retaining structures shall be constructed to prevent encroachment on adjoining private property.

6. Trees

If, in the opinion of the Commission, a slight modification of the shoulder or slope would result in saving a valuable shade tree, the Commission may in its discretion, allow such variation.

J. PROTECTIVE BARRIERS

Protective barriers, consisting of guide railing shall be installed wherever necessary to minimize the risk of personal injury or property damage resulting from vehicle departure from the right-of-way. In general, guide rails shall be installed at the following locations:

- a. Embankments – Such protective barriers shall be required on any roadway section constructed on an embankment which places the roadway surface five (5) feet or more above the existing ground surface at the toe of the embankment slope. This requirement may be waived by the Director of Public Works where the embankment slopes are not steeper than four (4) feet horizontal to one (1) foot vertical.
- b. Culvert Endwalls – Such protective barriers may be required at culvert endwalls, depending on the height of the endwall and its proximity to the edge of the road.
- c. Roadside Obstacles – Such protective barriers may be required to shield natural or man-made fixed object hazards including, but not necessarily limited to, trees, rock outcrops, ditches, retaining walls, bridge abutments, and permanent bodies of water. Where marginal situations occur with respect to the placement or omission of a guide rail, or where it is determined that a vehicle striking a guide rail could potentially be more severe than an accident resulting from hitting an unshielded roadside obstacle, the Director of Public Works may approve the use of an object marker.

K. FENCING

A securely anchored PVC coated chain link fence shall be installed wherever necessary to minimize the risk of personal injury. In general, fencing may be required at the following locations as directed by the Director of Public Works:

1. Rock Cuts – along the top of slope where a rock cut exceeds five (5) feet in height.
2. Culvert Endwalls – at the top of any endwall that exceeds five (5) feet in height.

L. TRAFFIC CONTROL DEVICES

1. General

Traffic control devices, including signs, pavement markings, and object markers, shall be provided in such places as may be necessary to minimize the risk of accident involving vehicles or pedestrians and to assure safe and convenient vehicle and pedestrian passage.

2. Signs

The design and placement of regulatory, warning, and guide signs (Stop, Speed Limit, No Outlet, Etc.) shall conform to the most current edition of the Manual of Uniform Traffic Control Devices.

3. Pavement Markings

The location, type, color, width, and patterns of pavement markers and object markers, shall conform to the most current edition of the Manual of Uniform Traffic Control Devices. In general, pavement markings shall include stop lines.

4. Object Markers

The design and placement of Type 2 Object Markers shall conform to the most current edition of the Manual of Uniform Traffic Control Devices.

SECTION 2 – Road Construction Standards

A. CONSTRUCTION SURVEY PROCEDURE

1. General

The centerline of the traveled portion of the road shall be placed in the center of the right-of-way, and shall be located in the field by a State licensed surveyor. Suitable construction ties shall be established at all control points, which shall be protected during construction so that the centerline may be re-established at any time.

2. Stations

Stations shall be established every fifty (50) feet and at all radius points (P.C. and P.T.'s). The beginning of this line shall be located in the gutterline of the intersected street. A construction stake shall be placed at the right angles to each station, clear of construction and grading. This stake will show the station, the measured distance to centerline (offset) and on the face nearest to center line, the cut or fill which will establish the center line grade. A grade list showing the stations, stake elevations, offset from centerline grade, cuts and fills shall be provided to the Director of Public Works by the Applicant, or his designee who is to have charge of the construction layout, before construction begins.

3. Bench Marks

A permanent Bench Mark shall be established at the beginning and end of each road and at intervals not exceeding 500 feet along the length of the road. These Bench marks shall be referenced to the same datum shown and identified on the construction drawings for the road.

4. Protection of Stakes and Bench Marks

Grade stakes and permanent Bench Marks shall be protected and preserved until the road construction has been approved by the Director of Public Works. If such stakes or Bench Marks are disturbed, they shall be replaced immediately.

B. CLEARING AND GRUBBING

1. Staking of Clearing Limits

Prior to any site work, the limit of clearing shall be staked by the project surveyor and reviewed and approved by the Town.

2. Clearing

All trees, brush, boulders, structures, walls, fences, perishable matter and debris of whatever nature shall be removed from within the clearing limits, including areas necessary for cuts and fills, construction of storm drainage systems, and required sight lines, except that valuable shade trees may remain shoulder areas as provided in Section 2.B.4.

3. Grubbing

All roots and stumps within the clearing limits shall be grubbed and excavated. No stumps shall be buried on site within the road right-of-way and associated easement areas.

4. Trees

Valuable shade trees may be permitted by the Commission to remain in shoulder areas as provided for in Section 1.I.6., but not within three (3) feet of any curbline, if no substantial increase in the risk of injury or damage results by reason of its presence in the particular place where it stands. Any such tree shall be effectively protected and preserved so as to insure that it will suffer no damage during construction operations. All tree branches overhanging the roadway pavement or shoulder areas shall be trimmed to a clearance of fifteen (15) feet above the finished grade of the road.

5. Topsoil

Topsoil shall be stripped from all surfaces of the roadway section which will be disturbed by cut or fill operations. Topsoil so stripped shall be stockpiled on the site of the work and shall be reserved for roadway landscaping. Excess topsoil may only be removed from the site in a lawful manner after all disturbed areas associated with roadway construction have been stabilized.

C. ROADWAY EXCAVATION, FORMATION OF EMBANKMENT, AND DISPOSAL OF SURPLUS MATERIAL

1. General

The excavation, filling, compaction, and the disposal of all surplus or unsuitable materials required to construct the roadbed, subgrade, shoulders, slopes, and other associated improvements shall be accomplished in accordance with all applicable requirements of the State Standard Specifications for "Roadway Excavation, Formation of Embankment, and Disposal of Surplus Material" except as modified herein.

2. Unsuitable Material

All unsuitable material, including material removed during clearing and grubbing and preparation of subgrade, shall be removed from within the limits of the right-of-way and disposed of in a lawful manner.

3. Surplus Material

Surplus suitable material may be used to flatten fill slopes within the limits of the right-of-way and any slope easements if approved by the Public Works Director.

4. **Blasting**

Blasting shall be performed only by licensed, competent personnel and shall be done in accordance with all applicable State and Federal laws, local ordinances, rules and regulations pertaining thereto.

D. PREPARATION OF SUBGRADE

1. **General**

All topsoil, peat, other organic matter, and all soft and yielding material shall be stripped and removed to their full depth, and boulders and ledge rock removed to a depth of at least twelve (12) inches below finished subgrade. The surface shall then be backfilled up to subgrade elevation with bank or crushed gravel conforming to the requirements of the State Standard Specification Sections M.02.01 and M.02.06 (Grading B). All construction methods shall conform to the requirements of the State Standard Specifications for "Subgrade".

E. ROLLED GRANULAR BASE

1. **General**

After the subgrade has been compacted, proof rolled, and approved by the Public Works Director, a rolled granular base shall be applied for the full required width of pavement plus one (1) foot beyond each curbline. The rolled granular base shall not be less than eight (8) inches thick after compaction and shall have the cross-slope shown on the Standard Detail Drawings.

2. **Materials and Methods**

Construction methods shall conform to the requirements of the State Standard Specifications for "Rolled Granular Base", and materials shall conform to the requirements of the State Standard Specification Sections M.02.03 and M.02.06 (Grading A).

F. PROCESSED AGGREGATE BASE

1. **General**

After the rolled granular base has been placed, compacted, and tested, processed aggregate base shall be applied for the full required width of pavement plus one (1) foot beyond each curbline. The process aggregate base shall not be less than six (6) inches thick after compaction and shall have the cross slope shown on the Standard Detail Drawings.

2. **Materials and Methods**

Construction methods shall conform to the requirements of the State Standard Specifications for "Processed Aggregate Base", and materials shall conform to the requirements of the State Standard Specification Section M.05.01.

G. BITUMINOUS CONCRETE PAVEMENT

1. **General**

After the processed aggregate base has been brought to the required grade and cross slope, rolled, compacted, and tested, the roadway shall be surfaced with bituminous concrete Class I binder course for the full required width of pavement plus one (1) foot beyond each curbline to a compacted depth of not less than two (2) inches. After placement of bituminous concrete curbing on the binder course, a bituminous concrete Class II top or surface course not less than one and a half (1-1/2) inches thick after compaction shall be placed. The total compacted depth of Class I binder course and Class II top or surface course shall not be less than three

and a half (3-1/2) inches. Prior to the pavement of the Class II surface course, the surface of the binder course shall be broomed clean and a tack coat applied. No paving shall be permitted between October 31 and April 1 unless the Department of Public Works Director specifically permits an exception due to unusually mild weather conditions. No paving shall be permitted on any day where the base temperature is less than 35 degrees Fahrenheit or when weather conditions of fog or rain prevail or when the pavement surface shows any signs of moisture. Pavement shall be placed so that each course shall have the cross slope shown on the Standard Detail Drawings.

2. Sequence of Paving

Completion of the subgrade and all drainage improvements shall occur prior to the issuance of any building permits of lots accessing on said subdivision street. Completion of the Class I binder course shall occur prior to the issuance of Certificates of Occupancy or any lots accessing in said subdivision street. The Class II bituminous surface cannot be installed until a substantial portion of the construction associated with lots accessing on said subdivision street has been completed.

3. Materials and Methods

All materials and construction methods shall conform to the requirements of the State Standard Specifications for "Bituminous Concrete" except as modified herein. "Bituminous Concrete" shall conform to the requirements of the State Standard Specifications Sections M.04.01 and M.04.03 (Class I for the binder course and Class II for the top or surface course).

4. Source

All bituminous concrete pavement material shall be obtained from a plant certified by the State Department of Transportation for provision of such materials for use in State highway construction. Original signed copies of certification by the supplier that each load of bituminous concrete pavement materials incorporated in the work conforms to the requirements specified in ~~Appendix B~~, Section 2.G.1. shall be submitted to the Department of Public Works Director.

H. BITUMINOUS CONCRETE CURBING

1. General

Machine laid bituminous concrete curbing shall be placed on both sides of the pavement along the entire length of new and improved roads at the offset from the centerline of road shown on the Standard Detail Drawings. Bituminous concrete curbing shall not be required on roads approved with open drainage systems, or on existing Town where it is determined the Department of Public Works Director that the installation of enclosed storm drainage systems is not warranted. Irregular or damaged curbing shall be accepted, and the Department of Public Works Director shall require that improperly placed curbing be removed and replaced.

2. Materials and Methods

All materials and construction methods shall conform to the requirements of the State Standard Specifications for "Bituminous Concrete Lip Curbing". Curbing shall be placed on the road binder course at a height which will maintain a six (6) inch curb reveal after placement of the road surface course. Prior to the placement of any curbing, the surface of the pavement shall be cleaned of all loose and foreign material. The surface of the pavement,

which shall be dry at the time the curbing is placed, shall be coated with an approved tack coat. All curbing shall conform to the shape shown in the Standard Detail Drawings.

I. GUIDE RAILS

1. General

Guide railing may be installed as required by the Commission. The type of guide rail to be utilized shall be as follows:

- a. Metal beam rail or three (3) cable guide rail with steel posts, in accordance with the State Standard Specifications, shall be required by the Commission.
- b. Steel backed timber guide rail, or equal may be required in areas of aesthetic or historical significance, or along designated scenic roads, as determined by the Commission.
- c. On low volume residential access streets or residential lanes, an alternative guide rail design may be approved by the Commission.

2. End Anchorage

Regardless of the type of guide rail to be used, all leading and trailing ends shall be secured with concrete end anchors. Blunt or flared ends shall not be permitted.

J. TRAFFIC CONTROL DEVICES

1. General

The design and placement of sign, pavement markings, and object markers shall conform to the most current edition of the Manual of Uniform Traffic Control Devices.

2. Materials and Methods – Signs

Street signs shall be extruded aluminum with materials conforming to the requirements of the State Standard Specification Sections M.18.09, M.18.10, M.18.11, and M.18.12. Construction methods shall conform to the requirements of the State Standard Specification for “sign Face – Extruded Aluminum”. All other signs shall be sheet aluminum with materials conforming to the requirements of the State Standard Specification Sections M.18.09 and M.18.13.

3. Materials and Methods – Pavement Markings

Construction methods shall conform to the requirements of the State Standard Specifications for “Painted Pavement Markings”, and materials shall conform to the requirements of the State Standard Specification Section M.07.20 for fifteen (15) minute dry paint.

K. SIDEWALKS

1. **Sidewalks** of not less than four (4) feet in width, shall be constructed along one or both sides of the street, as determined by the Commission. The alignment of sidewalks, in relation to the roadway sideline, shall be as determined by the Commission. Sidewalks shall be located either within the public sidewalk easements and shall be designated with due attention to pedestrian safety, sufficient snow shelf, and preservation of street trees. Walks shall be pitched one-quarter (1/4) inch to the foot, from exterior line of right-of-way, to edge of road pavement, or to top of the curb, whichever is appropriate and constructed in accordance with the Town of Thompson Roadway Ordinance, the thickness of concrete shall be five (5”) inches for all types of sidewalks.
2. **Handicap Ramps:** Curb cuts shall be provided at all pedestrian cross walks to provide access for the safe and convenient movement of physically handicapped persons. Such curb cuts

shall conform to the most current State Statutes and the Americans with Disabilities Act Accessibility Guidelines.

3. **Waiver:** The Commission may waive the sidewalk installation, in whole or in part. In making this determination, it shall consider, among others, each of the following factors as furnished by the developer:
 - a. Dwelling unit densities in the subdivision and per the Plan of Conservation and Development.
 - b. Present and projected pedestrian traffic.
 - c. Present and projected traffic volumes
 - d. Proximity of existing sidewalks.
 - e. Safety, including sight lines, traffic speed, and topography.
 - f. Classification of public streets.
 - g. Location and frequency of school bus stops.
 - h. Unusual topographic conditions making installation impractical.

APPENDIX B – Lighting Standards

Type Of Luminaire	Preferred Mounting Height (NOTE 1)	Min Bracket Size	PSNH Bracket Size See NOTE 2	Width Of Travelled Way In Feet									
				20	25	30	35	40	45	50	55	60	
				Overhang In Feet									
Sodium Type II Enclosed 50/70/100/150W	27-1/2'	1-1/4" x 4'	1-1/4" x 6' Galv Steel	0	0	0	1	3	5	7	-	-	
Sodium Type II Enclosed 250W	30'	1-1/4" x 6'	2" x 8" Galv Steel	0	0	0	2	3	3	4	-	-	
Sodium Type II Enclosed 400W	32-1/2'	2" x 8"		0	0	0	0	0	0	0	0		
Sodium Type IV Enclosed 1000W	37'	2" x 8"		0	0	0	0	0	0	0	0		

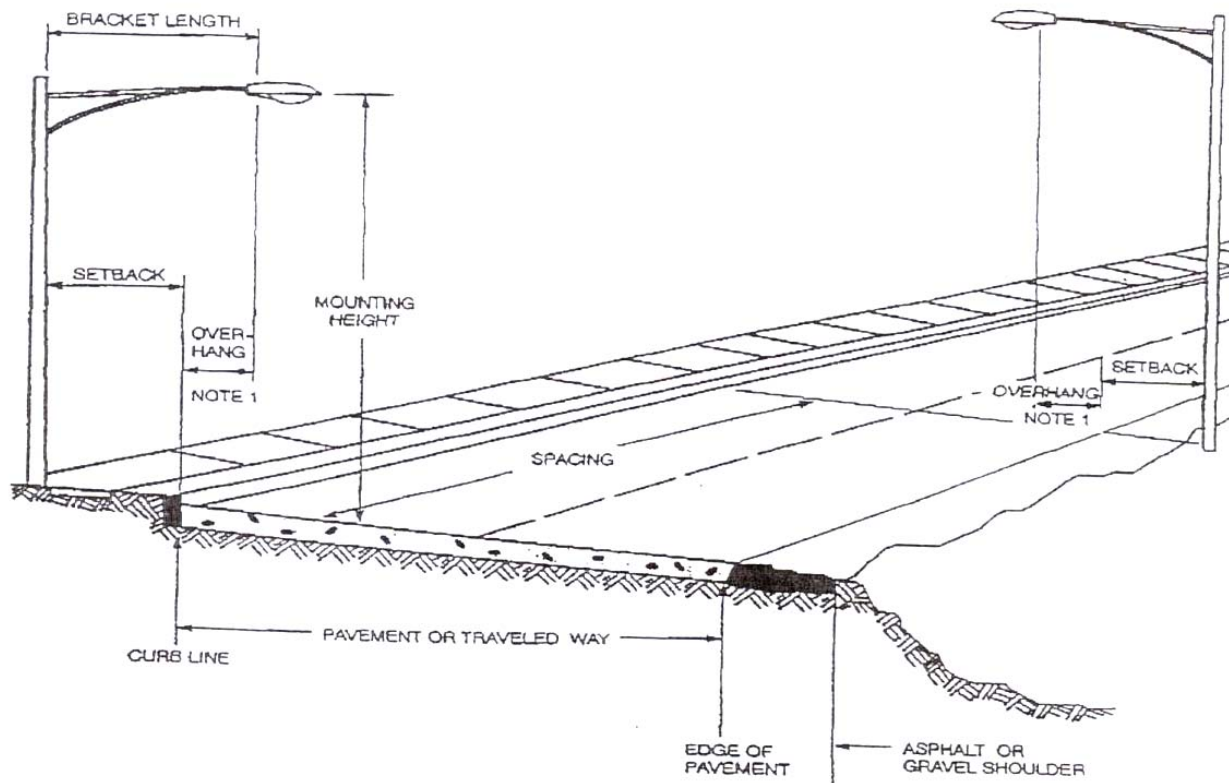
NOTES:

1. Mounting height may vary plus or minus two and a half (2-1/2) feet. This recommendation is intended as a guideline only where specific installation heights have not been determined. In no case should the above be reason for pole changes, another suitable location on the pole is available and excessive glare will not result.
2. Maximum bracket size and type for PSNH is to be used in accordance with Rate Bulletin ML-1. Shorter brackets should be used where deemed adequate. Substitution of longer brackets should be made within the guidelines published in Applicable Rate Bulletin; the excess cost of any such bracket to be determined by comparison with the maximum bracket size and type as listed above.
3. Bracket Length = Setback + Overhang.
4. Brackets should be individually selected for each pole so that the luminaries, when installed, provide an aesthetic in-line appearance.
5. Use calculated bracket length or if not available. (See DTR 21.111 for list of available brackets).
6. For other sizes or styles of luminaries, as well as for staggered, or opposite installations, or in locations where poles are being installed specifically for street lighting, bracket lengths, mounting heights, and luminaire spacing should be calculated from photometric curves.

BRACKET SELECTION GUIDE FOR STANDARD LUMINARIES ONE SIDE MOUNTING WITH 100 FEET TO 250 FEET SPACING

NORTHEAST UTILITIES DESIGN & APPLICATION STANDARD DTR 21.107

APPENDIX B – Lighting Standards

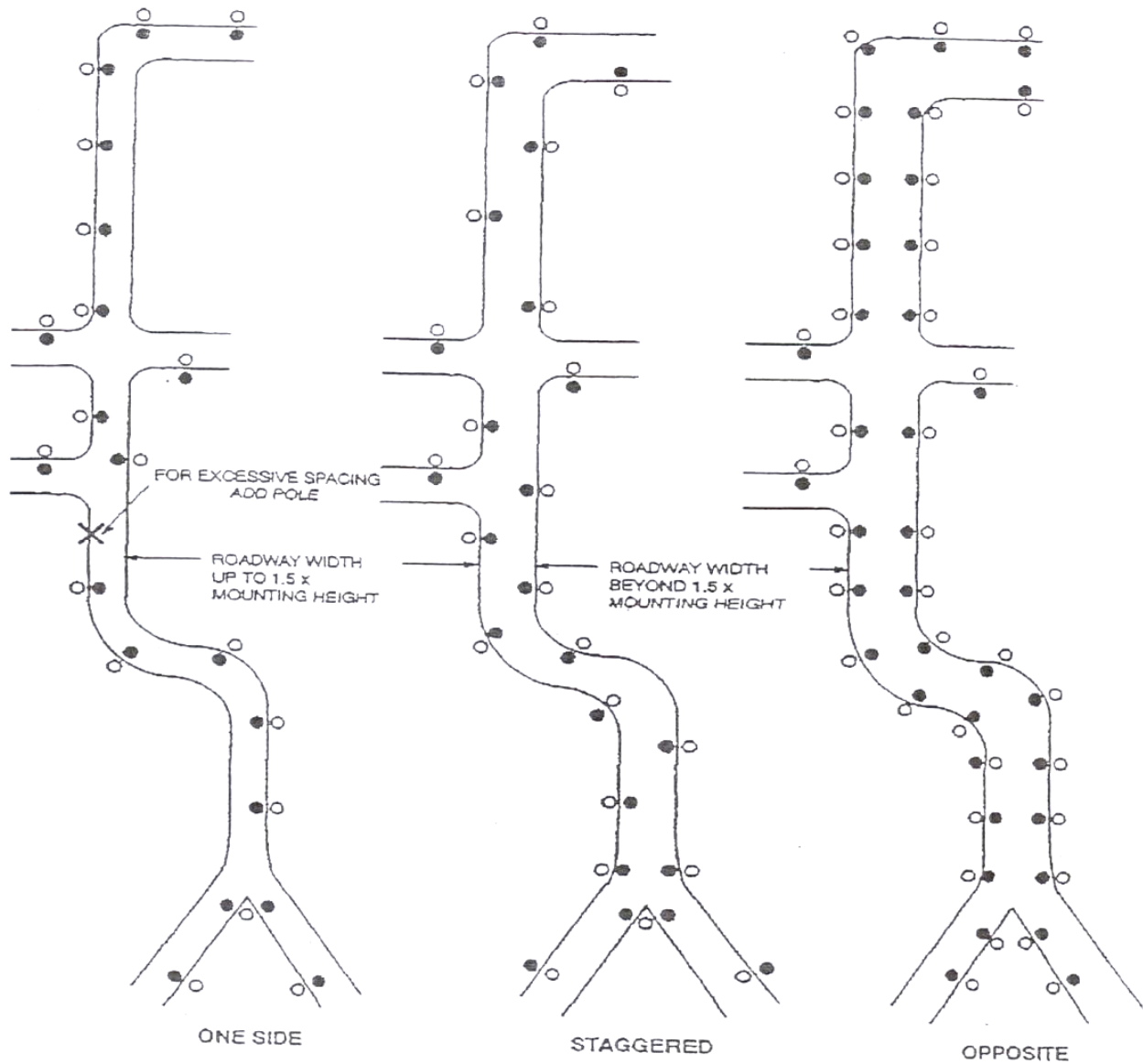


Note:

1. Refer to DTR 21.107 for required overhang.

STREETLIGHT MOUNTING AND LOCATION DEFINITIONS
NORTHEAST UTILITIES DESIGN & APPLICATION STANDARD **DTR 21.021**

APPENDIX B – Lighting Standards



Note:

1. Refer to “Practice for Roadway Lighting” – ANS/IES RP8 – 1983 for a detailed design recommendation for roadway lighting.

STREETLIGHT APPLICATION GUIDE
TYPICAL ROADWAY LUMINAIRE LOCATIONS
NORTHEAST UTILITIES DESIGN & APPLICATION STANDARD **DTR 21.025**

APPENDIX C – Additional Forms

AS-BUILT CERTIFICATION FORM

Date: _____

Subdivision Name: _____

Property Location: _____

Map _____ Block _____ Lot(s) _____ Zone _____

Subdivider Name: _____

Address: _____

Phone: _____

I, the undersigned, as Engineer or Land Surveyor, for the above-designated Subdivision, have field inspected the completed public improvements and have prepared the attached “As-Built” plans. These plans reflect the present conditions relative to location, size, elevation, and quantity of public improvements.

Check One:

_____ I have reviewed the quality of the workmanship, design, and materials and find it to be in conformance with good engineering practice and with the Subdivision Regulations.

_____ I have found variances from the Subdivision Regulations and have listed these with my comments on the attached sheet.

Registered Professional Engineer
License No. _____

Licensed Land Surveyor
License No. _____

APPENDIX C – Additional Forms

BOND AGREEMENT

For Construction and Installation of Public Improvements and Utilities in Subdivisions

Agreement made this _____ day of _____, 200__, by and between the Town of Thompson, hereinafter called the “Town”, a municipal corporation having its territorial limits within the County of Windham and State of Connecticut, acting herein by its Planning and Zoning Commission and _____ of the Town of _____, County of _____, State of _____, owner and owners of record of property for which a final subdivision plan has been approved, and heirs, executors, administrators, successors and assigns of said owner or owners, hereinafter called the “Subdivider”.

Witnesseth:

WHEREAS, the Town by vote taken on the _____ day of _____, 200__, by its Planning and Zoning Commission, has approved a subdivision known as _____, said vote reading as follows:

and

WHEREAS, the Subdivider desires to proceed with the construction and installation of public improvements and utilities in said subdivision in accordance with the specifications, ordinances, codes, regulations, and standards of the Town and as shown on the Final Subdivision Maps entitled:

and

WHEREAS, the utilities, may be shown on said map are to be installed and constructed by, on behalf of, or by separate agreement with, private utility companies or public agencies having jurisdiction over such public improvements, which shall be deemed to include, without limitation, all streets, sanitary sewers, curbs, gutters, sidewalks, storm drainage, all erosion prevention measures, and all work on natural or relocated watercourses, whether within or without the boundaries of the subdivision, hereinafter, called the “improvements”, as may be shown on said maps or otherwise required by the Thompson Subdivision Regulations and the conditions of any subdivision approval granted thereunder. Said improvements are to be installed and constructed by, on behalf of, or under contract with the Subdivider, and

WHEREAS, the estimated cost of constructing and installing improvements, said estimated costs having been approved by the First Selectman and the Town of Thompson Public Works Director, is

(\$_____) Dollars, and the Subdivider has filed with the First Selectman _____ (\$_____) Dollars as surety securing the Town the actual construction and installation of the improvements, which surety represents ninety-five (95%) percent of said estimated cost: and

WHEREAS, the Subdivider has deposited with the First Selectman _____ (\$_____) Dollars as a deposit against which the Town may draw to defray the costs of maintenance and repair of the improvements and the costs of any necessary repairs to the improvements reasonably resulting from defects in workmanship or

materials during the construction or maintenance period, which deposit represent five (5%) percent of said estimated costs. This agreement shall be reviewed on its anniversary and adjusted to secure an adequate surety amount. (The above-referenced bonding shall comply with all application provisions of the Thompson Subdivision Regulations.)

NOW, THEREFORE, be it agreed between the parties hereto, acting under the authority of the Subdivision Regulations of the Town of Thompson effective _____ 200__, and may therefore be amended as follows:

The Town Agrees:

1. To accept by appropriate resolution of the Town body having jurisdiction over those improvements which have been dedicated to the Town upon recommendation of the Commission and certification by the First Selectman and Public Works Director, that the Subdivider has fulfilled all the terms of this agreement and has completed the construction and installation of the improvements in accordance with the plans, specifications, ordinances, codes, regulations and standards of the Town.
2. To release, following said acceptance, any surety company bond, cash bond, or savings account assignment securing the Town the actual construction and installation of the improvements, and to return to the Subdivider any balance of said deposit, with an itemization of any charges thereto, one year following said acceptance and upon conclusion of the maintenance period.

The Subdivider Agrees:

1. To construct and install the improvements at no expense to the Town in accordance with said Subdivision Regulations, said Final Subdivision Plan, as defined in said Regulations, Standard Specifications for the Design and Construction of Subdivision improvements, and as amended, applicable laws, regulations, standards, codes of ordinances of the Town and State of Connecticut, and any terms or conditions established by said Commission and herein contained.
2. To construct and install the improvements complete in every detail, in a good and proper manner, as directed by the First Selectman or his/her authorized agent, and in conformance with standard engineering and construction practices within one year from the date of approval of said subdivision by said Commission or within an earlier time as prescribed by said Commission, except as such completion date may be extended by said Commission.
3. The Subdivider agrees that he shall at all times indemnify and save harmless the Town and its respective officers, agents, and servants, on account of any and all claims, damages, losses, litigation, expenses, counsel fees, and compensation arising out of injuries (including death) sustained by, or alleged to have been sustained by, the public, any or all persons on or near the work, or by any person or property, real or personal (including property of the Town), caused in whole or in part by the acts or omissions of the Subdivider, any contractor employed by him or any subcontractors or material man or any of them while engaged in the performance of any work covered by this Agreement and during any maintenance period specified therein.
4. The Subdivider shall, in part, secure his obligations under this standard agreement with the Town of Thompson by maintaining at his own expense at least the following forms of insurance, in such amounts as set forth by the Subdivision Regulations or otherwise:
 - a. Owner's protective liability and property damage insurance for and in the name of the Town of Thompson and covering all claims against the Town arising out of this agreement.
 - b. Public liability and property damage insurance, including coverage for acts of subcontractors, for all liability assumed under this agreement and where applicable, coverage for use of

- explosives, for collapse of buildings and damage to underground properties, and coverage by any law or municipal ordinance or regulation.
- c. Standard automobile liability and property damage insurance, including coverage for hired or borrowed vehicles.
 - d. Workmen's Compensation and Employer's Liability Insurance, as provided by Connecticut law and custom.
5. To permit the Town to draw upon said deposit to defray the costs of maintenance and repair of the improvements or utilities prior to their acceptance by the Town, including but not limited to snow-plowing, cleaning of drainage facilities, and street sweeping and to defray the cost of any necessary repairs to the improvements or utilities reasonably resulting from defects in workmanship or materials during the maintenance period of one year following said acceptance, provided that the Town, except in cases of emergency, shall notify the Subdivider at least seventy-two (72) hours in advance of said repair and maintenance; and to deposit an additional sum with the First Selectman, such sum not to exceed the amount of the original deposit, if at any time the original deposit should prove insufficient to defray any such cost incurred by the Town. No principal or interest will be withdrawn from any surety or maintenance account before release from this agreement by the Town. All principal and interest shall become property of the Town, upon default, for the purposes specified in this Agreement.

Additional or Special Clauses:

In Witness Whereof, the parties have hereunto set their hands and seals this _____ day of _____, 200__, at Thompson, Connecticut.

Signed and Sealed in the Presence of:

Town of Thompson

By: _____
First Selectman or His Designee

Title: _____

Subdivider

By: _____

Title: _____