

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Monday, April 22, 2024 7:00 pm

Regular Meeting – HYBRID

Join Zoom Meeting:

<https://us02web.zoom.us/j/81642995776>

Meeting ID: **816 4299 5776**

or join by phone 1-646-558-8656 same ID.

THIS IS A HYBRID PUBLIC MEETING. THE PUBLIC CAN ATTEND IN-PERSON OR ELECTRONICALLY. THE INFORMATION PROVIDED IN THIS AGENDA CONTAINS THE LINK TO ACCESS THE MEETING ELECTRONICALLY.

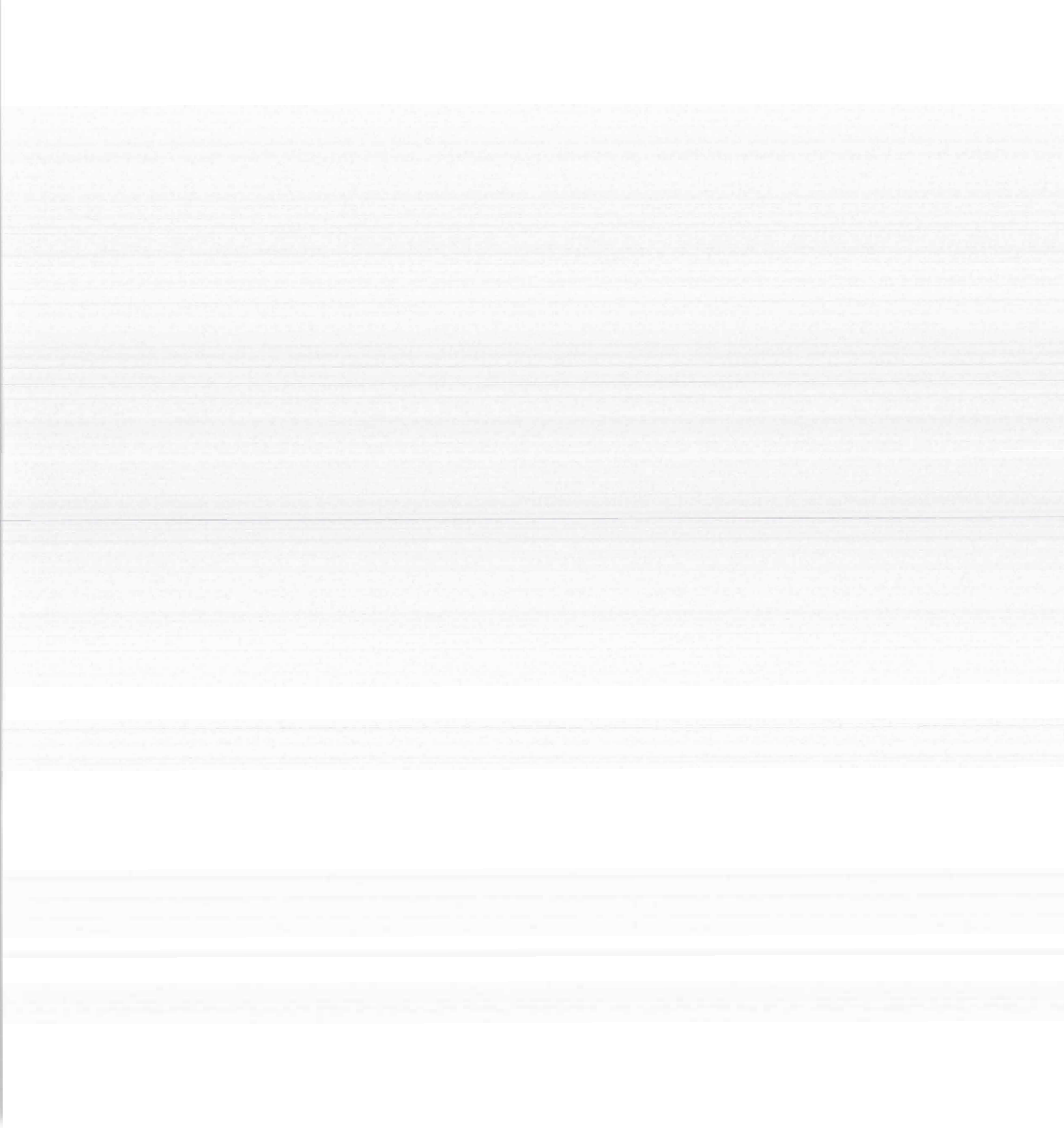
AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL AND SEATING OF ALTERNATES**
3. **ADDITIONS/CHANGES TO AGENDA**
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of April 08, 2024**
5. **AUDIENCE OF CITIZENS**
6. **UNFINISHED BUSINESS (Discussion/Possible Action)**
 - 6.1 **PZC 2324-04:** Site Plan Application for Robert Caldwell of Caldwell Realty LLC., to Construct a Vehicle Repair Shop at 41 Route 6, Map 002, Lot 020, Zone CM-1, Lot Area 9.68, Section 31.2.6. **(Continue Discussion/Possible Action on Site Plan Application)**
7. **NEW BUSINESS (Discussion/Possible Action)**
8. **REGULATION REVISIONS (Discussion)**
 - 8.1 Sections Related to Multifamily Dwellings
 - 8.2 Section 8.3 Accessory Living Unit
9. **COMMUNICATIONS AND REPORTS:**
 - 9.1 Town of Hebron Petition #2024-07 to revise Section 5.F.8 of the Hebron Zoning Regulations to regulate light posts greater than 14 feet in height.
10. **COMMISSION OPEN DISCUSSION:**
11. **AUDIENCE OF CITIZENS:**

12. EXECUTIVE SESSION:

Pending Legal Action per State Statutes Section 1-200(6)(B)

13. ADJOURNMENT



**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, April 8, 2024 7:00 pm

**Regular Meeting – HYBRID
MINUTES**

Members Present: Chairman Rick Nassiff, Vice-Chair Justin Riendeau, Vera Englert, Thomas Currier, Dave Holcroft, Walter Tabor

Members Excused: Robert Powell, Larry Preston (Alternate), Ed Madrak (Alternate)

Staff Present: Town Planner John Guskowski (via Zoom), Board Clerk Mary Kay Hyman

Others Present: Dan Csaplar of USS Vineyard Solar, Mark Reynolds of Rob Hellstrom Land Surveying and 2 others were present.

1. CALL TO ORDER: R. Nassiff called the meeting to order at **7:00 PM**.

2. ROLL CALL AND SEATING OF ALTERNATES:

No Alternates present to seat.

3. ADDITIONS/CHANGES TO AGENDA: None

4. APPROVAL OF PZC REGULAR MEETING MINUTES of March 11, 2024

R. Nassiff **MOVED** to **APPROVE** the Minutes of March 11, 2024 as presented; J. Riendeau **SECONDED**; D. Holcroft and V. Englert **ABSTAINED, MOTION PASSED 4:0:2**

D. Holcroft and V. Englert Abstained as they were not present at the March 11, 2024 Meeting

5. AUDIENCE OF CITIZENS: None

6. OPEN PUBLIC HEARING:

R. Nassiff Opened the Public Hearing at **7:01 PM**

W. Tabor Recused himself from the Public Hearing

6.1 PZC 2324-03: Special Permit Application for USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.

Dan Csaplar representing USS Vineyard Solar LLC., stated they are proposing a 1-megawatt solar facility on Walt and Nancy Tabors property at 468 Route 87. He stated USS Vineyard Solar is based out of Minneapolis and has offices in both Fairfield and Boston and that they develop, construct, own and maintain small scale community solar arrays at no cost to the property owner that are 5 megawatts and lower. They have built over 100 arrays to date and reached out to the Tabors, based on their location and the conditions of the property. He stated they

have two pathways to move forward, one with Eversource and with whom they have received a green light to interconnect with their existing infrastructure, as well as the approval from the Town of Columbia PZC. He stated the new facility will power roughly 750 homes with renewable electricity. The footprint of the array will be on 7-acres of the 55-acre parcel, the arrays will be mounted on a single AIS tractor system, and it will be tilted toward the east during the morning and then slowly tilt toward the West in the afternoon for increase in efficiency and greatest production. The array will be enclosed by a 7-foot farm style fence, which is woven wire on wooden posts. The existing access road will be extended out to the array, will be 12 ft wide and remain gravel with an overall improvement. He stated the construction phase will be about 3 to 6 months, with 1 week for installation of the panels, 1 week for trenching wires and the remaining time going to Eversource coming out to interconnect to the infrastructure. After that the array will sit and create electricity. He stated they will send an operation maintenance team out every few months to clean the panels, mow the grass and make sure everything is operating correctly.

D. Holcroft asked if residents would be able to take advantage of the electricity produced. D. Csaplar replied yes, the residents/customers of Eversource can apply for a discount through the SCEFP program through Eversource.

D. Holcroft asked if this negates the previous proposal for a Holistic Village on the property. W. Tabor replied that this is unrelated.

R. Nassiff asked what the lifespan is of a solar array. D. Csaplar replied this will be a 20-year PPA, at which time their lease agreement requires them to come in and replace the existing panels.

R. Nassiff asked for thoughts from J. Guskowski who added that the array would be placed on the far end of an open field, several hundred feet from neighbors and surrounded by a wooded tree line on all sides and will be surrounded by a 7-foot fence.

T. Currier asked D. Csaplar if they or other companies have run into issue with disposal of the panels after 20 years. D. Csaplar replied that they have not been in business long enough to get to the 20-year mark of replacement. He stated there are endeavors to make sure these panels are fully recycled. T. Currier stated a few years back there was a question about what to do with the panels after 20 years. T. Currier asked C. Csaplar if he could provide information regarding this issue in relation to other companies who have gotten to this stage of the process. D. Csaplar stated he could investigate providing this information.

R. Nassiff asked where the panels are produced. D. Csaplar stated the panels are made in China and have a projected Life Span of 20 years. He stated there is a large push to use panels made in the US, but they are 70% more expensive and not made as well. US manufacturers use thin film and are not as safe.

Walt Tabor of 468 Route 87 asked D. Csaplar about the chemical makeup of the panels. D. Csaplar replied that the panels are made up of silicon aluminum and glass. He also stated that the State of CT has regulations in place requiring them to make sure the manufacturers put the panels through extensive testing from a leaching perspective to make sure that the chemicals, if the panels were to break, do not leach into the ground.

V. Englert asked what USS Vineyards interest is in these projects and asked for confirmation that USS Vineyard will retain ownership of the materials and that any problems would come directly back on them and that the homeowner is free of liability. D. Csaplar replied yes this is true.

T. Currier asked D. Csaplar where there are existing arrays. D. Csaplar stated that there are currently two in development, one in Torrington and one in Ellington. He stated 95% of up and running facilities are in Minnesota.

R. Nassiff stated that if the panels are removed from the site after 20 years, that will preclude any Town Zoning perspective.

CLOSE OR SCHEDULE TO CONTINUE PUBLIC HEARING

R. Nassiff **MOVED** to **CLOSE** the Public Hearing at **7:20 PM**; J. Riendeau **SECONDED**; **MOTION PASSED 7:0:0**

7. UNFINISHED BUSINESS (Discussion/Possible Action)

7.1 PZC 2324-02: Special Permit Application for Dava Siedman of Fairview Farm, LLC., for a Major Impact Home Occupation at 301 Rte. 66, Map 028, Lot 021, Zone RA, Lot Area 6.4, Section 8.5.4.

(Received 2/12/24) (Applicant WITHDREW Application on 3/26/2024)

R. Nassiff asked J. Guskowski for the status of this Application. J. Guskowski stated that there is a large storage building/barn on the property that had been used for decades as an unregistered illegal commercial self-storage operation and the Applicant wanted to market the property as a legitimate storage business by applying for a Special Permit to operate as a Major Impact Home Occupation. The property has since been sold and the Application has been withdrawn and no action is necessary. The conditions of the sale have not been disclosed, but the Town will continue to monitor property use.

7.2 PZC 2324-03: Special Permit Application for USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.

(Discussion/Possible Action or Public Hearing Continuation of Special Permit Application)

T. Currier asked if there would be any view of the array from abutting neighbors. R. Nassiff stated he does not believe so, but maybe from those on Beaudet Terrace. The Commission discussed the location of the array and concluded that they feel it is far enough off the surrounding roads.

R. Nassiff **MOVED** to **APPROVE** the Special Permit Application for USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.; J. Riendeau **SECONDED**; **MOTION PASSED 5:0:0**

W. Tabor was reseated.

8. NEW BUSINESS (Discussion/Possible Action)

8.1 PZC 2324-04: Site Plan Application for Robert Caldwell of Caldwell Realty LLC., to Construct a Vehicle Repair Shop at 41 Route 6, Map 002, Lot 020, Zone CM-1, Lot Area 9.68, Section 31.2.6. (Receive/Discussion/Possible Action on Site Plan Application)

R. Nassiff stated this is a Site Plan and therefore does not require a Public Hearing.

Mark Reynolds of Rob Hellstrom Land Surveying identified the location of the property in the CM-1 Zone, between Route 6 and the Trail. He stated the property is just under 9.7 acres and does abut residential properties at the front of the property, but the structure will be toward the rear of the parcel. He stated the proposal is for a Vehicle Repair Shop, but the Applicant will be doing both repair and restoration work on vehicles. He then stated that the entrance access will be from Route 6 and the DOT after review has requested a stop sign and a stop bar at the end of the apron because it is a Commercial property. He stated the proposed driveway will be gravel with a paved Apron onto Route 6, in the same location as the existing entrance to the property. He stated $\frac{3}{4}$ of an acre will be cleared for the development of the building, which will be 110 ft by 50 ft with a 40 ft wide gravel parking area, which will allow for turning of trailered vehicles. They will be cutting a bit into the grading of the hillside to create a level area for the building to sit on with a frost wall and slab type construction. He identified the location of the septic required by the Health Department and stated it will be of minimal use and would be about the size of that needed for a two-bedroom home. He stated the roof drainage and surface runoff would be collected in a basin at the front of the property leaving a 50–75-foot wooded strip between it and the neighbors. He stated the building will be a single story steel shell building and is Zoning compliant with the overall development being $\frac{3}{4}$ of an acre, which is well under the allowable 2.5 acres on a 10 acre parcel.

R. Nassiff asked about handicap parking. M. Reynolds stated the parking area around the front of the building will be level and there is ample opportunity for ADA access anywhere along the front. He stated he would consult with the owner about extending a concrete pad at either end of the foundation to create better access to meet State Regulations, if needed. R. Nassiff asked J. Guskowski for input. J. Guskowski stated that the requirement may be based on a ratio and there may be an exemption for a building less than a certain square footage, but this is not a Zoning building code issue. R. Nassiff agreed the Commission does not need to address concerns outside of the Zoning realm of responsibility.

D. Holcroft asked if the property owner and business owner are one in the same. M. Reynolds stated yes, it is owned by an LLC, but they are one in the same.

J. Guskowski then stated that action cannot take place as we have not received approval from the Eastern Highlands Health District for the design of the Septic System. This approval is needed to make sure the site is suitable from a Public Health standpoint.

V. Englert then asked if the owner could be present at the next meeting to answer questions regarding the number of employees, hours of operation, designated delivery drop off and turnaround for larger vehicles, lighting of the parking lot, etc. M. Reynolds did reply that there would be building mounted lights to extend over the parking area, but he would ask the owner to attend the next meeting to address these concerns.

W. Tabor asked about signage out by the road and V. Englert asked if there would be a gate. M. Reynold stated the DOT is not in favor of placing signs in the right of way, so at this time he does not believe the owner will be installing a sign or a gate.

R. Nassiff stated based on the need for additional information the Commission will continue Discussion/Possible Action at the next PZC Meeting scheduled for April 22, 2024 at 7:00 PM.

9. REGULATION REVISIONS (Discussion)

9.1 Section 52.7.19 Planned Neighborhood Housing

J. Riendeau stated the Subcommittee would be meeting with J. Guskowski tomorrow (Tuesday, April 09, 2024 at 8:30 AM) to finalize the language of the Revisions, which he will distribute to the full Commission for review, before a formal walk through and presentation of the Drafts at the next PZC Meeting scheduled for Monday, April, 22, 2024.

10. COMMUNICATIONS AND REPORTS:

R. Nassiff asked if all Members present have completed the required Land Use Training. All those present replied yes.

V. Englert asked if ZEO Connie Kisluk had been asked to attend a meeting. R. Nassiff replied that he spoke with C. Kisluk, and she will send him an email with specifics of items she feels do not need to be regulated or with any other concerns she has with the Regulations. He then said that if her presence is needed at a meeting regarding enforcement issues and/or if anyone has specific questions, he can request her presence or address those with her. V. Englert stated if the Commission can obtain an updated report, they may be able to see if there are any reoccurring violations where the Commission may be able to make changes to alleviate the situation by simplifying the Regulations. R. Nassiff added that any violations that the Town is taking legal action on cannot be discussed in an open meeting.

11. COMMISSION OPEN DISCUSSION: None

12. AUDIENCE OF CITIZENS: None

13. EXECUTIVE SESSION: The Commission did not go into Executive Session

Pending Legal Action per State Statutes Section 1-200(6)(B)

14. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; J. Riendeau **SECONDED**; **MOTION CARRIED UNANIMOUSLY**

The meeting was adjourned at **7:50 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk
Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.
This meeting can be viewed in its entirety on the Town of Columbia You Tube Channel.

PZC-2324-04

Robert Caldwell

Vehicle Repair Shop at 41 Rte. 6



TOWN OF COLUMBIA

323 Jonathan Trumbull Highway, Columbia, CT 06237
(860) 228-0440 FAX: (860) 228-2847

RECEIVED

APR 01 2024

Date Submitted: _____
TOWN OF COLUMBIA
BUILDING & LAND USE

Fee Paid: 410.00

SITE PLAN APPLICATION - P2C-2324-04

See Sections 51 of the Columbia Zoning Regulations for Site Plan requirements.

- With Site Improvements
 With NO Site Improvements
 Modification of Prev. Approval
 Fee: \$410 (\$200 PZC fee + \$150 LN cost + 60 state fee)
 Fee: \$310 (\$100 PZC fee + \$150 LN cost + 60 state fee)
 Fee: \$310 (\$100 PZC fee + \$150 LN cost + 60 state fee)

Location of Property

Address: RT. 6 Columbia, CT

Assessor's Map 2 Lot 20 Zone CM-1 Lot Area 9.68AC

Proposed Activity

Proposed Use: Vehicle Repair

Applicable Zoning Regulation Section(s): 31.2.6

Proposed construction: New Bldg
 Addition
 Interior
 Signs
 Site Work
 None
 (check all that apply)

Applicant/Agent Information

Primary Contact

Name: ROBERT CALDWELL

Business Name: _____

Business Mailing Address: 1 Homestead Ln, Columbia, CT 06237

Phone: _____ Cell: 860-982-3745 Email: RKC97@icloud.com

Interest in property: Owner
 Option
 Lessee
 Legal
 Engr
 Survey
 Other

Property Owner Information (if different from above)

Primary Contact

Name: Caldwell Realty LLC

Address: 1 Homestead Ln, Columbia, CT 06237

Phone: _____ Cell: SAME Email: _____

SITE PLAN APPLICATION CHECKLIST

Applications are considered complete only when all of the information as required by the Columbia Zoning Regulations per Sections 51 is received. Failure to submit, or formally request a waiver, all the required items is grounds for denial by the Commission. In addition to the items below, the Commission may require additional information in order to determine if the proposal conforms to the Regulations.

Office	Applicant*	
	✓	Completed Application with original signatures (plus 10 copies)
	✓	Detailed Statement of Use that includes the nature and intensity of the proposed operation, number of employees and hours of operation (10 copies)
		Completed Sign Application if requesting approval under Section 62.9
		Copy of approval letters from other Commissions or agencies
		Copies of all drainage reports, traffic or environmental studies
WITH SITE or STRUCTURE IMPROVEMENTS		
	✓	Four (4) copies of a full scale site plan on an A2 survey, plus ten (10) reduced copies at 11" x 17", that include the following information:
	✓	<ul style="list-style-type: none"> • Date, written and graphic scales, north arrow, seals & signatures of engineer, surveyor and other professionals
	✓	<ul style="list-style-type: none"> • Lot dimensions with accurate linear and angular dimensions with any easements and deed restrictions noted; adjacent roads and abutter information
	✓	<ul style="list-style-type: none"> • Existing and proposed topography, locations of wetlands and waterbodies, drainage swales and other site features (stone walls, trees, ledges)
	✓	<ul style="list-style-type: none"> • Existing and proposed structures including dimensions and elevations
	✓	<ul style="list-style-type: none"> • Table of proposed frontage, setbacks, and coverage with Zoning requirements
	✓	<ul style="list-style-type: none"> • Location and results of test pits; location of proposed well and septic system
	✓	<ul style="list-style-type: none"> • Location and description of proposed stormwater system including pre and post development calculations; location and description of utilities and tanks
	✓	<ul style="list-style-type: none"> • Location of parking, driveways, sidewalks and access and egress points
	✓	<ul style="list-style-type: none"> • Parking plan with calculations per category of use in zoning regulations
	✓	<ul style="list-style-type: none"> • Erosion and Sedimentation plan and narrative
	NA	<ul style="list-style-type: none"> • Outdoor lighting plan including details and specifications
	NA	<ul style="list-style-type: none"> • Landscaping and screening plan including material specifications and details
	✓	Four (4) copies of architectural plans, plus ten (10) reduced copies at 11" x 17"

* For each item listed, indicate the following

✓ = provided NA = not applicable W = written waiver request attached

Other Information

Is the property within a FIRM Flood Zone A, A1-30? Yes No

Does the proposal require Inland Wetland's Approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require ZBA approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require CONN-DOT approval? Yes No

If yes, date of approval 3/16/23 (submit copy of approval letter)

Required Information

1. Copy of assessor's card
2. Completed and signed Site Plan Application including a completed checklist and written waivers (if any)
3. Application fee – Check payable to the Town of Columbia

Prior to submitting an application,

applicants are strongly encouraged to discuss the potential land use or pending application with the Town Planner 860-228-0440 or TPlanner@ColumbiaCT.org

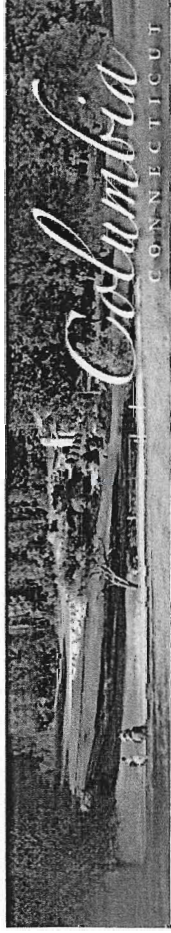
By signing this application, I am certifying that all information submitted is true and accurate and that I have submitted all required documentation. I hereby permit Columbia staff and Commission members to enter onto and inspect this site during reasonable hours for the purpose of reviewing the site before and after a permit is granted.

Signature of Owner *Della Caldwell* Date 11-2-23

Signature of Applicant *Della Caldwell* Date 11-2-23

Signature of Authorized Agent _____ Date _____

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



Information on the Property Records for the Municipality of Columbia was last updated on 4/1/2024.



Parcel Information

Location:	RT 6	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	00039100	Map Block Lot:	002 020	Acres:	9.6000
490 Acres:	0.00	Zone:	C	Volume / Page:	0245/0534
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	104,000	72,800
Buildings	0	0

Owner's Information

Owner's Data
CALDWELL REALTY LLC 1 HOMESTEAD LN COLUMBIA, CT 06237

Appraised Value

Assessed Value

Detached Outbuildings	0	0
Total	104,000	72,800

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
CALDWELL REALTY LLC	0245	0534	08/10/2022	Warranty Deed	\$110,000
VERBURG DENNIS N & MICHELLE N	0171	0797	04/26/2006		\$100,000
COLUMBIA BURYING GROUND ASSN	0036	0325	09/18/1958		\$0

Information Published With Permission From The Assessor



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:



March 16, 2023

Mr. Mark A. Reynolds, P.E.
Rob Hellstrom Land Surveying, LLC
P.O. Box 378
Hebron, CT 06248

Dear Mr. Reynolds:

Subject: Robert Caldwell
Willimantic Road / Route 66
Town of Columbia

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received February 3, 2023, entitled, "Robert Caldwell" dated January 26, 2022. Your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following comments:

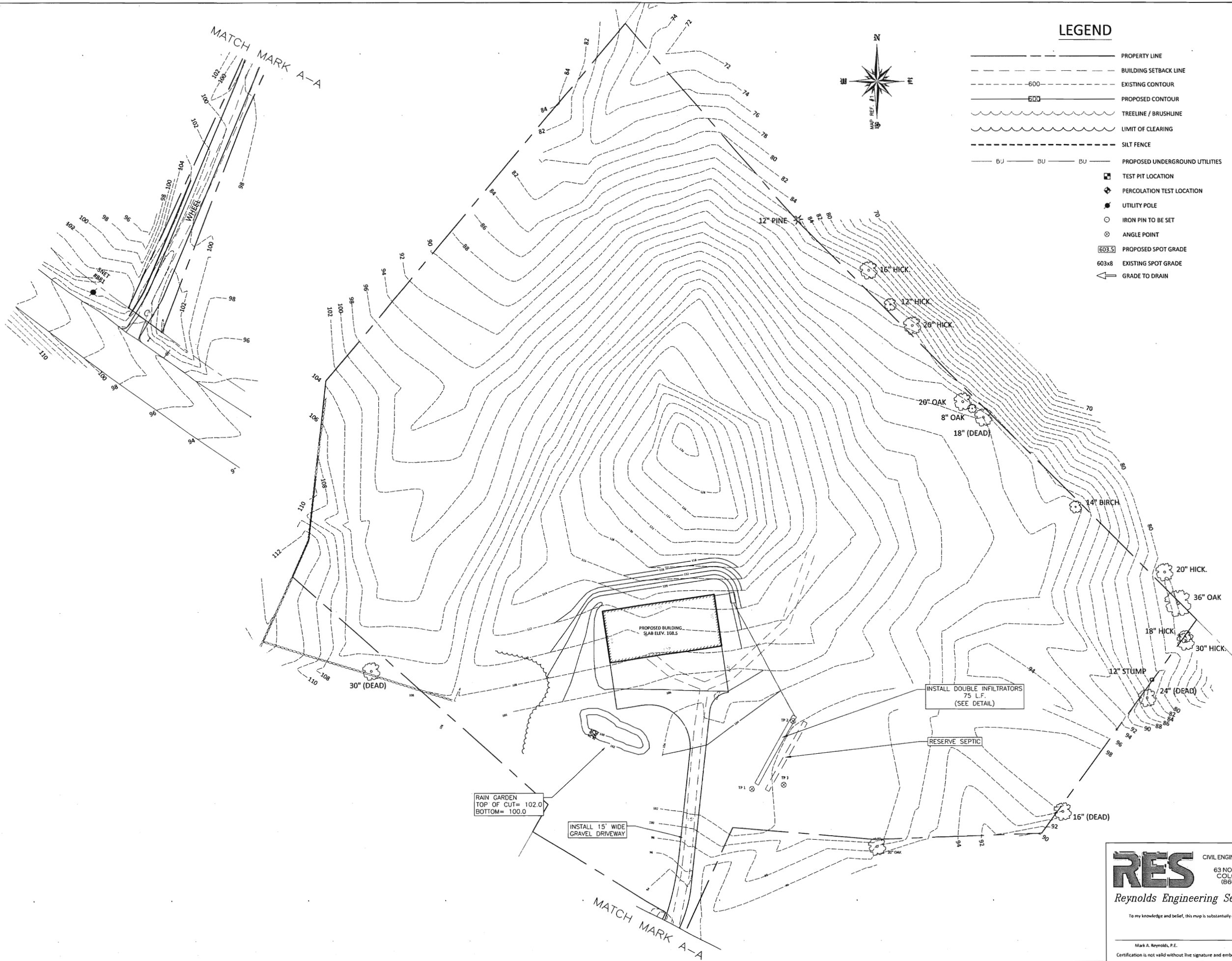
1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.
2. Revise plans to show the commercial drive is a minimum of 20' wide with a STOP sign, stop bar, and 50' of DYCL.
3. Please provide a detail for the breakaway sign support system in the plan set. If you would like a PDF version of the Breakaway Sign Support detail sent to you electronically, please email Mr. Gary Brigham at garv.brigham@ct.gov.
4. If there are any intended utility connections, indicate where the connections will be made and if they are underground or overhead. If utility connections will be made in the roadway, plans must show limits of pavement restoration according to current ConnDOT standards for any proposed utility cuts on Route 66. Excavations into a lane will require restoration from the curb to the center line of the roadway or the closest pavement seam. Excavations crossing the center line will require curb to curb restoration. Milling limits must extend a minimum of 10' beyond the edges of the trench and services with less than 150' separation must be combined to provide a single milled and paved surface. If roadway excavations are required, you will need to include the latest Department of Transportation detail sheet for Pavement Restoration on the plans. If you would like a PDF version of the "Pavement Restoration" details sent to you electronically, please email Mr. Gary Brigham at gary.brigham@ct.gov.
5. Remove the portion of the retaining wall in the State's right of way or provide details for the proposed retaining wall.

When you resubmit, please provide two sets of plans, 40 scale or larger, reflecting the above-noted comments. Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way. If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at gary.brigham@ct.gov.

Sincerely,

Carlos M. Wimberly
Special Services Section Manager
Bureau of Highway Operations

cc: Columbia Planning and Zoning



- ### LEGEND
- — — — — PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - ~~~~~ TREELINE / BRUSHLINE
 - ~~~~~ LIMIT OF CLEARING
 - - - - - SILT FENCE
 - BU — BU — BU — PROPOSED UNDERGROUND UTILITIES
 - ⊠ TEST PIT LOCATION
 - ⊕ PERCOLATION TEST LOCATION
 - ⊙ UTILITY POLE
 - ⊙ IRON PIN TO BE SET
 - ⊙ ANGLE POINT
 - 603.5 PROPOSED SPOT GRADE
 - 603x8 EXISTING SPOT GRADE
 - ↖ GRADE TO DRAIN

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
ROBERT CALDWELL
 DEPICTING PROPOSED BUILDING AND SEPTIC
 WILLIMANTIC ROAD (CT. ROUTE 66)
 COLUMBIA, CONNECTICUT

ROB HELLSTROM
 LAND SURVEYING LLC
 32 MAIN STREET
 HEBRON, CONNECTICUT
 (860) 228-9853

Mailing Address:
 P.O. BOX 576
 HEBRON, CT 06248
 www.rhllc.com
 Email: hellstromsurveying@yahoo.com

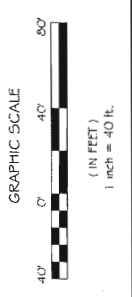
DATE: MARCH 27, 2024 BY: SAM SCALE: 1" = 40' SHEET NO.: 2 OF 3 JOB NO.: 2022-122 FILE NO.: 22-122_SITEPLAN

NO.	DATE	DESCRIPTION

ALL POINTS SURVEYED AND PLANNED TO BE FIELD CHECKED BY THE SURVEYOR.
 THIS SURVEY IS NOT VALID UNLESS IT BEGINS WITH AN ORIGINAL SURVEY AND DEDUCED SCALE.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 ROBERT W. HELLSTROM, L.L.C. #13626

RES CIVIL ENGINEERING CONSULTANTS
 63 NORWICH AVENUE
 COLCHESTER, CT
 (860) 516-0033
 Reynolds Engineering Services, LLC

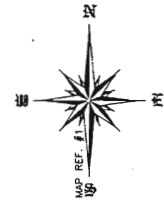
To my knowledge and belief, this map is substantially correct as noted hereon.
 Mark A. Reynolds, P.E. CT LIC# 19789
 Certification is not valid without live signature and embossed (impression) type seal.



ZONE COMPLIANCE CHART		
ZONE- CM-1	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FT)	90,000	9.68 acres
MINIMUM FRONTAGE	100'	n/a
MINIMUM BUILDING SETBACKS: FRONT	50'	141'
REAR	75' (ABUTTING RA DISTRICT) 30' (NOT ABUTTING RA DISTRICT)	X 31.2
SIDE	75' (ABUTTING RA DISTRICT) 30' (NOT ABUTTING RA DISTRICT)	X 35.6'
MAXIMUM STORIES:	3	1 STORY
MAXIMUM HEIGHT:	40'	<40X
MAXIMUM LOT COVERAGE:	25%	<<25%

LEGEND

- — — — — PROPERTY LINE
- - - - - BUILDING SETBACK LINE
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- ~ ~ ~ ~ ~ TREELINE / BRUSHLINE
- ~~~~~ LIMIT OF CLEARING
- - - - - SILT FENCE
- — — — — PROPOSED UNDERGROUND UTILITIES
- ⊠ TEST PIT LOCATION
- ⊕ PERCOLATION TEST LOCATION
- ⊙ UTILITY POLE
- ⊙ IRON PIN TO BE SET
- ⊙ ANGLE POINT
- 603x8 PROPOSED SPOT GRADE
- 603x8 EXISTING SPOT GRADE
- ← GRADE TO DRAIN



SEPTIC SYSTEM INVERTS

- ① INVERT @ HOUSE - 383.75 MIN.
- ② INVERT IN @ SEPTIC TANK - 382.75
- ③ INVERT OUT @ SEPTIC TANK - 382.5
- ④ D-BOX / FLOWLINE @ UNITS - 382.2
- BOTTOM OF UNITS - 381.2
- EXISTING GRADE - 382.9 - 383.7
- FINISHED GRADE OVER UNITS - 383.2 MIN.

- THERE ARE NO WELLS LOCATED WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM ON THIS LOT.
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.
- BENCHMARK TO BE SET IN THE FIELD AT TIME OF CONSTRUCTION.
- CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

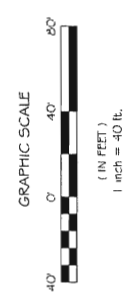
ROB HELLESTROM LAND SURVEYING LLC
 32 MAIN STREET
 HEBRON, CONNECTICUT
 (860)-228-9853
 Mailing Address:
 P.O. BOX 378
 HEBRON, CT 06248
 www.rhllc.com
 Email: rhllc@rhllc.com

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
ROBERT CALDWELL
 DEPICTING PROPOSED BUILDING AND SEPTIC
 WILLIMANTIC ROAD (CT. ROUTE 66)
 COLUMBIA, CONNECTICUT

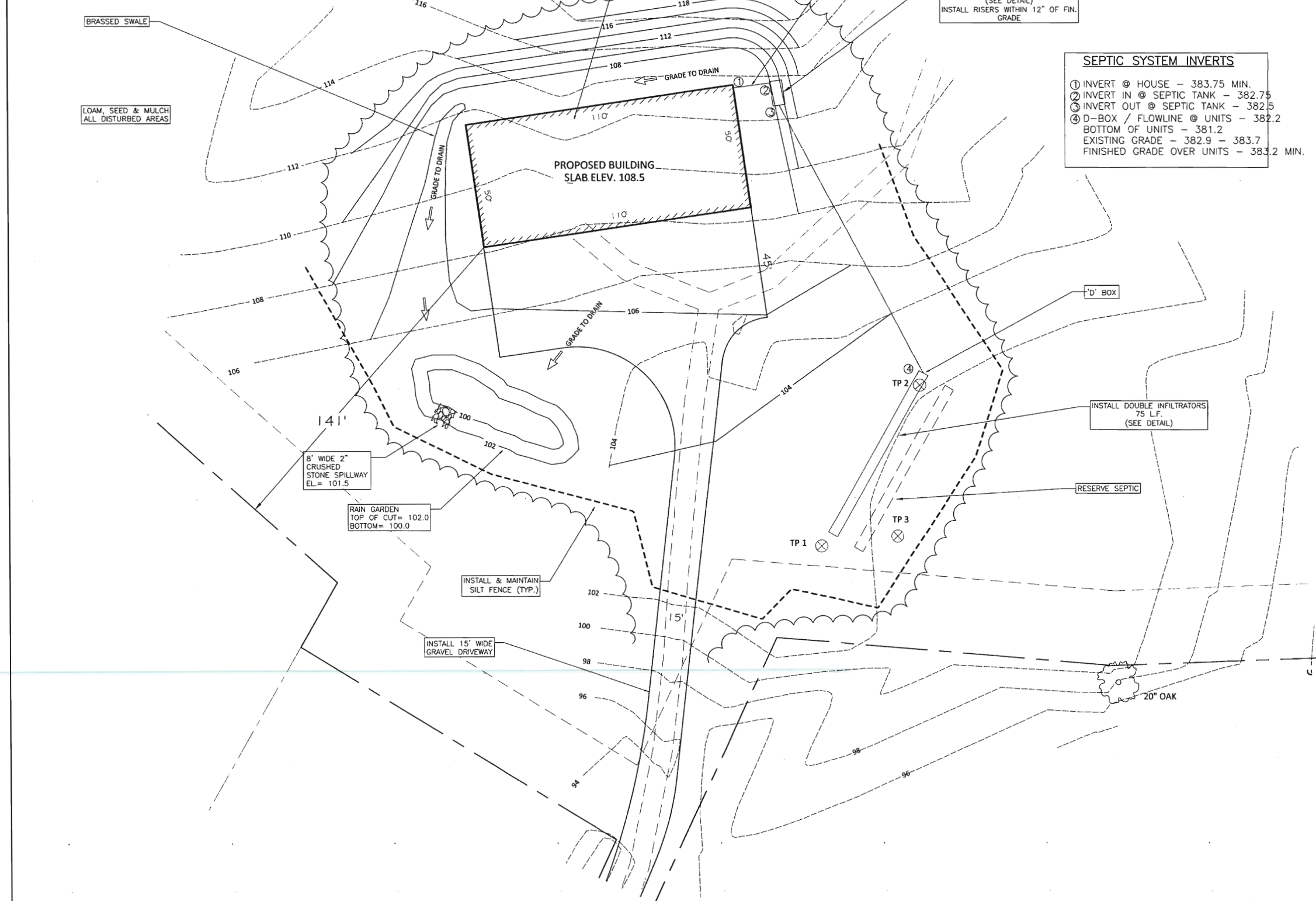
DATE: JUNE 27, 2022
 BY: SAM
 SHEET NO.: 2 OF 3
 SCALE: 1" = 40'
 JOB NO.: 2022-122
 FILE NO.: 22-122-SITEPLAN

NO.	DATE	DESCRIPTION

ROBERT W. HELLESTROM, L.S. #13626



RES CIVIL ENGINEERING CONSULTANTS
 63 NORWICH AVENUE
 COLCHESTER, CT
 (860) 516-0033
 Reynolds Engineering Services, LLC
 To my knowledge and belief, this map is substantially correct as noted hereon.
 Mark A. Reynolds, P.E. CT LIC# 19789
 Certification is not valid without live signature and embossed (impression) type seal.



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SOILS INFORMATION

PERCOLATION TEST #P

HOLE DEPTH: 19.5'

TIME	DEPTH	PRESOAK
8:41	7.5'	
9:56	9.12'	DRY
10:12	7'	
10:17	9.12'	
10:22	11'	
10:27	12.18'	
10:32	13.38'	
10:37	14.12'	
10:42	15.50'	
10:52	17.14'	
11:02	18.34'	
11:04	DRY	

PERC RATE: 6.7 min./inch

MINIMUM LEACHING SYSTEM SPREAD (M.L.S.S.) CALCULATIONS:

Reversing Soil Depth: 49'
Slopes: 2.1 - 3.0%
Hydraulic Factor: 29
Flow Factor: 1.5 (3 Bedroom)
Peric. Factors: 1.0

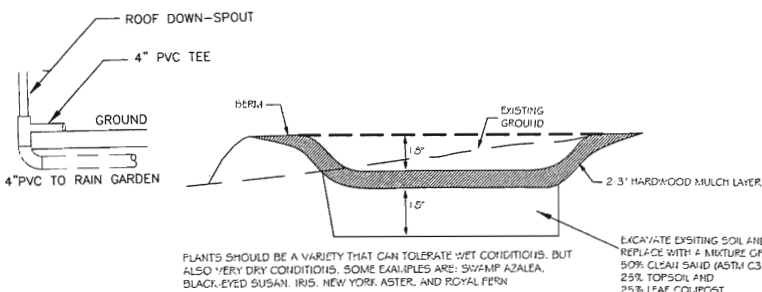
HF (28) x FF (1.5) x PF (1.0) = 42 L.F.

OPERATION AND MAINTENANCE PLAN - RAIN GARDENS

- THE HOMEOWNER SHALL NOT REMOVE A RAIN GARDEN, SEWER OR RE-SLOPE ANY DRAINAGE LINE LEADING TO THE RAIN GARDEN OR TAKE ANY OTHER ACTION WHICH PREVENTS SURFACE RUNOFF FROM REACHING THE RAIN GARDEN AND FLOWING THROUGH IT AS DESIGNED.
- THE HOMEOWNER SHALL PERIODICALLY REMOVE SEDIMENT, LEAVES, LITTER, OR OTHER MATERIALS WHICH MAY HAVE ACCUMULATED IN THE RAIN GARDEN.

NOTE:
1. RAIN GARDEN DEPTH IS 18 INCHES.
2. EXCESS RUNOFF IS CALCULATED AS THE DIFFERENCE IN RUNOFF BETWEEN THE SUBDIVISION PRE-DEVELOPMENT SITE DRAINAGE MODEL RUNOFF CURVE NUMBER (56) AND THE PROPOSED COVER, ROOFS (RCN-95), AND DRIVEWAYS (RCN-98) FOR THE 100-YEAR RAINFALL (7.92").

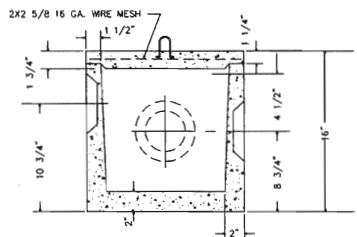
RCN RUNOFF	EXCESS RUNOFF
56	2.72'
61	3.37'
98	7.67'



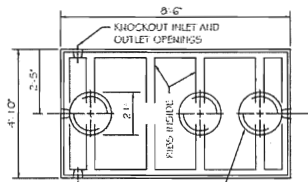
RAIN GARDEN SIZING TABLE (CONCEPTUAL DESIGN)

LOT	ROOF (SF)	DRIVEWAY (SF)	LAWN (SF)	EXCESS RUNOFF ROOF/DRIVE (INCHES)	EXCESS RUNOFF LAWN (INCHES)	EXCESS RUNOFF (CF)	PROPOSED RAIN GARDEN DIMENSIONS WIDTH (FT)	LENGTH (FT)	RAIN GARDEN VOLUME (CF)
5	1850	1,100	N/A	4.95	N/A	1217	25	35	1,312

RAIN GARDEN DETAIL CROSS SECTION

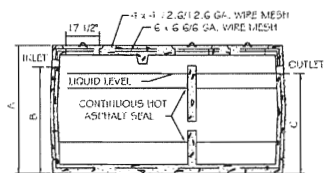


STANDARD D-BOX NOT TO SCALE



PLAN

CAPACITIES	A	B	C
1000 GAL	66.5"	57"	53.75"



CROSS SECTION

1000 GALLON 2 COMPARTMENT SEPTIC TANK NOT TO SCALE

LEACHING SYSTEM CONSTRUCTION NOTES:

- TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND TRENCHES TO BE PERVIOUS. GOOD QUALITY AID CLEAN MEDIUM SAND (SELECT FILL) PLACED AND COMPACTED IN 6" LIFTS. SELECT FILL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
- THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
 - THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL IS BETWEEN NO. 4 & 3" SIEVES) NO MORE THAN 45 PERCENT OF THE MATERIAL CAN BE RETAINED ON THE NO. 4 SIEVE.
 - THE FILL LESS THE GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	#4	#10	#40	#100	#200	
% PASSING	100	70-100	10-50	0-20	0-5	WET SIEVE
% PASSING	100	70-100	10-75	0-5	0-2.5	DRY SIEVE

** PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
FILL MATERIAL TO BE PLACED PRIOR TO TRENCH EXCAVATION. NO TRAFFIC OTHER THAN TRACK-DRIVEN EQUIPMENT IS TO CROSS, DUMP, UNLOAD OR OTHERWISE COMPACT THE FILL AREA AFTER TOPSOIL REMOVAL. FILL MATERIAL IS TO BE DUMPED AT THE EDGE OF THE STRIPPED AREA AND SPREAD AND COMPACTED WITH TRACK-DRIVEN VEHICLES. STOCKPILING IS TO TAKE PLACE UPGRADIENT OF THE LEACHING AREA. THE AREA DOWN GRADIENT OF THE LEACHING AREA IS NOT TO BE DISTURBED.

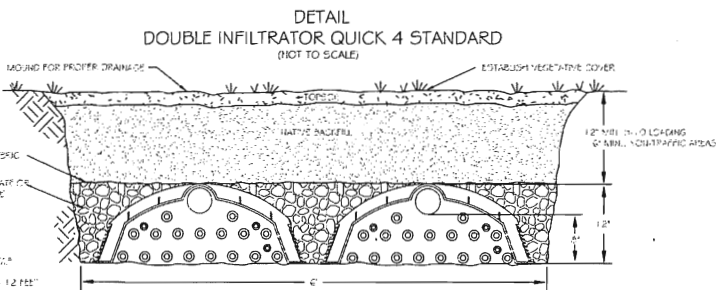
DESIGN NOTES:

- ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
- PERCOLATION RATE FOR DESIGN: 10.1-20 MIN PER INCH DEPTH TO RESTRICTIVE LAYER: MOTTLING @ 18"
- REQUIRED EFFECTIVE LEACHING AREA FOR 3 BEDROOM HOUSE = 675 SF.
- PROVIDED 116 LF OF 12" DOUBLE INFILTRATOR = 684.4 SF
- THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (+ 100 GALLONS), DISCHARGE TYPE BATHTUBS, RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
- THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. WE CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, IMPROPER MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.
- A 1,000 GALLON, 2 COMPARTMENT SEPTIC TANK IS REQUIRED. PROVIDED WITH: AN OUTLET FILTER DEVICE (TUF-TITE-2F-4 OR APPROVED EQUAL)

SEPTIC SYSTEM CONSTRUCTION NOTES:

- CONSTRUCTION SEQUENCE:**
- STRIP 4" TOPSOIL FROM LEACHING AREA.
 - PLACE & COMPACT SELECT FILL TO 6" BELOW FINISHED GRADE.
 - CONSTRUCT LEACHING UNITS TO DESIGN LINE & GRADE.
 - LOAM, FINE GRADE TO FINISHED GRADE AND SEED. PROTECT DISTURBED AREAS WITH EROSION CONTROLS UNTIL FIRST MOWING.
- THE PIPE BETWEEN THE HOUSE AND SEPTIC TANK SHALL BE 4 IN. EXTRA HEAVY CAST IRON, DUCTILE IRON OR EXTRA STRENGTH PVC ASTM D1785 SC-1D 40 OR APPROVED EQUAL.
 - ALL DISTRIBUTION PIPE IS TO BE ASTM D3034 SDR 35 (4" PVC) OR APPROVED EQUAL UNLESS NOTED.
 - SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 6" OF PROCESSED GRAVEL OR BROKEN STONE ON COMPACTED SUBGRADE.
 - THERE ARE NO APPARENT WELLS OR SEPTIC FIELDS WITHIN 75' OF THE SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
 - APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BE BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING CT DOT FROM 8.14A SPECIFICATION FOR M.G. 101 FOR NO. 4 STONE.
 - THE DEPTH OF THE LEACHING GALLERY SHALL NOT EXCEED 1' INTO ORIGINAL GRADE.
 - THE LOCATION AND ELEVATION OF THE PROPOSED SEPTIC SYSTEM WITH BENCH MARK SHALL BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR.

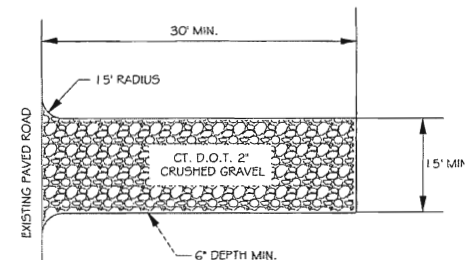
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
2-INCH	100
1-1/2-INCH	90-100
1-INCH	20-55
3/4-INCH	0-15
3/8-INCH	0-5
#40	0-3
#200	0-1.5



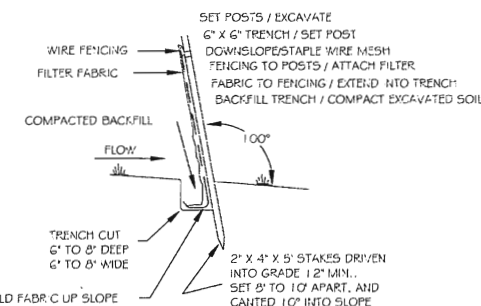
NOTES:
- EFFECTIVE LEACHING AREA = 6.9 SQ FT/1' CENTER, 10' CENTER TRENCH SPACING = 12 FT/1' INSTALL WITH SPACING ACCORDING TO MANUFACTURER'S CURRENT INSTALLATION INSTRUCTIONS.

SEQUENCE OF ACTIVITY - HOUSE LOT DEVELOPMENT

- LIMITS OF DISTURBANCE:** Upon approval of individual site plan development, the limit of disturbance shall be established in the field for each proposed structure. Disturbance limits shall be bounded by staked hay bales or silt fence.
- EROSION CONTROLS:** Area to be disturbed shall be bounded by staked hay bales or silt fence. All erosion controls, including silt fence and anti-cracking pad shall be installed and inspected by the Land use ZEO and Wetland Agent prior to stumps being pulled, grubbing, or excavation. The ZEO and Wetland Agent may modify the erosion control requirement based on field conditions so as to adequately control erosion and siltation from the site.
- TREES CLEARED:** Trees shall be cleared and cut to length and stacked or removed from the site. Then the pulling of stumps, grubbing and/or excavation shall begin.
- STONE WALLS:** All existing stone walls that will be removed due to street, driveway, house, septic system or other site construction shall be rebuilt elsewhere on the property, or the stones shall be used to enhance other existing walls on property.
- DRIVEWAYS:** All driveway and driveway shoulders shall be stripped, graded as shown on plan, and gravelled. All driveway shoulders shall be stabilized immediately upon grading, either by diverting runoff, mulching, or seeding and hay bales, silt fence or other approved measures the same day that cuts are made.
- TOPSOIL:** All topsoil shall be stripped and saved in an area as shown on the plan or as approved by the Planner and Wetland Agent. Topsoil shall not be removed from the site except as in compliance with the Zoning Regulations.
- CONSTRUCTION & DISTURBED AREA:** Excavation and construction shall commence following inspection and approval of erosion control and construction of the driveway. The disturbed area shall be so as to contain runoff within the lot to the greatest extent possible.
- SITES IN WINTER:** When a site will be open during the winter months, rough grading and 4-6 inch mulching must occur prior to construction in order to minimize erosion and uncontrolled runoff.
- DRAINS:** Foundation and curtain drains shall be installed as shown on the approved plan. Any changes to the location of the drains or the additions of any drains shall be approved by the Wetlands Agent prior to installation.
- COMPLETE SITE WORK:** Final grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be final graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.
- FINAL STABILIZATION:** Erosion controls shall be maintained on the lot as long as they are needed to control erosion and sedimentation.
- EAS CONTROLS:** All EAS controls shall be inspected on a daily basis and maintained as necessary until all disturbed areas are permanently re-vegetated or otherwise stabilized. The responsibility of such inspection shall be that of _____.
- System will be staked in field by licensed Land Surveyor and verified by engineer.



ANTI - TRACKING PAD DETAIL NOT TO SCALE



SILT FENCE

RES CIVIL ENGINEERING CONSULTANTS
63 NORWICH AVENUE
COLCHESTER, CT
(860) 516-0033
Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.
Mark A. Reynolds, P.E. CT LIC # 19789
Certification is not valid without live signature and embossed (impression) type seal.

NOTES & DETAILS
PREPARED FOR
ROBERT CALDWELL

DEPICTING PROPOSED BUILDING AND SEPTIC
WILLIMANTIC ROAD (CT. ROUTE 66)
COLUMBIA, CONNECTICUT

ROB HELLSTROM
LAND SURVEYING LLC

32 MAIN STREET
HEBRON, CONNECTICUT
(860)-228-9853

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www.rhslct.com
Email: hellstromsurveying@yahoo.com

JOB NO.: 2022-122
SHEET NO.: 3 OF 3
SCALE: AS NOTED
DATE: JUNE 27, 2022
BY: SAM
FILE NO.: 22-122-SITEPLAN

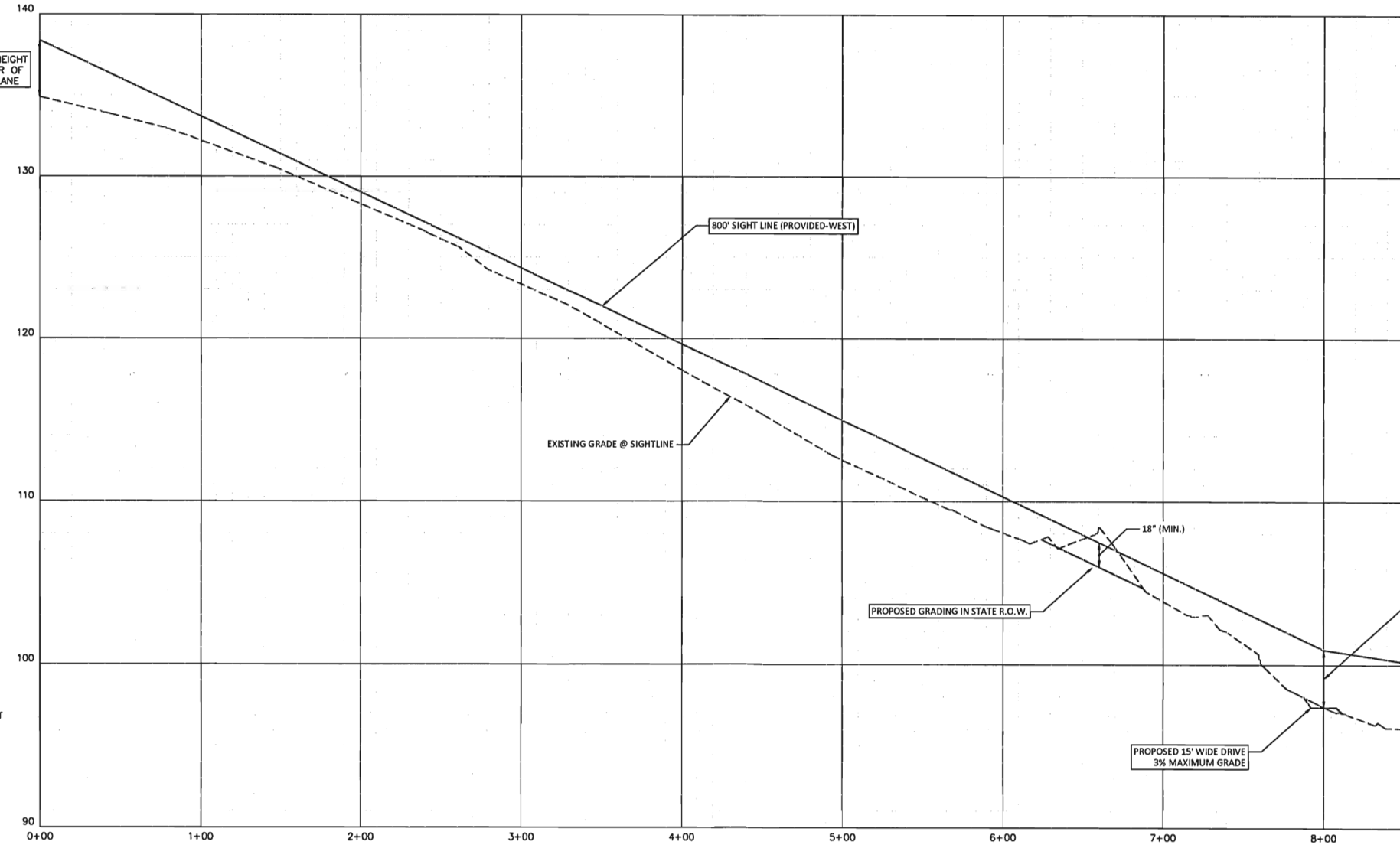
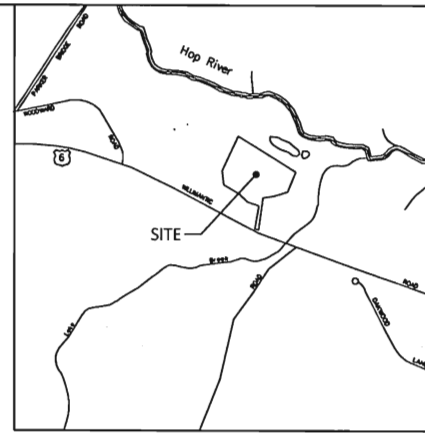
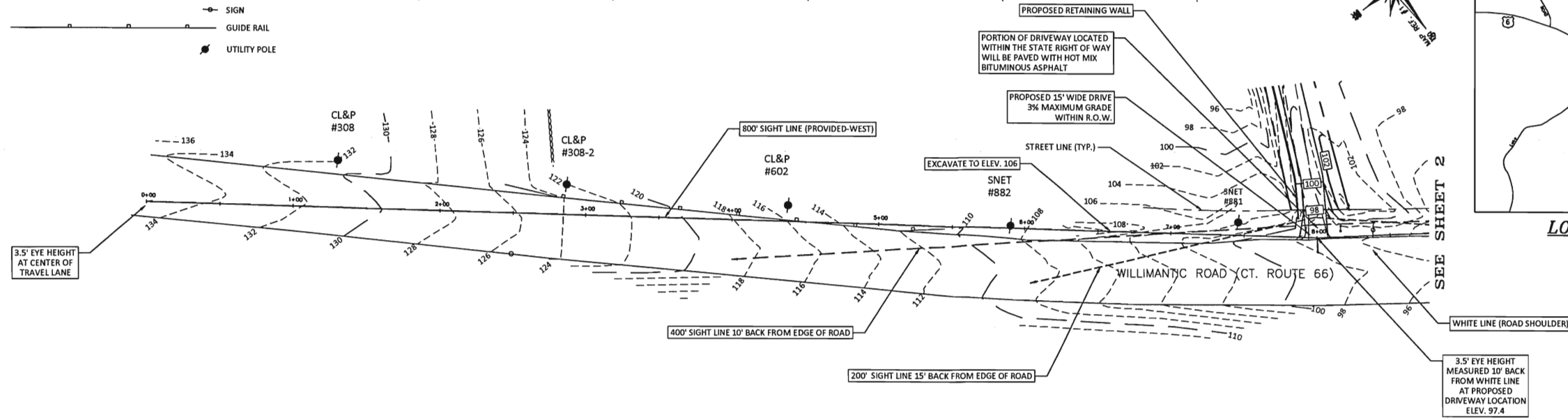
DESCRIPTION
DEVELOPMENT

NO. DATE
#13626

ROBERT W. HELLSTROM, L.S.

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- SIGN
- GUIDE RAIL
- UTILITY POLE



MAP REFERENCES

- "MAP SHOWING A PROPOSED TRANSFER OF LAND IN, COLUMBIA, TOLLAND COUNTY, CONN. SECTION "A" TO BE TRANSFERRED FROM MRS. ETHEL BLACK TO RALPH J. & ELEANOR J. CABIT, SECTION "B" TO BE TRANSFERRED FROM RALPH J. & ELEANOR J. CABIT TO MRS. ETHEL BLACK" BY EVERETT O. GARDNER, VERNON, CONN., CLASS A-2, SCALE: 1"=40', DATE: AUGUST 1958

MAP STANDARD NOTES

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY
HORIZONTAL ACCURACY CLASS: "A-2"
VERTICAL ACCURACY CLASS: "T-2"
VERTICAL DATUM: ASSUMED
- INTENDED PURPOSE: TO SHOW PROVIDED SIGHT LINES
- TOPOGRAPHY DEPICTED HEREON IS THE RESULT OF FIELD SURVEY MEASUREMENTS PERFORMED ON 07/18/2022

SCALE:
1" = 40' (HORIZONTAL)
1" = 4' (VERTICAL)

**ROB HELSTROM
LAND SURVEYING LLC**
32 MAIN STREET
HEBRON, CONNECTICUT
(860)-228-9853

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

www.rhllc.com
Email: helstromsurveying@yahoo.com

SIGHT LINE SURVEY
— PREPARED FOR —
ROBERT CALDWELL
DEPICTING PROPOSED BUILDING AND SEPTIC
WILLIMANTIC ROAD (CT. ROUTE 66)
COLUMBIA, CONNECTICUT

SHEET NO.: 1 OF 2
SCALE: 1" = 40'
JOB NO.: 2022-122
FILE NO.: 22-122_SITEPLAN

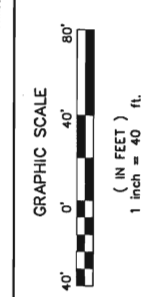
NO.	DATE	DESCRIPTION

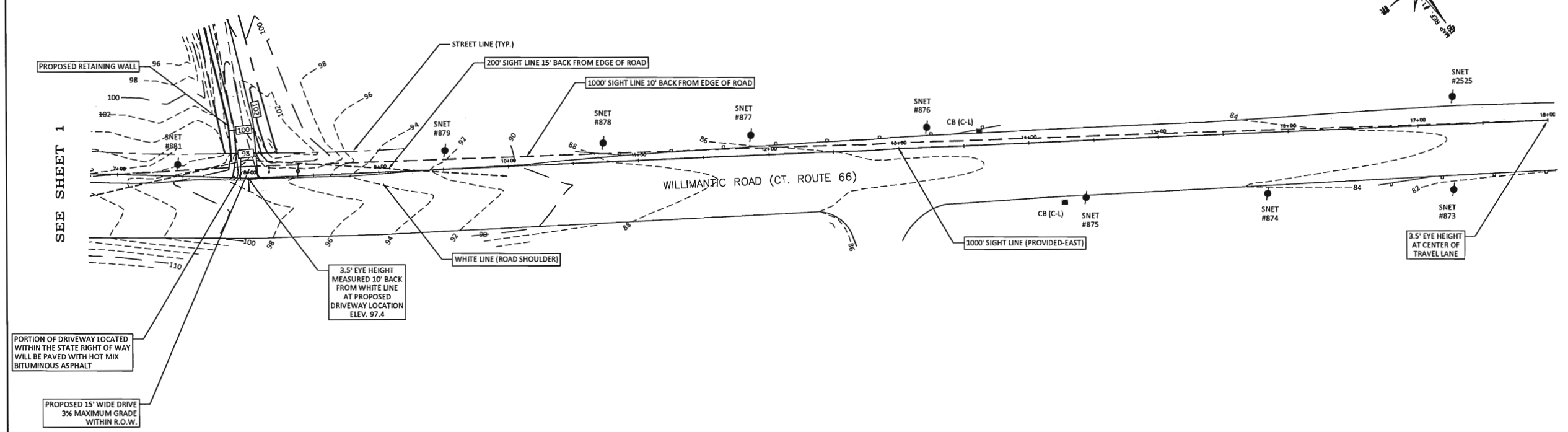
ANY REPRODUCTION, POSSESSION, OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

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ROBERT W. HELSTROM, L.S. #13626



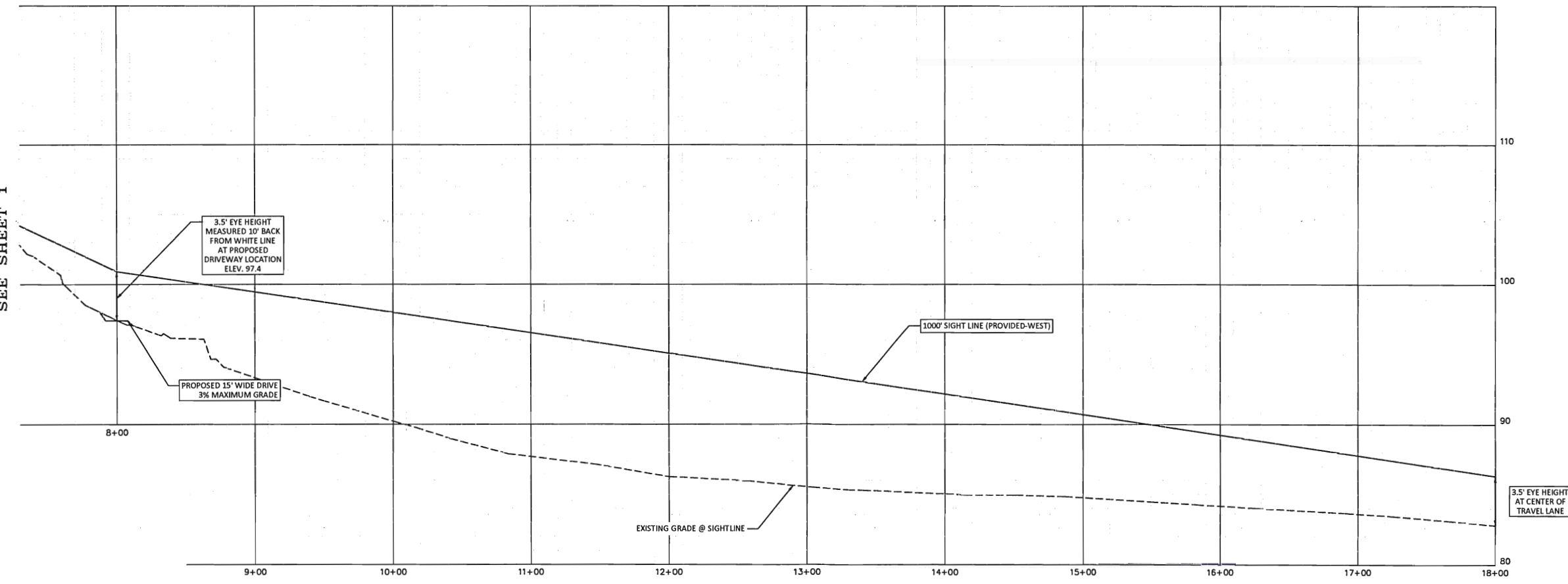


PORTION OF DRIVEWAY LOCATED WITHIN THE STATE RIGHT OF WAY WILL BE PAVED WITH HOT MIX BITUMINOUS ASPHALT

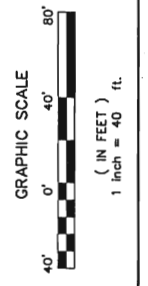
PROPOSED 15' WIDE DRIVE 3% MAXIMUM GRADE WITHIN R.O.W.

3.5' EYE HEIGHT MEASURED 10' BACK FROM WHITE LINE AT PROPOSED DRIVEWAY LOCATION ELEV. 97.4

SEE SHEET 1



SCALE:
1" = 40' (HORIZONTAL)
1" = 4' (VERTICAL)



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

ROBERT W. HELSTROM, L.S. #19326

NO.	DATE	DESCRIPTION

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Email: acthelstromsurveying@yahoo.com

SIGHT LINE SURVEY
— PREPARED FOR —
ROBERT CALDWELL
DEPICTING PROPOSED BUILDING AND SEPTIC
WILLIMANTIC ROAD (CT. ROUTE 66),
COLUMBIA, CONNECTICUT

DATE: JANUARY 26, 2022 BY: SAM
SHEET NO.: 2 OF 2 SCALE: 1" = 40'
JOB NO.: 2022-122 FILE NO.: 22-122_SITEPLAN

PROPOSED TEXT AMENDMENTS CONCERNING MULTIFAMILY DWELLINGS

April 18, 2024 – Complete Approved Regulations Committee Draft

21.2.3.11 – Multifamily Dwellings, except in the Columbia Lake Watershed Overlay District, per Section 52.7.19 (Replaces the current regulation reference to Neighborhood Retirement Housing)

52.7.19 Multifamily Housing [Replaces current 52.7.19 “Neighborhood Retirement Housing” and 52.7.21 “Multifamily Dwellings”]

52.7.19.1 Intent: To provide for a **broader and more affordable variety of housing in a development pattern by permitting an increase in density within the development and allowing alternative housing types with a site design that is in harmony with** and preserves natural, scenic and historic site design features; and to provide incentives and opportunities for the creation of affordable housing.

52.7.19.2 Required Approvals: A Special Permit shall be required for any proposed Multifamily Housing, except in the CM-1 District, where a Site Plan approval shall be required. The Special Permit may be issued only by the Columbia Planning and Zoning Commission after a public hearing and shall be issued only in conformity to the provisions of Section 52.7.19 of these Regulations. A pre-application review with the Commission is strongly encouraged.

52.7.19.3 Definitions: For purposes of this Section, the following definitions shall apply:

Multifamily Housing: A building, or group of buildings located on a single parcel of land or multiple contiguous parcels containing three or more total dwelling units.

Dwelling Unit: A single unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.

Unbuildable area: The area, expressed in square feet, within the site that is comprised of wetlands soils, watercourses, lakes, ponds, swamps, marshes, flood zone A per FEMA maps, slopes greater than 20%, and easements prohibiting building development.

Affordable Units: Housing units that comply with Conn. Gen. Stats. §8-13m. to 8-13x

52.7.19.4 Application for Multifamily Housing:

A. Information Required to be submitted:

1. Application signed by the owner(s) and agent(s), if any, stating the ownership of the property to be developed and summarizing the development proposal.
2. An approval of the septic system design by the appropriate authorizing agency.
3. An approval of the water supply system from the appropriate authorizing agency.
4. Key map of the neighborhood on a scale of 1" = 400' showing the relation of the proposed development to abutting properties and to existing and proposed streets.
5. Certified A-2 base map, on a scale of 1" = 40', showing the following:
 - a. Location of benchmarks.

- b. Size of the development in total acreage.
 - c. Location of any ponds, brooks, or inland wetland areas, as certified by a soil scientist.
 - d. Two-foot contours extending fifty (50) feet beyond site boundaries. Contour information shall be collected by an actual field survey or by means of photogrammetry (aerial topography).
 - e. Location of unbuildable area. Notes should reflect total area (in square feet) of buildable and unbuildable areas on the site.
 - f. Location of subsurface sewage disposal area and site testing locations for the same.
 - g. Location of water supply.
 - h. Location, dimension, and basement floor elevation of all buildings; as well as foundation and footing drains.
 - i. Location of internal private roads, individual driveways, parking areas, and parking spaces.
 - j. Location of accessory buildings, structures, and facilities.
6. Architectural plans showing accurate elevations, height, bulk, construction materials and other massing, architectural, and design features of the proposed development.
7. Stormwater Plan per Section 6.3 of Columbia Subdivision Regulations.
8. An erosion and sedimentation control plan prepared in accordance with Article VIII of the Zoning Regulations of the Town of Columbia.
9. Landscaping plan that demonstrates sufficient buffering between proposed development and adjacent residential properties (may be incorporated as a part of the Site Plan referenced in Section 51) including:
- a. Planting schedules - type, number, minimum size of trees and/or shrubs and other plants.
 - b. Treatment of seeding and sodding.
 - c. Pavement types for vehicular and pedestrian movement.
 - d. Type, height and density of any proposed screening or fencing.

52.7.19.5 Standards: Any application for a Special Permit under the provisions of Section 52.7.19 shall meet the following requirements:

- A. Development Size and Location: The minimum size of Multifamily Housing development is 150,000 square feet, shall be located in a Residential District (RA) and shall have a minimum frontage of fifty (50) feet at the street line of a public street.
- B. Maximum Dwelling units per acre: The maximum number of dwelling units in the Multifamily Housing Complex shall be determined by soil capacity and State Public Health Code.
- C. Affordable Unit Density Incentive: 100% of maximum unit per acre density, as defined in 52.7.19.5 (B) may be utilized if a minimum of 20% of units are set aside as "affordable units" as defined in section 52.7.19.3
 - 1. Affordability Percentage. At least twenty percent (20%) of the dwelling units will be rented or conveyed subject to an incentive housing restriction. Such restriction shall

require that, for a least thirty (30) years after initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which persons pay thirty percent (30%) or less of their annual income, where the income is less than or equal to eighty percent (80%) or less of the area median income. In determining compliance with this Section, the Commission will use regulations or guidelines published by the Connecticut Office of Policy and Management, the Connecticut Department of Housing, or any other successor agency designated in accordance with Conn. Gen. Stats. §8-13m. to 8-13x.

2. Affordability Plan. Each applicant for multiple housing units within the Multifamily Housing development will provide an affordability plan that will detail the administration, monitoring, and enforcement of the dwelling units to be sold or rented at below market rates as described above. The plan will include proposed deed restrictions or covenants, lease agreements, common interest ownership documents, bylaws, rules and regulations, sample income calculations, and any other information as the Commission may require to establish compliance with this Section and Conn. Gen. Stats. §8-13m. to 8-13x.
 3. Designation of Administering Agency. The applicant will indicate the name, address, and other contact information for the agency that will administer the sale or rental of the dwelling units that are subject to the below-market sale or rental in accordance with this Section.
 4. Affordable dwelling units may be offered for sale or rental in individual, public, cooperative, or condominium ownership. Documentation as to management, organization, and incorporation of applicable ownership associations will be submitted to the Commission at the time of filing the application for a Multifamily Housing development.
 5. Affordable units shall be of a construction quality and design that is comparable to market-rate units within the development and shall be dispersed throughout the development.
- D. Market rate housing unit yield shall be 70% of the total calculated unit density as defined in 52.7.19.5 (B) if less than 20% of the total units are set aside as restricted affordable units as defined in this Section
- E. Community buildings, recreational facilities and open spaces designed for, and used principally by, the residents are permitted as accessory uses.
- F. Setbacks: All buildings shall be setback 50 feet from property lines of residential properties that abut the perimeter of the applicant parcel(s).
- G. Sewage Disposal: Each dwelling unit shall be connected to an approved sewage disposal system.
- H. Water Supply: Water Supply facilities must meet the requirements of the State Health Code.
- I. Parking, driveways and roads shall meet all standards set forth in sections 8.12, 8.12.2, 61 and all other Regulations applicable to parking, driveways and roads.
- J. Home Occupation uses shall be allowed in conformance with Section 8.5.1 of the Zoning Regulations of the Town of Columbia.

K. Appropriate signage shall identify the entrance to the complex, intersections, directions and patterns of vehicular movement. The placement, size and height of the signs shall conform to the requirements of Section 62.

L. The Multifamily Housing development may be developed in stages. The initial site plan shall show the full development with the first stage depicted in detail, future stages may be shown in concept. Future stages shall require Special Permit approval by the Commission.

52.7.19.6 Evaluation Criteria: In considering the proposed application, the Planning and Zoning Commission shall be guided by the following:

A. The location of principal and accessory buildings in relation to one another.

B. The height, bulk, and density of buildings in relation to one another.

C. Traffic circulation within the site; amount, location, and access to parking; traffic load or possible circulation problems on existing streets; pedestrian safety throughout the site and in the immediate neighborhood.

D. Conformance with the intent and goals of the Plan of Conservation & Development.

52.7.19.7 The Commission may provide for bonding of all required common improvements and for soil and erosion control.

52.7.19.8 The owner of the development is responsible for the maintenance of all common improvements and for maintaining the provisions of the approved Special Permit and Site Plan and the verification of occupancy qualifications.

Accessory Dwelling Unit and Two-Family Dwellings – Amendment Draft April 18, 2024

8.3 Accessory Dwelling Unit and Two-Family Dwellings: A second dwelling unit, either as an accessory dwelling unit or as a conversion to a two-family dwelling, may be added to a single-family house, or may be added in a new or existing free-standing structure, with approval from the Zoning Enforcement Officer, provided the following conditions are met:

- 8.3.1 A second dwelling unit located within the primary single-family structure may be created either within existing building footprint or through a structural addition.
- 8.3.2 A second dwelling unit created within the existing primary structure shall be considered a two-family dwelling and shall not have restrictions as to size other than the bulk standards generally applicable to single-family structures in the subject zoning district.
- 8.3.3 A detached or free-standing accessory dwelling unit shall not exceed 30% of the floor area of the primary dwelling unit, except that primary dwelling units having less than 1650 square feet of floor area may have an accessory dwelling unit which does not exceed 500 square feet;
- 8.3.4 The new dwelling unit shall include an independent kitchen and bathroom;
- 8.3.5 The sanitary facilities have been approved pursuant to Public Health Code as being adequate to serve the increased requirements;
- 8.3.6 Adequate off-street parking is available on the parcel;
- 8.3.7 An accessory living unit meeting the above conditions may be added within an existing or newly-constructed customary accessory building, provided that no more than one accessory living unit may exist on a single parcel.
- 8.3.8 Only two total dwelling units shall be allowed on each eligible parcel.**
- 8.3.9 All other Height, Area, and Yard Requirements of these Regulations shall be applicable to Accessory Dwelling Units and Two-Family Dwellings**



TOWN OF HEBRON

15 Gilead Street, Hebron, CT 06248

TEL (860) 228-5971 FAX (860) 228-5980

Planning/Zoning

Building

Health

Conservation

April 11, 2024

**CERTIFIED MAIL -
RETURN RECEIPT REQUESTED**

Town Clerk of Columbia
323 Route 87
Columbia, CT 06237

Re: Petition #2024-07 - Petition of the Town of Hebron to revise Section 5.F.8 of the Hebron Zoning Regulations to regulate light posts greater than 14 feet in height, amend Section 5.F to recommend athletic field lighting compliance with DarkSky International guidelines and controls to limit illumination beyond scheduled activity, to recommend bulbs with warm color temperature, and to avoid motion detection.

Dear Town Clerk of Columbia:

This notice is pursuant to CGS 8-7d(f) which requires Zoning, Planning and Inland Wetland Commissions and Zoning Board of Appeals to notify the clerk of any adjoining municipality of the pendency of certain applications, petitions, requests, or plans.

This letter is to inform you of the pendency of such a project described as follows:

Petition #2024-07 requesting the following:

Petition of the Town of Hebron to revise Section 5.F.8 of the Hebron Zoning Regulations to regulate light posts greater than 14 feet in height, amend Section 5.F to recommend athletic field lighting compliance with DarkSky International guidelines and controls to limit illumination beyond scheduled activity, to recommend bulbs with warm color temperature, and to avoid motion detection.

A copy of the zoning text amendment is attached to this notice.

A representative of your Town may appear and be heard. A Public Hearing on this item is scheduled on the April 23, 2024 Planning and Zoning Commission Virtual meeting.

Sincerely,

Matthew R. Bordeaux
Director of Planning & Development
For the Hebron Planning & Zoning Commission

MRB/dmg

cc: Petition File #2024-07

Received: April 16, 2024
At: 8:27 AM
Attest: Karen Burr ASSISTANT
Town Clerk/Assistant Town Clerk



Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980



ZONING / SUBDIVISION REGULATION AMENDMENT APPLICATION

Regulation to be Amended:

Subdivision Zoning

Section: Section S.F. 8 + new 9

Applicant Information:

Name: Town of Hebron, CT

Address: 15 Gilead St., Hebron, CT

Phone: 860 228 5971 x137 Fax: _____

Email: Wboordeaux@hebronct.com

Proposed Amendment:

Improve Section S.F. to allow PZC to consider
light post that exceed 14' in height so that
the Town can illuminate athletic playing fields.
Recommend compliance with International DarkSky
guidelines, warm lighting and avoidance of motion
detection.

* If necessary, attach a copy of the proposed changes. Please clearly indicate new wording, and text to be deleted.

Purpose of Amending Regulation:

Creating permitting path for athletic fields

How is the Proposed Amendment Compatible to the Plan of Conservation and Development?

TBD

Additional Information:

Does the proposed amendment affect any uses permitted in any zoning district within 500 feet of the Town Boundary? yes no

Fees:

\$150 (Town Fee) + \$10 Processing Fee + \$60 (State Fee) = \$ 220

Signatures:

Signature of Applicant(s) *[Signature]* Date: *4/11/2024*

OUTDOOR LIGHTING

PURPOSE AND INTENT

These Regulations are intended to provide specific standards concerning lighting, in order to maximize the effectiveness of site lighting; to enhance public safety and welfare; to raise public awareness of energy conservation; to avoid unnecessary upward illumination and illumination of adjacent properties; and to reduce glare.

STANDARDS

1. Each Site Plan shall be accompanied by a proposed Lighting Plan providing: location of all fixtures, proposed light-levels in foot-candles, details of all light poles and fixtures, lamp type and wattage.
2. Outdoor lights and illuminated signs shall be designed, located, installed, shielded and directed to prevent direct light at (and glare across) the abutting property lines and the public right-of-way or street.
3. In order to provide adequate lighting for public safety, a minimum of one-half foot-candles at ground level throughout the parking lot shall be provided in Business and Industrial Districts, and a minimum of 0.2 foot-candles in parking lots in Residential districts.
4. In order to preserve energy and to avoid excessive distraction, six foot-candles at ground level shall not be exceeded except where through a Special Permit Application the Commission determines that public safety or a unique use (e.g., gasoline filling station pump islands or car dealerships, etc.) requires a higher intensity, and where the Commission finds that the proposed light intensity is compatible with surrounding land uses and their existing lighting plans.
5. The Commission may modify a lighting plan to avoid lighting hot spots or dark areas of the parking lot, or to achieve a uniformity ratio of lighting approximating 4:1.
6. Lighting from a parking lot area shall not direct light beyond the property limits greater than 0.5 foot-candles.
7. Outdoor lighting shall be:
 - a. full cut-off type luminaires or light fixtures that by design of the housing do not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane from the base of the light fixture; and
 - b. in all Residential zones and in all areas adjacent to residential property, no externally-mounted, direct light source directed towards the property line shall be visible at the property line at or above ground level.
8. Outdoor lighting fixtures shall be limited to a maximum of 14 feet in height, unless in unique circumstances a taller light pole is otherwise approved in industrial zones by the Commission through a Special Permit application.
9. Permanent athletic field lighting shall:
 - o Observe the DarkSky International Outdoor Sports Lighting guidelines to the greatest extent practicable. DarkSky International certification for outdoor sports lighting (OSL) facilities is recommended, but not required;
 - o Include controls that would support the Policy of the Hebron Parks & Recreation Commission to minimize the illumination of athletic fields outside of scheduled activity; and
 - o Prohibit the use of motion activated light control.

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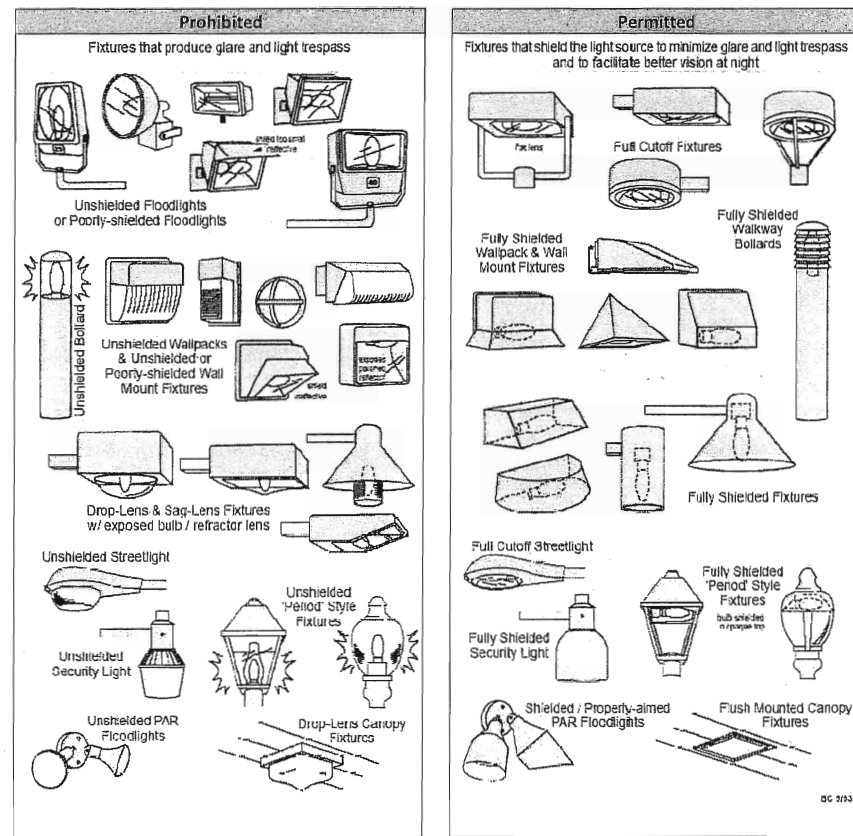
9-10. Light standards within parking areas shall be located within curbed planted islands and recessed three feet from curbs to avoid potential contact by vehicles unless otherwise approved by the Commission in Industrial District in locations not visible from the street right-of-way.

10-11. The use of utility poles located in rights of way to illuminate adjacent sites is prohibited.

11-12. LED bulbs and other energy efficient light fixtures are recommended. Bulbs with a color temperature of between 2700 and 3000 Kelvins are recommended.

12-13. Lighting designed to highlight flagpoles shall be low level and shall be targeted directly at the flag.

13-14. Where necessary, lighting for site security may be configured for motion or infrared sensor operation.



EXEMPTIONS AND MODIFICATIONS

1. Traditional seasonal lighting is exempt from this Section of the Regulations.
2. Temporary lighting used by the Police Department, Fire Department or Emergency Services is exempt from this Section of the Regulations.
3. Temporary athletic field lighting used for up to three (3) consecutive days is exempt from this Section of the Regulations.
4. The Commission may, by Special Permit, allow lighting that does not comply with the requirements of this Section provided the Commission determines, in its sole discretion, that such proposed lighting is consistent with the purpose of these Regulations, in the following cases:
 - a. where an applicant can demonstrate, by means of a history of vandalism or other objective means, that an extraordinary need for security exists;
 - b. where an applicant can show that conditions hazardous to the public, such as steep embankments or stairs, may exist in traveled ways or areas;
 - c. where a minor change is proposed to an existing non-conforming lighting installation, such that it would be unreasonable to require replacement of the entire installation;
 - d. where special lighting is indicated for historic buildings;
 - e. where special consideration is given to maintain a uniformity with similar uses in the immediate vicinity; or
 - f. where ornamental up-lighting of sculpture, buildings or landscape features shall enhance the character of the area.
5. The Commission may modify the requirements of this Section for a temporary use approved under these Regulations.
6. The Commission may modify the number or height of light fixtures where necessary to provide for motorist and pedestrian safety, to address topographic constraints, or to protect adjacent residential zoned areas.