

AGENDA  
CONSERVATION COMMISSION MEETING  
JUNE 4, 2018 - 5:15 P.M.  
TOWN HALL ANNEX, 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 3

- I. ROLL CALL
- II. APPROVAL OF MINUTES
  - 1. May 7, 2018\*
- III. PUBLIC COMMUNICATIONS
- IV. ITEMS OF BUSINESS
  - 1. Election of Secretary
  - 2. Continue Conservation Plan update and review action items from previous meeting
- V. ACTION ITEMS
- VI. REPORT OF CHAIRMAN
- VII. REPORT OF STAFF
- VIII. ADJOURNMENT

Next Meeting: July 2, 2018

\*Enclosed

CONSERVATION COMMISSION MEETING  
MAY 7, 2018 - 5:15 P.M.  
TOWN HALL ANNEX, 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 3

The meeting was called to order at 5:16 p.m.

I. ROLL CALL

In attendance: Rafferty, Dunn, Fitzpatrick, Dunphy, Newbury, Finco.  
Staff: Allen

Finco addressed the group to inform that she would resign from the Commission effective immediately. She explained that she no longer could devote the time, thanked the Commission, and left the meeting.

II. APPROVAL OF MINUTES

1. April 2, 2018

Two minor typos were corrected.

MOTION: To approve the minutes of April, 2018 as amended.

Motion made by Fitzpatrick, seconded by Dunn. Motion passed unanimously

III. PUBLIC COMMUNICATIONS

None

IV. ITEMS OF BUSINESS

1. Continue Plan of Conservation rewrite and review action items from previous meeting.

The Town's outlook on the acquisition of open space was discussed, with the now state-owned Gungywamp Property and surrounding area as one to focus on. The Chair and staff explained that property owners in that vicinity had been contacted in the past concerning expansion of open space there but expressed little to no interest.

The Commission inquired about the balance of the Town's open space account which is funded through fees in lieu of subdivision open space. Staff responded that he would obtain that figure, but expected it to be less than \$100,000 as there have been few subdivisions—and none of substantial size—since the account was depleted for the latest acquisition of open space. The Commission also inquired as to developments on the hiring of an OPDS intern and the content of annual Commission reports. Staff will look into these questions and report at a future meeting.

Newbury left at 7:00 p.m.

V. ACTION ITEMS

Action items will remain unchanged from the previous meeting.

VI. REPORT OF CHAIRMAN

The Commission discussed the recent CLEAR workshop which was held at SECCOG and attended by Dunn, Fitzpatrick, and Rafferty.

Rafferty inquired as to whether new gas stations are allowed in the WRPD under the recently revised regulations and to what a timeline for the construction of a new dock at the USS Nautilus Museum. Staff will look into these and report in the future.

VII. REPORT OF STAFF

Staff distributed the latest issue of *Habitat* and reminded of the Commission's upcoming sponsored hike of Pequot Woods in conjunction with 2018 CT Trails Day.

VIII. ADJOURNMENT

MOTION: To adjourn the meeting at 7:30 p.m.

Motion made by Dunn, seconded by Dunphy. Motion passed unanimously.

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Deborah Finco, Secretary  
Conservation Commission

Prepared by Matthew Allen  
Planner I

Next meeting: June 4, 2018

## MEMORANDUM

TO: Conservation Commission

FROM: Deborah G. Jones, Assistant Director Planning and Development

DATE: May 24, 2018

SUBJECT: Zoning Regulations Re-write

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As you know the Zoning Commission is working with their consultants, Horsley-Witten, to re-write the Zoning Regulations. The Commission has been happy to have members of the Conservation Commission participate in their workshops and meetings.

This summer the Commission is scheduled to work on Section 6.4, Open Space Subdivisions. Horsley-Witten has asked that the Conservation Commission provide comments about the existing open space subdivision regulations. They are interested in what you like and what you don't like. They will use your comments, OPDS staff comments, and their knowledge of other community's regulations to produce draft open space subdivision regulations for the Zoning Commission and public to review.

I have attached the current Open Space Subdivisions regulations as well as all referenced sections of the zoning regulations for your review. You can find the complete Zoning Regulations [here](#). Please submit your comments by June 30, 2018. Let me know if you have any questions or would like to discuss the regulation re-write project.

DGJ:klh  
Attachments

Cc: Matt Allen

5.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT *									
Zoning Districts	Minimum Lot			Minimum Yards <sup>(5)</sup>			Maximum Building		
	Area (Sq. Ft.)	Width (Feet)	Area Per Dwelling Unit (Sq. Ft.)	Front (Feet)	Side (Each) (Feet)	Rear (Feet)	Coverage (%) <sup>(11)</sup>	Height (Feet)	
<b>Residential</b>									
RS-20	20,000	100	20,000	30	20	30	15	30	
RS-12	12,000	80	12,000	30	12	30	20	30	
RS-8	8,000	60	8,000	25	6	25	25	30	
R-20	20,000	100	15,000	30	20	30	15	30	
R-12	12,000	80	7,500	30	12	30	20	30	
RMF-16	120,000	200	2,700	50	20	30	20	3 stories/40 <sup>(1)</sup>	
RMF-12	80,000	200	3,600	50	20	30	20	3 stories/40 <sup>(1)</sup>	
RMF-8	40,000	150	5,500	40	20	30	20	3 stories/40 <sup>(1)</sup>	
RU-80	80,000	200	60,000	50	25	30	10 <sup>(10)</sup>	30	
RU-40	40,000	150	30,000	50	25	30	15	30	
RU-20	20,000	100	15,000	30	20	30	15	30	
<b>Commercial</b>									
OMF <sup>(6)</sup>	20,000	100	4,000/6,500	50	20	30	20	30/40	
CA-40	40,000	200	30,000	75	30 <sup>(4)</sup>	30	15	6 stories/75 <sup>(9)</sup>	
CA-12	12,000	80	7,500	30	12 <sup>(4)</sup>	30	25	6 stories/75 <sup>(9)</sup>	
CB-40	40,000	200	30,000	75	30 <sup>(4)</sup>	30	15	6 stories/75 <sup>(9)</sup>	
CB-15	15,000	100	10,000	50	30 <sup>(4)</sup>	30	30	6 stories/75 <sup>(9)</sup>	
DDD <sup>(7)</sup>	40,000	N/A	N/A	20/75	30	30	N/A	N/A	
WF-20	20,000	100	15,000	40	20	30	65	30/45 <sup>(12)</sup>	
WDD <sup>(8)</sup>	8,000	60	4,000	10	10	10	65	25/40	
<b>Industrial</b>									
IA-40	40,000	150	N/A	40	30	30	40	40	
IP-80A	80,000	200	N/A	50	30	30	40	110	
IP <sup>(2)</sup>	80,000	200	N/A	50	30	30	40	85 <sup>(3)</sup>	

See following page for notations. \* For MX zoning district standards, see Section 6.13-6

## SECTION 4

### GENERAL REGULATIONS

#### 4.1 Application of Regulations

No land, building, or part thereof shall be constructed, reconstructed, extended, enlarged, moved, arranged, designed, intended to be used, or altered except in conformity with these regulations, and no lot shall be less in area or width nor have small yards, nor shall any building or buildings or part thereof occupy in the aggregate a greater percentage of the lot, nor shall any building be greater in height than as prescribed in the applicable section hereof, except as otherwise specifically provided in these regulations. No lot shall be diminished in area nor shall any yard or open space be reduced, except in conformity with these regulations.

#### 4.2 Required Frontage and Access (Eff: 6/1/91)

No building shall be built on any lot unless it has frontage of at least 25 feet on a public street accepted by the Town of Groton, or in an approved subdivision, or unless it has an unobstructed easement for access or private right-of-way of at least 25 feet wide to a public street accepted by the Town of Groton or in an approved subdivision. Such accessway shall not exceed a length of 400 feet, at which point the lot must meet the lot width requirements of the zone that the lot is located in. The area of this accessway shall not be included in the minimum lot area requirements associated with the lot being served. Each accessway shall provide access for one lot. The maximum number of adjoining accessways shall not exceed two. In those instances where two rear lots are being serviced by two separate accessways, a common driveway may be provided anywhere within these access areas. In addition, when two rear lots are being serviced and accessways are adjoining, these accessways may be reduced to a 20 foot width for each lot being served.

#### 4.3 Open Spaces Required for Each Building

Except as specifically provided herein, no part of any yard or other open space required around any building may be included as part of a yard or other open space required for any other building.

- C. A screening fence or wall required by these regulations shall be maintained by the property owner in good condition throughout the period of the use on the lot.
- D. All landscaping, trees, and planting material adjacent to parking areas, loading areas, or driveways shall be properly protected by barriers, curbs, or other means from damage by vehicles.
- E. To the extent possible, existing trees, vegetation, and unique site features such as stone walls shall be retained and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these regulations.
- F. Where lot size and shape or existing structures make it infeasible to comply with the requirements for a front landscaped area or landscaped parking area, the Planning Commission may substitute planters, plant boxes or pots containing trees, shrubs, and/or flowers to comply with the intent of these regulations.
- G. In cases where the edge of the pavement or sidewalk within a public right-of-way does not coincide with the front lot line, the property owner shall landscape the area between the front lot line and the edge of the street, pavement, or sidewalk.

7.4-3 Front Landscaped Area

A front landscaped area shall be required for all uses in all zoning districts. The required landscaped area shall be covered with grass or other ground cover and shall include appropriate trees and shrubs. At a minimum, one street shade tree having a caliper of 2 inches and a height of 6 feet shall be planted for each 50 feet or fraction thereof of lot frontage. The purpose of the landscaping is to enhance the appearance of the use on the lot but not to screen the use from view.

A. Residential Districts

In all residential districts, the required front yard, except for the driveway, shall be landscaped, but in no case shall it be required to exceed 30 feet from the front lot line.

B. Commercial and Industrial Districts

In all non-residential districts, a strip of 10 feet wide along and contiguous to the front lot line shall be landscaped except in the DD and IP districts, which shall be required to provide a strip 20 feet wide along the front lot line. Furthermore, in all non-residential districts a landscaped area 5 feet wide shall abut the front of the building.

7.4-4 Buffer Area (Rev. Eff: 5/16/2016)

The purpose of the buffer area is to provide privacy from noise, headlight glare, and visual intrusion to residential dwellings. A buffer area shall be required along and within all boundaries of a lot in a commercial or industrial district abutting or directly across a local street from any lot in a residential district or when a conditional use is in or abutting any residential district. Such buffer area shall comply with at least one of the following minimum standards (A, B or C) and details shall be provided to support the option chosen. The Planning Commission shall make the ultimate determination on which option will be used.

A. Buffer Width and Landscape Planting: Provide both the minimum width and landscape plantings.

Width: The minimum width of buffer areas shall be as follows:

Conditional uses in or abutting any residential district - 25 feet

All commercial districts abutting a residential district - 15 feet

All Industrial districts abutting a residential district - 30 feet



- g) Provision for containment of any spills.
- h) Location and description of outside storage areas and types of materials to be stored.

D. Staging Plan

In cases where the applicant wishes to develop in stages, an overall site and staging plan indicating ultimate development shall be submitted.

E. Architectural Plans

For informational purposes only, the applicant shall submit preliminary architectural drawings showing all proposed buildings and structures, at a minimum scale of 1 inch equals 8 feet, illustrating all exterior wall elevations, indicating floor heights, fenestration, roof top mechanical equipment and building materials, and if applicable, building floor plan(s) indicating usage, circulation, and square footage.

F. Other Information

Any other information deemed by the Planning Commission to be necessary to determine conformity with the intent of these regulations.

8.4-5 Site Plan Objectives (Rev. Eff: 10/1/13)

In reviewing a site plan application, the Planning Commission shall take into consideration the public health, safety and welfare of the public in general and the immediate neighborhood in particular, and may prescribe reasonable conditions and safeguards to insure the accomplishment of the following general objectives.

A. Town Plan(s)

That the proposed site plan shall be in general conformance with the intent of the Town Plan of Conservation and Development of the Town of Groton; however, the Plan of Conservation and

Development shall not take precedence over specific provisions of the Zoning Regulations of the Town of Groton. (Eff: 5/1/03)

B. Public Safety

That all buildings, structures, uses, equipment, or material are readily accessible for fire and police protection.

C. Traffic Access

That all proposed traffic accessways do not create traffic hazards and are: adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate in distance from street corners, places of public assembly and other accessways; and adequate in design for other similar safety considerations.

D. Circulation and Parking

That adequate off-street parking and loading spaces are provided to prevent on-street traffic congestion; that all parking spaces, maneuvering areas, entrances, and exits are suitably identified; that the interior circulation system is adequately designed to provide safe and convenient access to all structures, uses, and/or parking spaces; that parking areas are provided with suitable bumper guards, guard rails, islands, crosswalks, speed bumps and similar safety devices when deemed necessary by the Commission to adequately protect life and property; and that provision is made for safe pedestrian movement within and adjacent to the property by the installation of sidewalks.

E. Landscaping and Screening

That the general landscaping of the site complies with the purpose and intent of Section 7.4 of these regulations; that existing trees are preserved to the maximum extent possible; and that parking and service areas are suitably screened during all seasons of the year from the view of adjacent residential districts, and public rights-of-way.

F. Lighting

That glare from the installation of outdoor lights and illuminated signs is properly shielded from the view of adjacent property and public rights-of-way.

G. Public Health

That all utility systems are suitably located, adequately designed, and properly installed to serve the proposed uses, to protect the property from adverse air, water, or land pollution, and to preserve and enhance the environmental quality of the surrounding neighborhood and that of the Town.

H. Environmental Features

That the development of the site will preserve sensitive environmental land features such as steep slopes, wetlands, and large rock outcroppings and preserve scenic views or historically significant features.

I. Neighborhood Character

That the location and size of any proposed use, building or structure, as well as the nature and intensity of operations involved in or conducted in connection therewith, will be in general harmony with the character of the surrounding neighborhood, and will not be hazardous or otherwise detrimental to the appropriate and orderly development or use of any adjacent land, building, or structure.

J. Long Island Sound

That the proposed site development be designed and arranged to show that reasonable consideration has been given to restoring and protecting the ecosystem and habitat of Long Island Sound. The requirements of this subsection shall be met by complying with the specific, relevant, express requirements of these Regulations, including without limitation, Sections 6.11 and 6.14.

6.4 Open Space Subdivisions (Eff: 6/1/91; Rev. Eff: 5/1/15)

6.4-1 Purpose

Development under this provision is optional and is intended to promote imaginative, well designed subdivisions which preserve open space, respect the physical qualities of the land, and reduce the overall development costs of a subdivision. The Planning Commission shall approve a residential Open Space Subdivision in the RS, R and RU districts, provided the following conditions are met:

6.4-2 Land Area

The minimum land area required for an Open Space Subdivision shall be 10 acres.

6.4-3 Permitted Dwelling Units

The total number of dwelling units permitted in the Open Space Subdivision shall be determined by dividing the total land area of the site minus the 20% open space requirement by the minimum lot area required for the applicable zoning district in Section 5.2.

6.4-4 Permitted Uses

In RS districts, only single family detached homes shall be permitted. Duplex units are permitted in R and RU districts where lot area is provided as required below. Mobile homes having as their narrowest dimension less than 22-feet wide shall be permitted in Open Space Subdivisions. No more than 50% of all homes in an Open Space Subdivision shall be mobile homes having as their narrowest dimension less than 22-feet wide.

6.4-5 Minimum Lot Area

In an Open Space Subdivision, the minimum lot area per dwelling and the minimum useable lot area exclusive of wetlands, and slope in excess of 15%, shall be determined by the applicable zoning districts as follows:

<u>Zoning Districts</u>	<u>Minimum Lot Area (sq. ft.) Single Family Unit</u>	<u>Minimum Lot Area (sq. ft.) Two Family Unit</u>	<u>Minimum Useable Lot Area (sq. ft.) Per Dwelling Unit</u>
RS-20	10,000	Not Permitted	5,000
RS-12	7,500	Not Permitted	4,000
RS-8	7,500	Not Permitted	4,000
R-20	10,000	15,000	5,000
R-12	7,500	12,000	4,000
RU-80	40,000	60,000	10,000
RU-40	20,000	30,000	10,000
RU-20	10,000	15,000	5,000

No development of land under this section shall take place unless the land is in fact subdivided into lots with each structure having a separate lot described on an approved subdivision plan.

6.4-6 Dimensional and Building Requirements (Rev. Eff. 5/1/15)

- A. Front yards shall be staggered to provide a maximum variety in the size of such yards. The minimum average of all front yards in the Open Space Subdivision shall be 25 feet, however no front yard of any lot shall be less than 18 feet.
- B. Side yards shall be a minimum of 10 feet each.
- C. Rear yards shall be a minimum of 30 feet.
- D. Lot frontage shall be provided pursuant to Section 4.2 of these regulations.
- E. There is a minimum 50' lot width requirement in Open Space Subdivisions.
- F. The maximum building coverage shall be 25%.

6.4-7 Open Space Lands

At least 20% of the gross area of the Open Space Subdivision shall be designated as common open space.

The plan shall provide for open space lands in a location deemed suitable by the Planning Commission as per the Town of Groton Subdivision Regulations.

6.4-8 Utilities

Community type water systems, designed to provide adequate water flows and approved by the water utility and fire chief, and community type sewer systems meeting the requirements and specifications of the Public Works Department shall be available and must be used.

6.4-9 Design Requirements

In addition to the site plan objectives set forth in Section 8.4-5, an Open Space Subdivision shall comply with the following specific design requirements:

- A. Within the subdivision, a variety of architectural styles shall be encouraged.
- B. Adequate foundation plantings shall be provided on each lot.
- C. Shade trees, in accordance with the specifications of Section 7.4-3 shall be provided along all streets.
- D. Driveways shall be covered with a surface of crushed stone or equal material compacted to a depth of 4 inches.
- E. Mobile homes constructed in an Open Space Subdivision shall be placed on a 6" thick reinforced concrete pad and anchored with tie downs.
- F. A minimum of 25% of all mobile homes, having as their narrowest dimension less than 22 feet, shall have their longest dimension facing the street.
- G. Mobile homes, having as their narrowest dimension less than 22 feet, shall comply with the following design standards:
  - 1. The main roof shall have sloping lines with a minimum of a 1:6 slope.
  - 2. The main roof shall appear to be shingled.

3. The exterior wall covering materials shall look like wood and/or masonry regardless of the actual composition.
4. If a solid concrete or masonry perimeter foundation is not used, exterior wall covering material shall extend to the ground.