



Town of North Stonington
Planning and Zoning Commission

Application for Commission Approval

Application Number: <input type="text"/>	Receipt Date: <input type="text"/>	Fee: <input type="text"/>
--	------------------------------------	---------------------------

<input type="checkbox"/> SPL	<input type="checkbox"/> SPP	<input type="checkbox"/> MP	<input type="checkbox"/> TX/MP AM	<input type="checkbox"/> ZC	<input type="checkbox"/> CU	<input type="checkbox"/> EXP	<input type="checkbox"/> MOD SPL	<input type="checkbox"/> MOD SPP
------------------------------	------------------------------	-----------------------------	-----------------------------------	-----------------------------	-----------------------------	------------------------------	----------------------------------	----------------------------------

Applicant Information:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ E-mail: _____

Owner of Record:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ E-mail: _____

Property Location: _____

Assessor Parcel Information:

Map: Lot:

Zoning District of Property:
R40 - R60 - R80 - C - HC - I - ED - RC

Restrictive Overlay Area:
N/A - VPO - WSPO - SUO - APOA

(See Chapter 7)

Specific Use as Listed under Specific Zoning District in Regulations:

Detail of Use Requested: _____

Date

Signature (Applicant)

Date

Signature (Property Owner of Record)

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

For Office Use Only: Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years from date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: _____ Date: _____

ZONING PERMIT (FOR OFFICE USE ONLY)

Site Plan Application # _____ - _____ is hereby certified to () comply () not comply with the Town of North Stonington Zoning regulations.

Date

Signature (Zoning Enforcement Officer)

Conditions: _____

Site Plan Modification

Proposed modifications to approved site plans shall be submitted to the Zoning Enforcement Officer for review and such proposed modifications may be:

- a. approved by the Zoning Enforcement Officer if minor in nature; or
- b. submitted to the Commission for additional review if they propose major changes (i.e., additional building floor area, alteration of building location, access, drainage infrastructure, parking etc.)

Expiration

Any Site Plan application under which no work is commenced (a structural portion of a building has not been erected) within twelve (12) months from the date of approval, shall expire unless the Commission shall provide for a longer time period not to exceed twenty-four (24) months from the date of approval.

All work in connection with a site plan shall be completed within five (5) years after the date of approval of the plan and failure to complete all work within such five-year period shall result in automatic expiration of the approval of such site plan unless the Commission shall have granted an extension of the time to complete work in connection with such site plan.

The Commission may grant one (1) or more extensions of the time to complete all or part of the work in connection with the site plan provided the total extension or extensions shall not exceed ten (10) years from the date of approval of such site plan

Certificate of Zoning Compliance (As-built)

No building, structure, land or premises shall be occupied for use or converted to a new use until a certificate of zoning compliance has been issued by the Zoning Enforcement Officer or his designee. An application for a Certificate of Zoning Compliance shall be accompanied by plans and/or other information that comply with the requirements set forth on the Certificate of Zoning Compliance Check Sheet.

Surety

Any required surety/bond shall not be released by the Commission until:

- a. the release has been requested, in writing, by the applicant;
- b. the Town Engineer has submitted a letter stating that all required improvements have been satisfactorily completed and that all conditions and requirements of the Commission's approval have been satisfied; and
- c. the applicant's engineer or surveyor has certified to the Commission, through submission of a set of detailed "Record" plans on mylar, that all improvements and other work are in accordance with submitted site plans.

SITE PLAN CHECK SHEET

Standard Elements of the Site Plan. The following information shall be provided on a 24 x 36-inch plan, with scale of 1" = 40'. Additional copies of the Site Plan may be provided on an 11 x 17 (reduced copy) plan.

- A. Property and applicant information:
 - 1. address of the property;
 - 2. name and address of owner of record; and
 - 3. name of and address of the applicant.
- B. North arrow (if other than North American Datum (NAD) 83 the applicant shall state why and provide standard for alternative), scale, name(s) of person(s) preparing plan, date of drawing, and any revision dates with description of revisions (revision dates shall appear on each plan sheet that has been revised and shall include a description of the revisions).
- C. Property boundaries (Class A-2 with dimensions, angles, and area of the parcel and/or parcels subject to the application).
- C. Dimensions of all yards and buildable area, as required by these Regulations.
- D. A zoning compliance chart or table that indicates the dimensional and use requirements for the property in the Zone and how the proposed structure and uses will comply with the requirements.
- E. Existing and proposed contour lines. For all areas of the parcel within one hundred (100) feet of any proposed work (including construction, excavation, filling, grading, and clearing of vegetation), the contour interval shall be no greater than two (2) feet (T-2 or T-3 accuracy). Topography taken from USGS Quadrangle interpolation shall not be acceptable for such areas, but may be used for other portions of the site. The Commission may require the applicant to submit design drawing(s), including cross sections and elevation, of all proposed activity. Additional spot elevations may be required where necessary to indicate drainage patterns.
- F. Locations and specifications of all existing and proposed structures and uses including, but not limited to, buildings, stone walls, fences, sidewalks, driveways, parking and loading areas, exterior storage areas, signs, abutting streets, utility structures, and hydrants.
 - 1. A rendering of any proposed building shall be supplied, with siding materials specified (front, side, and rear elevations shall also be shown).
- H. Locations and descriptions of water supply wells or other water sources and of all sewage disposal facilities, together with percolation and test pit data.
- I. Locations of existing and proposed drainage facilities on the site and those off-site that may be affected by the proposed activity, as well as any points of collected drainage discharges (i.e., discharges other than natural sheet flow) onto or off of the site.
- J. Location of wetlands, watercourses and wetlands buffers, with the live signature of the soil scientist who identified such features. All wetlands shall be field located. A signature block for the soil scientist certifying that all wetlands and watercourses have been delineated or that there are none on the property shall be placed on the plans.
 - 1. In addition to the wetlands delineation all soil types shall be shown per "Soil Survey of New London County, Connecticut."
- K. A landscape plan showing the planting, location and species to be used, the ground cover and surface treatments proposed, and identification of the types and location of existing vegetation to remain in place on the site. The number, location and size of the landscaping material shall be as required by Section 1103. The Commission shall require such plans to be prepared by a professional landscape architect (i.e., American Association of Landscape Architects, ASLA).
- L. A Soil Erosion and Sediment Control Plan (SE&SC) per Section 1111.

- M.** Zone of site and of all property within five hundred (500) feet.
- N.** Names and addresses of current owners of property within one hundred (100) feet of the parcel as shown in the Assessor's records, including properties across from any street/road, river, and/or municipal boundary, and properties sharing a driveway with the subject property.
- O.** Identification of any easements and deed restrictions affecting the property including Conservation and/or Open Space areas.
- P.** 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 FEMA must be shown with a note saying "Limits of Flood Hazard Zone are approximate and are scaled from the Federal Flood Hazard maps". When a lot does not include land within the 100-year flood hazard area, the map shall include the following notation: "This lot does not include land areas within the Federal Emergency Management Agency's 100-year flood hazard area.
- Q.** Sight line information at proposed driveway cut(s), and statement that plans have either been submitted to DOT for review or that DOT review is not required.
- R.** Lighting plan per Section 1110.
- S.** Boundaries of any sub-regional watersheds that lie within the site, as shown on maps available from the Natural Resources Center of the Department of Environmental Protection.
- T.** Wooded areas, specimen trees (exceeding thirty (30) inches diameter at breast height (dbh), five (5) feet above the ground), rock outcroppings (greater than two hundred (200) square feet surface area) and any unique and fragile natural features.
- U.** The general location of any endangered special and/or species of special concern shall be shown on the plans.
- V.** Stonewalls, monuments, and other structures having historical significance.
- W.** Archaeological sites including but not limited to those known to the State Archaeologist's Office. The Commission may require the Applicant to submit a report from the State Archaeologist's Office.
- X.** Historic buildings and sites listed on the National Register of Historic Places.
- Y.** Location of proposed subsurface sewage disposal systems and reserve fields, showing distances to adjacent land, distances from all wells within two hundred (200) feet (on or off the tract), and distance from any manure handling systems.
 - 1.** Existing and proposed buildings and structures shall detail the number of bedrooms in each and/or the total number of bathrooms.
 - Z.** Existing and proposed street and lot lines.
- AA.** Areas proposed for conservation or preservation as open space, including areas/easements required by the Inland Wetlands Commission.
- BB.** Identification of surface and groundwater resources on and around the site, including any public or private domestic users of such waters; the depth to groundwater and description of adjacent soils, and an evaluation of the impact of the proposal on existing and potential surface and ground drinking water supplies. The Commission may require additional information necessary to ensure protection of water resources, and may require that the report be prepared by a hydrogeologist or other qualified professional.
- CC.** Identification of any chemicals or potential contaminants to be used, stored or produced on site or discharged on or off the site, and a detailed description of methods and procedures by which any chemicals or potential contaminants on site will be stored, used, applied, discharged, and disposed .
- DD.** If required by the Commission, evidence of submission, review and acceptability of plans to other State and Local regulatory agencies with jurisdiction over some or all of the proposed structures and/or uses including but not limited to the following permits: Inland/Wetland permits, Ledge Light Health District, Dept. of

Transportation Encroachment Permit and/or State Traffic Commission permit, Dept. of Environmental Protection, Water Diversion Permit Floodway Encroachment Permit.

- EE. Any other information deemed necessary by the Commission to determine compliance with these Regulations. The Commission may require evaluation reports by Commission-approved independent professionals and other experts, including and not limited to: traffic engineers, hydrologists, soil scientists, geologists.

SEE ALSO SECTIONS 1300 AND 1100 FOR FULL TEXT OF THE SITE PLAN REGULATIONS AND SITE DEVELOPMENT STANDARDS

CERTIFICATE OF ZONING COMPLIANCE
AS-BUILT DRAWINGS

For approvals which required professionally prepared plans, and when deemed necessary by the Commission and/or Zoning Enforcement Officer, two (2) copies of an As-built Drawing shall be submitted to demonstrate conformity to the approved plans. Such drawings shall be approved prior to the issuance of a Certificate of Zoning Compliance.

Such drawings shall show the installation of all improvements, including site work and structures, and be prepared by a licensed engineer or surveyor, as is appropriate, who shall certify as to the compliance of the installation with the approved plan and shall identify all deviations from the approved plan (A-2 standard). Any As-built Drawing showing substantial deviation from the approved plan shall be referred to the Commission. No Certificate of Zoning Compliance shall be issued for any As-built Drawing showing such substantial deviation unless the As-built is approved by the Commission.

As-built plan is to be done to the same scale as the approved Site Plan.

1. Building footprint, including all principal and accessory structures.
2. The **location, type of surface** and **percent grade** of any access roads/ driveways.
3. The location of any footing and/or gutter drains and their point of origin. (Rodent proof cover required on footing drains)
4. The location of any drainage structures or pipes installed on the property.
5. Location of all underground tanks and associated piping.
6. Location of installed lighting and signage; Location and type of surface of parking areas/spots and sidewalks.
7. The location of all utilities servicing the property (water, septic, electric, phone, etc.).
8. The location and height of installed retaining walls.

All disturbed soils on the site are to be stabilized with a permanent vegetative cover, or seeded and mulched prior to issuance of a Certificate of Zoning Compliance. Site Erosion and Sediment Controls are to remain in place until the permanent cover is established. A street identification number, visible at night, is to be placed on the principal structure and/or at the end of the access road/driveway to the property.