

Finance & Planning

SUBDIVISION REGULATIONS
OF THE
CITY OF ANSONIA, CONNECTICUT

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THE PLANNING AND ZONING COMMISSION

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THE PLANNING AND ZONING COMMISSION

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SECTION 1 - GENERAL PROVISIONS

- 1.1 Title and Authority: These regulations are the "Subdivision Regulations of the City of Ansonia, Connecticut", authorized to be adopted by the Ansonia Planning and Zoning Commission under the provisions of Chapter 126 of the Connecticut General Statutes (Sec. 8-25, CGS), and are referred to as the "Regulations."
- 1.2 Regulation: These Regulations apply to the "subdivision" of land within the City of Ansonia, Connecticut. Any "subdivision" of land within the City of Ansonia shall conform to these Regulations. No "subdivision" of land shall be made by any person, firm or corporation until a "plan" of the "subdivision" has been a) submitted to and approved by the Ansonia Planning and Zoning Commission, b) endorsed by the Commission as approved, and c) filed with the City and Town Clerk.
- 1.3 Policy: It is declared to be the policy of the Ansonia Municipal Planning Commission to consider subdivision of the scarce remaining land as a part of a program for the orderly, efficient and economical development of the City. This means, among other things, that land to be subdivided shall be of such character that it can be used for building purposes without danger to health and safety; that, in areas contiguous to brooks, rivers or other bodies of water subject to flooding, proper provision shall be made for protective flood control measures; that proper provision shall be made for water supply, surface drainage and sanitary sewerage; that the proposed streets shall be in harmony with existing or proposed principal thoroughfares shown in the plan of development for the City, especially in regard to safe intersections with such thoroughfares, and so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs; that, in places deemed proper by the Commission, open spaces for parks and playgrounds shall be shown on the subdivision plan; that adequate access to properties for fire fighting apparatus shall be provided; that adequate light and air shall be afforded to all properties; and that the completed subdivision shall accomplish the development of the land in accordance with the plan of development for the City.
- 1.4 Definitions: Certain words used in these Regulations are defined and explained as follows:
- 1.4.1 Subdivision: The term "subdivision" includes "resubdivision" and both are defined in Chapter 126 of the Connecticut General Statutes. /Sec. 8-18, CGS, specifically —
- /"subdivision means the division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of the subdivision regulations by the commission, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes ..." and

"/resubdivision means a change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map."/

1.4.2 Commission: The term "Commission" refers to the Ansonia Planning and Zoning Commission.

1.4.3 Applicant: The term "applicant" means any person, firm or corporation, including partnership, association or trustee, proposing or making a subdivision.

1.4.4 Plan of Subdivision: The term "plan of subdivision" refers to all of the maps, plans, specifications and documents for the subdivision, provided however that only the map portion of the plan of subdivision is required to be filed with the City and Town Clerk.

1.4.5 Flood Hazards: The following are terms referring to flood hazard areas:

- a. "Special Flood Hazard Area" means land in a flood plain subject to a 1% or greater chance of flooding in any given year, namely, Zones A, AE, AO, and AH which are delineated on the "Flood Insurance Rate Map; City of Ansonia, Connecticut, New Haven County, Community Panel Number 090071-0001-B" dated September 12, 1981, Map Revised May 18, 1992, prepared by the Federal Management Agency, Flood Insurance Administration, and as such Zones may be amended from time to time by such Agency, which map is a part of the Zoning Ordinance of the City of Ansonia, CT.
- b. "base flood" means the flood having a one percent (1%) chance of being equalled or exceeded in any given year.
- c. "base flood elevation" is the particular elevation of the base flood as specified on such "Flood Insurance Rate Map" for Zones A, AE, AO, and AH.
- d. "floodway" means the channel of a river or other water course, and the adjacent land areas, that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot; the regulated floodway is delineated on the "Flood Boundary and Floodway Map" that is part of the "Flood Insurance Study, City of Ansonia, Connecticut, New Haven County" cited in the Zoning Ordinance.

1.4.6 Wetlands and Water Courses: The terms "wetlands" and "water courses" are as defined in the Inland Wetlands and Water Courses Regulations of the City of Ansonia, Connecticut.

- 1.4.7 Soil Erosion and Sediment Control: The following are terms referring to provisions for soil erosion and sediment control:
- a. "Disturbed area" means an area where the cover is destroyed or removed leaving the land subject to accelerated erosion.
 - b. "Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice and gravity.
 - c. "Inspection" means the periodic review of sediment and erosion control measures shown on the certified plan.
 - d. "Soil Erosion and Sediment Control Plan" (see Par. 2.3.11).
 - e. "Sediment" means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.
 - f. "Soil" means any unconsolidated mineral and organic material of any origin.

1.5 Approval Procedure: The Commission, in reviewing any subdivision plan proposal, and the applicant, in proposing and making a subdivision, shall follow the procedures specified in these Regulations. The Commission shall not approve a subdivision plan unless it conforms to the standards of these Regulations.

1.6 Plan Approval Required: The plan of the subdivision, including all maps, plans, specifications and documents that are part of such plan, are subject to approval by the Commission. The Commission shall have the authority to determine whether the existing division of any land constitutes a subdivision or resubdivision that is subject to the provisions of these Regulations. The Commission is not required to consider an application for approval of a subdivision plan while another application for subdivision of the same or substantially the same parcel is pending with the Commission. /Sec. 8-26, CGS/

1.7 Authorization of Construction: Construction and installation of streets, drainage, sewers and other improvements to comply with the requirements of these Regulations are not deemed authorized and shall not be commenced until a) a plan of the subdivision has been approved by the Commission, b) any conditions of approval precedent to commencement of construction and installation have been met and c) the time for taking an appeal /Sec. 8-28, CGS/ from the action of the Commission has elapsed, and in the event of an appeal, termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant.

1.8 Supervision of Construction: All construction and installation of streets, drainage, sewers and other improvements to comply with these Regulations shall be subject to inspection and supervision by the Ansonia City Engineer or the City Engineer's authorized agent.

- 1.9 Administrative Procedures: The Commission from time to time by resolution may adopt forms, policies, procedures and interpretations for the administration of these Regulations.
- 1.10 Other Laws: These Regulations are in addition to and do not supersede other laws, ordinances and regulations that may govern the subdivision of land and the development of land and buildings.

SECTION 2 - APPLICATION REQUIREMENTS AND PROCEDURE

- 2.1 General: The process for approving a plan of subdivision or resubdivision, ending with endorsement of a map and filing with the City and Town Clerk, is set forth in this Section. Principal elements are —
- a. application to be made to the Commission by the applicant;
 - b. review steps to be carried out by the Commission and the applicant;
 - c. action by the Commission to approve the plan of subdivision;
 - d. subsequent administrative requirements to be fulfilled by the Commission and the applicant; and
 - e. endorsement and delivery of the map by the Commission and filing of the map by the applicant.

2.1.1 Informal Review: The Commission recommends that, prior to submission of a formal application for approval of a plan of subdivision or resubdivision, the applicant prepare preliminary plans of the proposal and consult with the Commission or its representatives concerning subdivision planning principles and processing procedures.

2.2 Submissions: All applications, maps, plans, data and documents pertaining to a proposed plan of subdivision or resubdivision shall be submitted to the Commission at the Office of the City and Town Clerk. These subdivision items are considered received on the day of the next Regular Meeting of the Commission immediately following the day of submission at the Office of the City and Town Clerk, or 35 days after such submission, whichever is sooner.* The Commission may at its discretion receive at a meeting any supplementary maps, plans, data or documents in support of an application previously received. /Sec. 8-26d(c), CGS/

2.3 Application Requirements: In order to make application for Commission approval of a plan of subdivision or resubdivision, the following shall be submitted to the Commission by the applicant:

2.3.1 Application Form: Written application shall be made on forms prescribed by the Commission and signed by the applicant or the applicant's lawful agent. If the applicant is not the owner of the land to be subdivided, the application form shall also be signed by the owner or the owner's lawful agent. If the record title to land to be subdivided is held by a trustee of an undisclosed trust, the applicant shall file with the application a sworn statement disclosing the name of the equitable owner of the land or the beneficiary of the trust. /Sec. 8-7c and 8-26, CGS/

* While Par. 2.2 provides that applications may be submitted as late as the day before a Regular Meeting, the Commission strongly recommends that submission be made at least 10 days prior to a Regular Meeting. Early submission will allow advance review of the proposal and will help expedite the work of the Commission.

- 2.3.2 Application Fee: An application fee shall be paid in accordance with a schedule of fees either adopted from time to time a) by ordinance of the City of Ansonia or, in the absence of such ordinance, b) by resolution of the Commission in accordance with minimum and maximum fees specified in Sec. 8-26 of the Connecticut General Statutes. All checks and money orders shall be made payable to the City of Ansonia. The Commission may by resolution determine that an application fee is not required for a) resubmission of an application disapproved by the Commission within the previous 90 days or b) submission of a revision of a previously approved plan of subdivision when such revision does not constitute a resubdivision. /Sec. 8-26, CGS; PA 82-2827
- 2.3.3 Site Development Plan: The Site Development Plan (SDP) shall show existing conditions and the proposed layout of lots, streets and improvements for the proposed subdivision and all contiguous land of the applicant or owner that may be subdivided in the future. The purpose of the SDP is to enable the Commission and the applicant to complete a general planning review of the subdivision proposal, including its relationship to the future subdivision of contiguous land of the applicant or owner. The SDP shall show the information and be prepared as specified on Schedule A - Standards for Maps, which is hereby made a part of these Regulations. Six (6) blue line or black line prints of the SDP shall be submitted.
- 2.3.4 Record Subdivision Map: The Record Subdivision Map (RSM) shall show the information and be prepared as specified on Schedule A - Standards for Maps. Six (6) blue line or black line prints of the RSM shall be submitted.
- 2.3.5 Construction Plans: The Construction Plans shall consist of plans, profiles, specifications and other data as may be essential for the design and construction of any streets, drainage, sanitary sewers and other improvements proposed for the subdivision. These Plans shall show the information and be prepared as specified on Schedule B - Standards for Construction Plans, which is hereby made a part of these Regulations. Six (6) blue line or black line prints of the Construction Plans shall be submitted.
- 2.3.6 Wetlands and Water Courses: If the plan of subdivision or resubdivision pertains to land where there are wetlands or water courses that are subject to the Inland Wetlands and Water Courses Regulations of the City of Ansonia, Connecticut, the applicant shall a) submit the plan of subdivision or resubdivision to the Ansonia Inland-Wetlands Commission not later than 10 days after submission of the application to the Commission and b) provide to the Commission two (2) copies of a letter or other document giving evidence that submission to the Agency has been made.

- 2.3.7 State Highway Connection: Where a proposed street or storm drainage system joins with a State Highway, or proposed lots would have a driveway access from a State Highway, two (2) copies of a letter or other document shall be provided, giving evidence that the plan of subdivision or resubdivision has been submitted to the Connecticut Department of Transportation.
- 2.3.8 Public Water Supply: Where proposed lots are to be served by central water supply of a public utility company, two (2) copies of a letter from the company shall be provided affirming that water mains can be extended to all proposed lots in accordance with the rules and regulations of the company.
- 2.3.9 On-Site Utilities: Where individual on-site wells or sewage disposal systems are planned for proposed lots, two (2) copies of a letter or other document from the Lower Naugatuck Valley District Public Health Department, approving plans for the on-site facilities, shall be provided.
- 2.3.10 Flood Hazard Assurances: When the plan of subdivision or resubdivision includes land within a Special Flood Hazard Area, written assurances shall be presented as follows, prepared by and bearing the seal of a professional engineer licensed as such by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut:
- a. that the flood carrying capacity of any altered or relocated water course in the Special Flood Hazard Area will be maintained; and
 - b. that any encroachment on the regulated floodway by construction of improvements or excavation, grading or depositing of materials will not result in any increase in flood levels in the City during the occurrence of the base flood discharge.
- 2.3.11 Soil Erosion and Sediment Control Plan: If required under Par. 3.9, six (6) copies of a Soil Erosion and Sediment Control Plan for minimizing soil erosion and sedimentation, consisting of no less than a map and narrative as follows:
- a. a map showing topography, cleared areas and graded areas, proposed area alterations and the location of and detailed information concerning erosion and sediment measures and facilities; and
 - b. a narrative describing the project, the schedule of conservation practices, design criteria, construction details and the maintenance program for any erosion and sediment control facilities that are installed.

The Soil Erosion and Sediment Control Plan map may be incorporated on the Site Development Plan (SDP) and/or the construction plans submitted under Par. 2.3.3 and 2.3.5, if so identified.

2.4 Application Review: After receipt of the application by the Commission, the applicant and the Commission shall carry out a review of the plan of subdivision or resubdivision as follows:

2.4.1 Submission Review: The Commission shall determine whether or not the application submitted under Par. 2.3 is complete. Failure to submit a complete application is cause for disapproval of the application under Par. 2.5. Under the provisions of Section 5 of these Regulations, the applicant may request in writing a determination by the Commission that certain map and plan requirements of Par. 2.3 and Schedules A and B are not necessary in order to make a reasonable decision on the application or may be deferred for subsequent submission and consideration.

2.4.2 Additional Information: Upon review of the application, the Commission may require the submission of additional information by the applicant, such as but not limited to the following:

- a. Grading Plan: In the event that special site grading is necessary to achieve usable lots, driveways and building sites, or any major regrading, cuts, fills, or soil or rock removal are proposed, six (6) copies of a detailed grading plan shall be submitted for the affected area, prepared as required on Schedule A.
- b. Design Data: Pertinent survey data, drainage computations, construction design data, and results of seepage tests, deep hole tests and borings shall be submitted in two (2) copies for review by the Commission and the City Engineer. The City Engineer, in order to discharge responsibilities to the City, may request the applicant to submit design data. /City Code, Art. IV/
- c. Additional Evidence: Submission of additional evidence by the applicant may be required in order to establish the following to the satisfaction of the Commission:
 - i. that the land to be subdivided is of such character that it can be used for building purposes without danger to health or the public safety;
 - ii. that proper provision will be made for water, drainage and sewerage;
 - iii. that proper provision will be made for protective flood control measures in areas contiguous to brooks, rivers or other bodies of water subject to flooding;
 - iv. that open spaces, parks and playgrounds will be established in places deemed proper by the Commission;
 - v. that proposed streets are in harmony with existing or proposed principal thoroughfares shown on the plan of development for the City, especially in regard to safe intersections with such thoroughfares, and so arranged and of such width as to provide an adequate and convenient system for present prospective traffic needs;

- vi. that, in developing the plan of subdivision, including lots, streets and other features, consideration has been given to the use on each lot of passive solar energy techniques; and
- vii. if any street, drainage system, open space, park, playground or other common facility is not to be dedicated to the City, that proper provision will be made for ownership, operation and maintenance of the facility.

2.4.3 Review by Others: Plans of subdivision or resubdivision will be reviewed by other agencies as follows:

- a. City Engineer: Each plan submission shall be referred by the Commission to the City Engineer for review, and the Commission will expect a written report concerning technical features of the plan and compliance with these Regulations and applicable City Ordinances. /City Code, Art. IV/
- b. Regional Planning Agency: When a plan of subdivision or resubdivision pertains to land that abuts or crosses the Ansonia City Line, the plan, before approval, shall be submitted by the Commission to the regional planning agency or agencies within which the City of Ansonia and the adjoining municipality are located. The regional planning agency receiving the plan is expected, within 30 days, to report to the Commission and the applicant its findings on the intermunicipal aspects of the proposed subdivision, including street layout, storm drainage, sewer and water matters and such other matters as it deems appropriate. If such report is not submitted within 30 days after transmittal, it is presumed the agency does not disapprove of the plan. The report of the agency is purely advisory. /Sec. 8-26b, CGS/
- c. Wetlands Agency: The Commission will expect a report or decision on the wetlands and water courses aspects of the plan by the Ansonia Inland-Wetlands Agency prior to action under Par. 2.5.
- d. Soil and Water Conservation District: The Commission may refer the maps and plans, including any Soil Erosion and Sediment Control Plan, to the New Haven County Soil and Water Conservation District for advice and reports. Such referral may include request for certification of the Soil Erosion and Sediment Control Plan within the time limits required for action on the application, in accordance with PA 83-388.
- e. Other: The Commission may refer the plan of subdivision or resubdivision to other City agencies or State agencies and to consultants to the Commission for advice and reports.

2.4.4 Hearing: A public hearing regarding an application may be held by the Commission if, in its judgment, the circumstances require such action. The Commission shall hold a public hearing on any application for a resubdivision. Any hearing on a plan of subdivision or resubdivision shall commence within 65 days of receipt of the application and shall be completed within 30 days after the hearing commences. Notice of the hearing shall be given as required by law. Whether or not a public hearing is held, every applicant shall be afforded the opportunity to appear before the Commission to discuss the application before final action by the Commission. The applicant may consent in writing to one or more extensions of the periods for holding and for completion of the hearing provided that the total extension of each period shall not be for longer than the original period specified, or the applicant may withdraw the application. /Sec. 8-26 and 8-26c(b), CGS/

2.5 Action on Application: The Commission shall take action on the application only upon the vote of a majority of its members and in accordance with the following: /Sec. 8-22, CGS/

2.5.1 Time for Action: The Commission shall render its decision on the plan of subdivision or resubdivision within 65 days after receipt of the application or, if a public hearing is held on the application, within 65 days after completion of the hearing. The applicant may, in writing, consent to one or more extensions of the period for action, provided that the total extension shall not exceed 65 days, or the applicant may withdraw the application. If the Commission has requested the applicant to submit additional information, such as under Par. 2.4.2, that information shall be submitted in a timely manner for review within the time required for action; failure to submit the requested information will be grounds for disapproval of the application. /Sec. 8-26d(a) and (b)/

2.5.2 Decision: After the public hearing if any, or after the applicant has been afforded the opportunity to appear before the Commission to discuss the application, the Commission shall take one of the following actions: /Sec. 8-26, CGS/

- a. approve the application and plan of subdivision or resubdivision if conforming to the requirements of these Regulations;
- b. approve the application and plan of subdivision or resubdivision, subject to modifications to be made by the applicant, if conforming to the requirements of these Regulations after modification; or
- c. disapprove the application and plan of subdivision or resubdivision for failure to conform to one or more requirements of these Regulations.

- 2.5.3 Conditions and Safeguards: Approval or approval subject to modifications granted under Par. 2.5.2, may be made subject to conditions and safeguards deemed necessary by the Commission to carry out the letter and the purpose and intent of these Regulations and to protect the public health, safety, welfare and property values. The administrative requirements of Par. 2.6, to the extent applicable to a particular application and plan of subdivision or resubdivision, are automatically imposed as conditions of approval and may also be set forth in the action of the Commission.
- 2.5.4 Reasons and Notice: The grounds for the action of the Commission under Par. 2.5.2 shall be stated in the action or other records of the Commission. Notice of the decision of the Commission shall be given as required by law.
- 2.6 Administrative Requirements: The following administrative requirements shall be met by the Commission and the applicant prior to or subsequent to action on the application under Par. 2.5 and in any event prior to endorsement of the Record Subdivision Map under Par. 2.7:
- 2.6.1 Map for Filing: The applicant shall deliver to the Commission a print of the Record Subdivision Map on good quality translucent cloth or on polyester film .003 thick or better for endorsement and filing with the City and Town Clerk. This Record Subdivision Map shall show any modifications required under Par. 2.5.2b. Six (6) blue line or black line prints of a modified Map shall also be delivered to the Commission.
- 2.6.2 Approved Construction Plans: The approved Construction Plans shall be signed by the City Engineer, and the applicant shall deliver to the Commission for the records of the City a print of the Construction Plans on good quality translucent cloth or on polyester film .003 thick or better. These Construction Plans shall show any modifications required under Par. 2.5.2b and by the City Engineer and shall include the Site Development Plan if construction details are shown thereon. Six (6) blue line or black line prints of modified Construction Plans shall also be delivered to the Commission. [City Code, Art. IV]
- 2.6.3 Soil Erosion and Sediment Control Plan: The Control Plan shall be certified and so endorsed by the New Haven County Soil and Water Conservation District as provided in Par. 2.4.3d. If not so certified the Control Plan shall be certified and so endorsed by the Commission or by the City Engineer. [PA 83-388, CGS]

- 2.6.4 Easements and Deeds: Any open spaces, parks and playgrounds to be dedicated to the City and any easements for storm drainage, sanitary sewers or public rights-of-way to be used or maintained by the City shall be confirmed by written conveyance describing the land involved and privileges of the City in a form satisfactory to the Corporation Counsel. The conveyance shall be delivered to the Commission by the applicant and, if not shown on the Record Subdivision Map, shall be accompanied by an appropriate map delineating the land involved in accordance with Schedule A and with copies as specified in Par. 2.6.1.
- 2.6.5 Sewer Extension: When there is extension of a sanitary sewer on the plan of subdivision or resubdivision, the applicant shall obtain and deliver to the Commission a letter or other document from the Connecticut Department of Environmental Protection approving the extension. [Sec. 25-26, CGS]
- 2.6.6 Wetlands Permit: Where wetlands or water courses are to be modified or affected by the plan of subdivision or resubdivision, the applicant shall deliver to the Commission a copy of a permit issued by the Ansonia Inland-Wetlands Agency.
- 2.6.7 State Highway Permit: Where a proposed street or storm drainage system joins with a State Highway, the applicant shall deliver to the Commission a copy of a permit from the Connecticut Department of Transportation authorizing the street or drainage connection. [Sec. 13a-143 and 13a-247, CGS]
- 2.6.8 Valley Health Department: Where use of individual on-site wells or sewage disposal systems are approved for proposed lots, the Record Subdivision Map shall be signed as approved by the Lower Naugatuck Valley District Public Health Department in accordance with the regulations of the Department.
- 2.6.9 Flood Hazard Permit: When the plan of subdivision or resubdivision includes land in a Special Flood Hazard Area where there are to be streets, drainage or other improvements or any excavation, grading or depositing of materials, the applicant shall obtain a Flood Hazard Area Permit therefor under the Zoning Ordinance of the City of Ansonia and shall deliver a copy of the Permit to the Commission.
- 2.6.10 Construction of Improvements; Bond: The Commission may at its discretion authorize the applicant to proceed with any construction and installation of required street, drainage, sanitary sewers and other improvements prior to endorsement of its approval on the Record Subdivision Map or may require posting of a completion bond, in accordance with the following:
- a. Estimate: The Commission shall prepare an estimate of the cost of the improvements as if let to bid, based on the report and recommendations of the City Engineer.

b. Restoration Bond: The applicant shall execute an agreement and deliver to the Commission a cash bond, in form acceptable to the Corporation Counsel, equal to 20% of the estimated cost, to secure to the City the remedy of conditions during construction as may be necessary to protect the public health, safety and property values and to control drainage, to guarantee installation and completion of measures and facilities required under the Soil Erosion and Sediment Control Plan and to achieve restoration of the site in the event of expiration of approval of the plan of subdivision or resubdivision prior to completion of improvements.

c. Completion Bond: In the event that the Commission determines that a completion bond is required or the applicant chooses to provide the bond in order to have the Commission's approval endorsed on the Record Subdivision Map prior to completion of improvements, the applicant shall execute an agreement and deliver to the Commission a bond to guarantee completion of improvements within a period, not exceeding two (2) years, approved by the Commission. The bond shall be in form and with surety acceptable to the Corporation Counsel and shall be a surety bond, executed by a surety company authorized to enter into such bonds in the State of Connecticut, or shall be a cash bond. The bond shall be in amount, taking into account the estimate in Par. 2.6.10a and the restoration bond provided in Par. 2.6.10b, that the Commission deems sufficient to secure to the City the actual construction and installation of all of the required improvements.

2.6.11 As-Built; Maintenance Bond: When no completion bond has been posted as provided in Par. 2.6.10c and the construction and installation of required improvements have been completed, the applicant shall present Construction Plans, meeting the standards of Schedule B, showing the streets, drainage, sanitary sewers and other improvements as built and also showing the location of water mains and sewer and water laterals to each lot. In lieu of such Plans, the applicant's land surveyor or engineer may update, augment and certify the Construction Plans submitted under Par. 2.3.5 and approved by the Commission. In addition, the applicant shall execute an agreement and deliver a bond to guarantee maintenance of and to cover unforeseen deficiencies in the required improvements. In the case of improvements which are not to be offered for acceptance by the City, the maintenance bond shall run for a period of one (1) year; in the case of improvements which are to be offered for acceptance by the City, the maintenance bond shall terminate no earlier than one (1) year after the date of acceptance of the improvement by the City. The maintenance bond shall be in form and with surety as required for completion bonds and shall be in an amount approved by the Commission, on recommendation of the City Engineer, as not less than 5% of the current cost of the original improvements.

- 2.7 Endorsement of Map; Delivery and Filing: The Chairman and Secretary of the Commission shall endorse the Record Subdivision Map as approved and to permit filing with the City and Town Clerk when all conditions of approval have been met, including the applicable requirements of Par. 2.6. The Commission and the applicant shall also carry out the following:
- 2.7.1 Date of Endorsement and Expiration: The date of endorsement of the Record Subdivision Map shall be noted on the Map by the Chairman or Secretary. In addition, the Chairman or Secretary shall note on the Map the date when approval may expire as provided in Sec. 8-26c of the Connecticut General Statutes, which date shall be five (5) years from and after the date of Commission action on the application under Par. 2.5.2.
- 2.7.2 Delivery of Map; Date of Delivery: The Record Subdivision Map, when endorsed, shall be delivered to applicant for filing with the City and Town Clerk promptly and after the time for taking an appeal from the action of the Commission under Par. 2.5.2 has elapsed, and in the event of an appeal, promptly upon the termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant. The person so delivering the endorsed Map on behalf of the Commission shall sign the Map to confirm delivery and note thereon the date delivery was made. Delivery shall be made at a meeting of the Commission, at the Office of the City and Town Clerk or otherwise as may be mutually convenient to the Commission and the applicant. [Sec. 8-25, CGS]
- 2.7.3 Filing of Map: The Record Subdivision Map, upon endorsement by the Commission and delivery to the applicant, shall be filed by the applicant with the City and Town Clerk within 90 days of the date of delivery. Any plan of subdivision or resubdivision shall become null and void if the Record Subdivision Map is not so filed, except that the Commission may by resolution extend the time for such filing for two (2) additional periods of 90 days and re-endorse the Map, date the re-endorsement as of commencement of the extension period, and re-sign the map to confirm delivery and note thereon the date delivery was made. The plan of subdivision or resubdivision shall remain valid until the expiration of such extended time. Filing fees shall be paid by the applicant. [Sec. 8-25, CGS]
- 2.8 Release of Restoration and Completion Bonds: The Restoration Bond as specified in Par. 2.6.10b and any Completion Bond that may be posted under Par. 2.6.10c shall remain in full force and effect until a) the streets, drainage, sanitary sewers and other required improvements have been completed, b) the measures and facilities required under any Soil Erosion and Sediment Control Plan have been completed, c) satisfactory as-built plans and a maintenance bond have been delivered to the Commission as provided in Par. 2.6.11 and d) in the case of improvements which are to be offered for acceptance by the City, the improvements have been so accepted.

SCHEDULE A - STANDARDS FOR MAPS

- A-1. Preparation: Site Development Plans (SDP) and Record Subdivision Maps (RSM) shall be clearly and legibly drawn on good quality linen, polyester film or other material that will enable production of clear prints as required by these Regulations. The SDP and RSM shall be prepared by and shall bear the name and seal of a land surveyor or engineer, or both, as required by law and licensed as such by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut. The seal shall be impressed on the copy of the RSM presented for endorsement and filing.
- A-2. Site Development Plan: The SDP shall be drawn to a scale of not less than 1" = 100' and, if drawn to the same scale as the RSM, may shown plan-drawing elements required for the Construction Plans (See Schedule B). The SDP may be drawn on a reproducible of the RSM.
- A-3. Record Subdivision Map: The RSM shall be prepared with an accuracy meeting or exceeding standards for a "Class A-2" type of survey specified in the "Code of Recommended Practice for Standards of Accuracy of Surveys and Maps", approved by the State Board of Registration for Professional Engineers and Land Surveyors. Sheet sizes shall be 36" x 24", 24" x 18" or 18" x 12" and the map scale should preferably be 1" = 40' but in no case less than 1" = 100'.
- A-4. Information on Maps: All prints of maps and plans shall be clear and legible and shall be bound along the left side with required identifying data on each sheet. North arrows shall, to the extent practical, be consistent from one map to the other and shall be to the top or right side of the sheet depending upon the shape of the subdivision. Where designated by the code "x", the following information is required to be shown on the SDP and/or RSM to the extent that the information occurs in or is applicable to the particular subdivision:

| SDP | | RSM | |
|-----|--|-----|---|
| x | | x | 1. title of the subdivision, which shall not duplicate the title of any other subdivision, or existing street or area name. |
| x | | x | 2. date, scale, visual scale, north point, City and State. |
| x | | x | 3. a location map showing the location of the subdivision in relation to existing roads in the City, at a scale preferably at 1" = 800', but in any case not less than 1" = 2,000'. |

| SDP | | RSM | |
|--|--|---|---|
| | | x | <p>4. an index map, if the proposed subdivision is divided into sections or is of such size that more than one sheet is required, showing the entire subdivision with lots, lot numbers, streets, street codes, delineation of areas covered by the section or sheet and match lines between sections.</p> |
| <p>x</p> | | <p>x</p> | <p>5. information on site conditions and land evaluations as follows:</p> <p>a. existing and proposed grading contours at an interval not exceeding five (5) feet based on field or aerial survey and using the bench mark as required for Construction Plans on Schedule B;</p> <p>b. existing permanent buildings and structures;</p> <p>c. any ledge outcrops;</p> <p>d. location of existing stone walls and fences;</p> <p>e. existing water courses and the exterior limits of wetlands;</p> <p>f. any areas subject to frequent, periodic or potential flooding; the boundaries of any Special Flood Hazard Areas and floodways and the base flood elevation data therefor; and the lowest floor elevations that would be applicable for a building on any lot in any Special Flood Hazard Area in accordance with the Zoning Ordinance of the City of Ansonia;</p> <p>g. boundaries and classification codes of soil types under the National Cooperative Soils Survey of the U.S.D.A. Soil Conservation Service.</p> <p>h. the location of any percolation test holes, deep test pits and borings;</p> <p>i. the approximate location of any existing wells on the tract and on land within 200 feet of the tract; and</p> <p>j. the location of any drainage discharge points onto the tract from any street or other property.</p> |

| SDP | | RSM | | |
|-----|--|-----|--|--|
| | | | | 6. property ownership information and proposals as follows, with all lines on a Record Subdivision Map, except as noted, drawn with dimensions to the hundredth of a foot, bearings or deflection angles on all straight lines and the central angle, tangent distance and radius of all arcs: |
| x | | x | | a. name and address of the owner of the tract; |
| x | | x | | b. name and address of the applicant if different from the owner; |
| x | | | | c. the perimeter boundary of the tract, with approximate dimensions, and the estimated area of the tract to be subdivided; |
| | | x | | d. the perimeter boundary of the tract, and the area of the tract to be subdivided; |
| x | | x | | e. the approximate location of existing property lines for a distance of 200 feet from the tract; |
| x | | x | | f. both street right-of-way lines of any street abutting or within 200 feet of the tract; |
| | | x | | g. the survey relationship of the tract to nearby monumented City Streets or State Highways where practical; |
| x | | x | | h. names of all owners of property abutting the tract, including those across any street if the proposed subdivision abuts an existing street; |
| x | | | | i. proposed lots and lot numbers, and the approximate area of each lot; |
| | | x | | j. proposed lots and lot numbers, and the square footage of each lot with dimensions and areas; |
| x | | x | | k. proposed streets and other rights-of-way, and the width thereof; |
| x | | x | | l. names of existing streets; |
| x | | x | | m. identification codes or letters for proposed streets (but not street names which are established by the Board of Aldermen); |

| SDP | | RSM | | |
|-----|--|-----|--|--|
| x | | x | | n. location and dimension of existing and proposed easements; |
| x | | x | | o. existing and proposed monuments; |
| x | | | | p. the Zoning District in which the tract is located, and any Zoning District upon or within 200 feet of the tract; |
| x | | x | | q. any municipal boundary line; |
| x | | x | | r. any channel encroachment line, or building line; |
| x | | | | s. any building setback lines, proposed or set by zoning or ordinance; |
| x | | x | | t. open spaces, parks and playgrounds and the area thereof; and |
| x | | x | | u. any reserved areas for water courses and wetlands protection or for conservation areas. |
| | | | | 7. proposals for development of the subdivision as follows: |
| x | | | | a. location and width of street pavement, including location of pavement on existing streets; |
| x | | | | b. spot elevations on both existing and proposed streets to indicate tentative grading of roads; approximate road grades; |
| x | | | | c. existing and proposed storm drains, catch basins, manholes, ditches, headwalls, sidewalks, gutters, curbs and other structures; |
| x | | | | d. any relocation or construction for channels or water courses; |
| x | | | | e. any sanitary sewers, treatment facilities and appurtenances; |
| x | | | | f. water mains, hydrants and appurtenances; |
| x | | | | g. the location proposed for a building on each lot and a driveway, including floor elevations and driveway grades where necessary to demonstrate feasibility of use of the lot; |

| SDP | | RSM | |
|-----|--|-----------------------|--|
| x | | | h. the location of any proposed on-site wells and sewage disposal systems. |
| x | | | i. the limits of any area proposed for major re-grading, cuts, fills, or soil or rock removal; |
| x | | | j. the limits of any areas proposed to be reserved and protected from excavation or filling; |
| x | | | k. the proposed location of any activity that is subject to the <u>Inland Wetlands and Water Courses Regulations of the City of Ansonia, Connecticut</u> ; and |
| x | | | l. elements of the Soil Erosion and Sediment Control Plan if required. |
| x | | x x x x x | 8. the following additional information: a. the error of closure, which shall be in accordance with Par. A-1; b. a signature block entitled "Approved by the Ansonia Planning and Zoning Commission" with a designated place for the signature of the Chairman or Secretary and date of signing, and the words "Expiration Date per Sec. 8-26c, Connecticut General Statutes" with a designated place for such date; c. the words "Delivered to the Applicant on", "Delivered to the Applicant by" and "Received for the Applicant by", with designated places for date of delivery and signatures; d. when a proposed public street or drainage system is part of the subdivision, a signature block entitled "Reviewed by the City Engineer" with a designated place for the signature of the City Engineer and date of signing; e. in any cases where any lot or lots in the application are proposed to be served by private on-site water supply, a signature block entitled "Approved by the Valley Health District" with a designated place for the signature of the Director of Health or designated agent and date of signing; |

| SDP | | RSM | | |
|-----|--|-----|--|---|
| x | | x | | <p>f. such additional notes as may be required or approved by the Commission, such as restrictions pertaining to building lines, reserved areas, easements and other features on the map; and</p> |
| x | | | | <p>g. a signature block entitled "Soil Erosion and Sediment Control Plan certified by" with a designated place for signature of the certifying agent and date of signing.</p> |

SCHEDULE B - STANDARDS FOR CONSTRUCTION
PLANS

- B-1. Preparation: Construction Plans shall be clearly and legibly drawn on good quality linen, polyester film or other material that will enable production of clear prints as required by these Regulations. The Construction Plans, including details and specifications, shall be prepared by and shall bear the name and seal of an engineer licensed as such by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut, provided, however, that particular elements of the Plan, as authorized by law and approved by the City Engineer, may be prepared by a licensed land surveyor or by other qualified professionals. The Plans shall be prepared in accordance with good engineering and professional practice, acceptable to the City Engineer. The seal of the preparer shall be impressed on the final reproducible presented under Par. 2.6.2.
- B-2. Format: All Construction Plans shall be prepared on a sheet size of 36" x 24", and plan drawings shall have a horizontal scale of 1" = 40' while profile and cross section drawings shall have a vertical scale of 1" = 4'. Drawings of special structures and details may be on other format acceptable to the City Engineer. Prints of Plans shall be bound on the left side with required identifying data on each sheet. As appropriate, certain Construction Plan elements may be shown on the SDP or RSM.
- B-3. Bench Marks: Profile drawings, inverts, existing and proposed contours and key elevations shall be based on official City, State or U. S. bench marks or other permanent bench marks acceptable to the City Engineer. The bench marks used shall be consistent among the SDP, RSM and Construction Plans and shall be noted on those plans.
- B-4. Information on Plans: The following information is required to be shown on the Construction Plans as applicable to the particular subdivision:

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| | | 1. title of the subdivision as in Item 1 of Schedule A. |
| | | 2. date, scale, visual scale, north point, City and State. |
| | | 3. for streets: <ul style="list-style-type: none"> a. existing profile grades at the centerline and both right-of-way lines; b. proposed profile grades and key elevations at the centerline; c. right-of-way lines, the edge and width of pavement; and stations at 50' intervals. |

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| | | <ul style="list-style-type: none"> d. pavement radii at corners; e. typical street cross section; f. a cross section at all cross culverts; g. cross sections at 50' intervals where there are to be substantial cuts and fills affecting abutting lots; h. on plan drawings the approximate location of lot lines intersecting the right-of-way line and the lot numbers from the RSM; i. sidewalks, curbs and gutters; j. locations for guide rails or posts; and k. street identification codes (not street names). |
| | | <p>4. for drainage, sanitary sewers and pipe systems:</p> <ul style="list-style-type: none"> a. location, depth, invert, slope and size of all pipes and culverts; b. cross section, depth, slope and location of all ditches and swales; c. manholes; d. catch basins; e. headwalls; f. water courses; and g. water mains and hydrants. |
| | | <p>5. detail drawings of bridges, box culverts, deep manholes, retaining walls and other special structures.</p> |
| | | <p>6. design for any temporary or permanent storm water detention.</p> |
| | | <p>7. elements of the Soil Erosion and Sediment Control Plan if required.</p> |
| | | <p>8. typical driveway detail for access to lots.</p> |
| | | <p>9. at intersections and other locations where there may be sight distance restrictions, proposed grading contours at two (2) foot intervals.</p> |

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| | | 10. sufficient calculations and studies to permit the City Engineer to review the drainage design and the sufficiency of downstream drainage systems to accommodate increased runoff from the subdivision. |
| | | 11. the words "For location of underground electric, telephone, gas, cable TV and other facilities of public utility companies, inquire of Call Before You Dig, Inc., 1-800-922-4455". |
| | | 12. a note specifying "All construction shall be in accordance with the ordinance for road construction improvements of the City of Ansonia, CT". |
| | | 13. a signature block entitled "Approved by the City Engineer of the City of Ansonia" with a designated place for signing and date of signing. |
| | | 14. a signature block entitled "Soil Erosion and Sediment Control Plan certified by" with a designated place for signature of the certifying agent and date of signing. |

SECTION 3 - PLANNING AND DESIGN STANDARDS

- 3.1 General: Each subdivision or resubdivision is an addition to the developed area of the City of Ansonia and to a residential, commercial or industrial neighborhood that may be adjacent and, when completed, will have used some of scarce remaining land in the City. The plan of subdivision shall be prepared with due consideration for the policy of these Regulations set forth in Par. 1.3 and for coordination with systems of streets, pedestrian and vehicular traffic circulation, drainage, sanitary sewers, wetlands, water courses, open spaces, parks and playgrounds within the City and the adjacent neighborhood. Standards applicable to the planning and design of subdivisions are hereinafter specified. Plans for streets, drainage, sanitary sewers and other facilities to be dedicated to the City are subject to approval by the City Engineer, and these facilities are accepted by the City for public use and maintenance only by action of the Board of Aldermen.
- 3.2 Plan of Development: The plan of subdivision shall be in harmony with any plan of development, adopted by the Commission under Chapter 126 of the Connecticut General Statutes for the City or the neighborhood encompassing the subdivision, particularly with regard to a) location and classification of streets, b) sanitary sewer, water supply and drainage systems and service areas and c) reservation of land for parks, recreation and open space.
- 3.3 Building Lots: Building lots shall have shape, size, location, topography, access and character to enable use for building purposes and occupancy, whether residential, business or industrial as permitted by law, without danger to the health and safety of the occupants, the neighborhood or the public. Any proposed lot which is found unsuitable for occupancy or building by reason of water or flooding conditions, topography, unsuitable soils or other conditions shall be combined with another contiguous lot that is suitable or shall be marked "This is not an approved lot" on the Record Subdivision Map, until necessary improvements to the lot have been made and approved by the Commission and a revised Map has been submitted to and approved by the Commission. Proposed building lots shall also conform to the following standards:
- 3.3.1 Zoning: Each lot shall conform to no less than the minimum requirements of the Zoning Ordinance for the City of Ansonia, Connecticut and shall, upon consideration of topography, soil conditions, slope, wetlands, water courses and adjacent streets, be capable of use for building purposes in compliance with that Ordinance.
- 3.3.2 Terrain: Building lots shall be planned to make best use of the natural terrain, to conserve substantial trees and water resources and to be capable of typical building use without unusual or excessive cuts, fills, ledge removal or retaining wall construction.

- 3.3.3 Minimum Access: Each lot shall have frontage on an existing street in the City of Ansonia or a street proposed in the plan of subdivision. Each lot shall be capable of accommodating vehicular access to any parking space or spaces or garage on the lot by means of a driveway having a grade no greater than 12% in residential areas and 10% in commercial and industrial areas and meeting the right-of-way line and pavement of the street in a manner that conforms to the standard cross section for the street.
- 3.3.4 Alternate Access: It is the intent of these Regulations to avoid establishment of lots that may be usable only with unsafe or marginally safe driveway access to a street or that result in multiple driveway development onto Major and Secondary Streets. Where alternate access for a lot is available on a Minor Street, access to the Major or Secondary Street shall be prohibited on the plan. The Commission may require the provision of frontage streets, reversed lots with access to interior Minor Streets or other treatment where deemed necessary to protect the capacity of and safety on a Major or Secondary Street.
- 3.3.5 Lot Drainage: All lots shall be so graded and drained as to be usable for typical building development and to prevent drainage problems on adjacent streets and lots within and outside the subdivision.
- 3.3.6 Lot Numbers: All lots shall be numbered consecutively beginning with the numeral "1". Adjoining sections of subdivisions having the same name shall have consecutive lot numbers.
- 3.3.7 Lot Lines: Insofar as practicable, the side lot lines of all lots shall be at right angles or radial to the street on which the lot has frontage. It shall be within the discretion of the Commission to disapprove any lot crossed by a municipal boundary line, and in the event of such disapproval, that boundary line shall be made to constitute one of the lot lines.
- 3.4 Utilities: Water supply, sewage disposal and other utilities shall be provided as follows:
- 3.4.1 Public Water and Sewer: Each lot shall be served by and provided with a curb connection to an existing City sanitary sewer or a new sanitary sewer in the subdivision to be connected to the City system. Sewers and curb connections shall be designed to City specifications, and new sewers shall connect to existing City sewers having capacity to accept the additional flow. Each lot shall also be served by and provided with a service connection to the public water supply system of a public utility company. In new streets, pipes, curb and service connections, and appurtenances shall be installed prior to installation of paving and sidewalks.

3.4.2 On-site Water and Sewer: Where public sanitary or water supply systems are not reasonably extendable to the subdivision, the Commission may permit the use of individual on-site wells or sewage disposal systems, or both, on any or all lots, provided that the following requirements are met:

- a. use of on-site systems shall be approved for each lot by the Lower Naugatuck Valley District Public Health Department; and
- b. where both on-site systems are to be used on a lot, the lot shall have an area of not less than one (1) acre and shall be of such shape that a square with 150 feet on each side will fit on the lot.

3.4.3 Other Utilities: Unless otherwise approved by the Commission as impractical or atypical in relation to other lots on the same street, electric, telephone and cable TV lines shall be located underground. These utilities and gas lines shall, with service connections, be installed in new streets prior to installation of paving and sidewalks.

3.5 Special Flood Hazard Areas/Floodways: When the subdivision includes land in a Special Flood Hazard Area or regulated floodway, the lots, streets, drainage and other improvements shall be reasonably safe from flood damage and shall conform to the following:

3.5.1 The lots and such improvements shall be consistent with the need to minimize flood damage within the Special Flood Hazard Area and shall be capable of use without danger from flooding or flood related damages.

3.5.2 All utilities and facilities, such as sanitary sewer systems, water supply systems and electric and gas systems, shall be located and constructed to minimize or eliminate flood damage, and —

- a. water supply systems shall be designed to minimize or eliminate infiltration of flood waters into such systems; and
- b. sanitary sewer systems shall be designed to minimize or eliminate infiltration of flood waters into such systems and discharges from such systems into flood waters.

3.6 Streets: Streets shall be of sufficient width, suitably located, and adequately constructed, to accommodate the prospective traffic and to afford access of fire fighting and snow removal and other road maintenance equipment, and shall be coordinated so as to compose a convenient system. The arrangement of streets in the subdivision shall provide for the continuation of principal streets from adjoining subdivisions, and for proper projection of principal streets into adjoining properties which are not yet

subdivided, in order to make possible necessary fire protection, movement of traffic and the construction or extension, presently or when later required, of needed utilities and public services, such as sewers, water and drainage facilities. Streets shall also be planned and designed as follows:

3.6.1 Classification: Streets in the City, including those abutting or proposed within a subdivision, are classified by the Commission for planning purposes as follows:

- a. Major Street
- b. Secondary Street
- c. Minor Street

Minor streets shall be planned so that their use by through traffic is discouraged.

3.6.2 Street Design Standards: Selected planning and design standards required for streets are specified on Schedule C - Design Standards, which is hereby made a part of these Regulations. Each new street, however, shall have sufficient right-of-way, pavement width and other design features to accommodate prospective use. In commercial and industrial areas the Commission may require the applicant to provide a traffic impact analysis, prepared by a competent traffic engineer, indicating projected vehicle volume, peak hour, roadway capacity and type of vehicle use as a basis for the design.

3.6.3 Relation to Topography: The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the street.

3.6.4 Intersections and Blocks: All proposed streets shall connect to an existing public street or highway located within the City of Ansonia. Minor or Secondary Street openings into a Major Street shall, in general, be at least 500 feet apart. Street jogs with center line offsets of less than 125 feet shall not be permitted except with the approval of the Commission. Blocks shall not be excessively long, thereby causing unnecessarily circuitous travel on the streets. In general, no block shall be less than 250 feet in width, nor more than 1,200 feet or less than 400 feet in length.

3.6.5 Angle of Intersection: Except where impracticable, all streets shall join each other so that for a distance of at least 100 feet the street is approximately at right angles to the street it joins.

3.6.6 Changes in Grade: All changes in grade shall be connected by vertical curves of such length and radius as meet with approval of the City Engineer so that clear visibility shall be provided for a safe distance.

- 3.6.7 Steep Grades and Curves; Visibility at Street Corners: A combination of steep grades and curves shall be avoided. At all street intersections the land at each corner shall be so graded as to prevent a blind corner, and sufficient land shall be included in the right-of-way or in a sight easement at the intersection to permit permanent maintenance of visibility for safety of traffic.
- 3.6.8 Dead-End and Loop Streets: Where dead-end streets are designed to be so permanently, they should, in general, not exceed 400 feet in length, and shall terminate in a circular turnaround. A dead-end street which extends to the boundary of a tract to afford access to land to be subdivided in the future shall be provided with a temporary turnaround. The creation of dead-end or loop residential streets and superblocks will be encouraged wherever the Commission finds that such type of development will not interfere with normal traffic circulation in the area.
- 3.6.9 Reserve Strips: Unless determined by the Commission to be necessary as part of a traffic access management system, no reserve strips preventing access to or extension of a proposed street are permitted.
- 3.6.10 Street Lines: Street lines on each side of a proposed street shall be parallel or shall be concentric arcs, except at intersections and turnarounds designed in accordance with these Regulations. No street right-of-way shall be widened beyond the width specified on Schedule C, such as for the purpose of securing additional street frontage for proposed lots.
- 3.6.11 Existing Streets: Proposed subdivisions abutting an existing City street or State highway shall provide for proper or proportionate widening of the right-of-way and pavement structure of such street or highway to the width appropriate for the classification given the street or highway by the Commission, and for adequate storm drainage facilities.
- 3.6.12 Street Names: Street names are assigned by the Board of Aldermen. Street codes shown on plans of the subdivision are used for interim administrative identification until the street name is assigned.
- 3.6.13 Guide Rails: Suitable guide posts or rails shall be installed along all streets where there will be an embankment with a depth of four (4) feet or more within 20 feet of the edge of the pavement.
- 3.6.14 Street Signs: Street name signs, meeting City specifications, shall be installed at all street intersections in locations approved by the City Engineer.
- 3.6.15 Trees: Trees shall be located and planted wherever required by the Commission and in accordance with an ordinance entitled "An Ordinance Relative to the Planting of Trees" of the City of Ansonia.

3.6.16 Monuments: Monuments conforming to City specifications shall be set as directed by the City Engineer after all other street development work is completed.

3.7 Pedestrian Circulation: Sidewalks shall be provided along both sides of any new street where deemed necessary by the Commission for pedestrian safety and convenience and in front of proposed lots along existing streets where provision of sidewalks is typical. In areas where the proposed street system does not conform to a convenient pattern of pedestrian circulation, particularly in the vicinity of parks, schools, playgrounds or other public or semi-public places, the Commission may require the establishment of 20-foot easements for pedestrian ways and construction of sidewalks therein.

3.8 Drainage: Storm drainage shall be planned and designed as specified on Schedule C - Design Standards and in accordance with the following:

3.8.1 Pipe and Drainage Channels: Sufficient pipe, drainage channels and ditches shall be installed within the subdivision to carry existing drainage discharging onto the tract to be subdivided and to drain proposed streets and lots and streets that may reasonably be expected to be constructed at some future date on adjoining property that drains across the area of the subdivision. The Commission and the applicant shall coordinate the drainage plan with requirements of the Inland-Wetlands Commission when the subdivision includes wetlands and existing water courses.

3.8.2 Runoff: Drainage systems shall be designed with runoff factors approved by the City Engineer and in accordance with good engineering practice, taking into account the entire watershed that drains through the subdivision.

3.8.3 Discharge: The discharge of all storm water from the subdivision shall be into suitable streams or rivers or into City or State drains, ditches or other drainage facilities with adequate capacity to carry the additional water. Where the discharge shall be into private property adjoining the proposed subdivision, proper easements and discharge rights shall be secured by the applicant for the City. No storm water shall be diverted from one watershed to another.

3.8.4 Drainage Easements: Easements, at least 20 feet in width, shall be provided for all storm water pipes that are not to be installed in a street. In addition, easements shall also be provided for the full width of the channel of any stream or drainage ditch in the subdivision which will carry drainage runoff from any proposed street, existing street or streets which may be constructed in the future on the undeveloped land within the watershed. Easements shall also be provided for storm water pipes that may need to be installed in the future to serve undeveloped land within the watershed that normally drains across the area of the proposed subdivision. Easements shall also be provided to allow maintenance access to culverts and bridges.

3.9 Soil Erosion and Sediment Control: A subdivision or resubdivision involving construction of roads, drainage and other improvements, and/or general site grading, or which involves a "disturbed area" of one half (1/2) acre or more is required to have a Soil Erosion and Sediment Control Plan in effect prior to, during and upon completion of construction. The Control Plan may be integrated with other maps, plans and documents and is intended to cover all construction areas, roads, drainage and other improvements and areas planned for general regrading and should provide for overall control measures and facilities as individual lots are used and developed. The following are requirements:

3.9.1 Control Plan: To be eligible for certification, a Soil Erosion and Sediment Control Plan shall contain proper provisions adequate to control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985) as amended, published by The Connecticut Council on Soil and Water Conservation. Alternative principles, methods and practices may be used with prior approval of the Commission. The Control Plan shall contain the following to the extent applicable to the particular subdivision or resubdivision:

a. A narrative describing elements, such as the following:

- i) the development and construction proposed, including the program and timing for use of the proposed lots;
- ii) the schedule for grading and construction activities including start and completion dates, sequence of grading and construction activities, sequence of installation and/or application of soil erosion and sediment control measures, and sequence for final stabilization of the project site;
- iii) the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
- iv) the construction details for proposed soil erosion and sediment control measures and storm water management facilities;
- v) the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities; and
- vi) the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.

- b. A site plan map at a sufficient scale to show the following:
- i) the location of the proposed development and adjacent properties;
 - ii) the existing and proposed topography including soil types, wetlands, water courses and water bodies;
 - iii) the existing structures on the tract, if any;
 - iv) the proposed area alterations including cleared, excavated, filled or graded areas and proposed buildings, structures, utilities, roads and, if applicable, new property lines;
 - v) the location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 - vi) the sequence of grading and construction activities;
 - vii) the sequence for installation and/or application of soil erosion and sediment control measures; and
 - viii) the sequence for final stabilization of the development site.
- c. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or the City Engineer.

3.9.2 Minimum Standards: The following minimum standards are applicable to Soil Erosion and Sediment Control Plans required by these Regulations:

- a. Plans for soil erosion and sediment control shall be developed in accordance with these Regulations using the principles as outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The Soil Erosion and Sediment Control Plan shall result in a development that minimizes erosion and sedimentation during construction, is stabilized and protected from erosion when completed, and does not cause off-site erosion and/or sedimentation.
- b. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The City Engineer, the Commission or the New Haven County Soil and Water Conservation District may approve alternate standards when requested by the applicant if technically sound reasons are presented.

- c. The appropriate method from Chapter 9 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Commission or the City Engineer.

3.9.3 Certification: The Soil Erosion and Sediment Control Plan shall be in effect when certified as follows:

- a. The Commission or the City Engineer, or the New Haven County Soil and Water Conservation District if so requested, shall certify that the Soil Erosion and Sediment Control Plan, as filed, complies with the requirements and criteria of these Regulations or shall deny certification when the Control Plan does not comply. Certification by the Commission shall be incorporated in the resolution approving an application for subdivision or resubdivision.
- b. The Commission, or the City Engineer, shall coordinate certification of the Control Plan with related actions of other agencies, such as the Ansonia Inland-Wetlands Agency.

3.9.4 Conditions: The Soil Erosion and Sediment Control Plan shall be certified subject to the following conditions:

- a. The estimated cost of measures and facilities to control erosion and sedimentation shall be guaranteed by a cash bond as provided in Par. 2.6.10b. It is not intended, however, that such bond duplicate similar bonds required by other agencies.
- b. No site development shall commence unless the Soil Erosion and Sediment Control Plan is certified, the bond has been posted and the control measures and facilities in the Plan, scheduled for installation prior to site work, have been installed and are functional.
- c. Planned soil erosion and sediment control measures and facilities are to be installed as scheduled according to the certified Control Plan.
- d. All control measures and facilities are to be maintained in effective condition to ensure compliance with the certified Control Plan.

3.9.5 Inspection: Soil Erosion and Sediment Control measures of the certified Control Plan shall be subject to inspections as provided in Par. 4.2 and orders as provided in Par. 4.4. The Commission may require the applicant to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the certified Control Plan and are being operated and maintained.

- 3.10 Easements: Easements for access to and use of land outside of a street right-of-way shall be provided as required or approved by the Commission and shall be shown on the Record Subdivision Map with adequate survey information, so that the land subject to easement may be accurately located by field survey. Easements shall be provided in at least the following cases:
- 3.10.1 for access to bridges and culverts with construction and maintenance equipment;
 - 3.10.2 for storm water pipes and channels, water mains, and sanitary sewers and appurtenances, which easements shall be not less than 20 feet in width or such greater width as is necessary to maintain the facilities;
 - 3.10.3 easements for temporary turnarounds;
 - 3.10.4 temporary construction easements for grading and other construction work in the front 25 feet of each lot along a proposed street;
 - 3.10.5 sight easements across corners of lots at intersections to assure safe line of sight on the street; and
 - 3.10.6 easements at least 20 feet in width for pedestrian ways to parks, playgrounds, schools, and other public or semi-public places where the street system does not conform to a convenient pattern of pedestrian circulation.
- 3.11 Open Spaces, Parks and Natural Features: The plan of subdivision shall provide for open spaces, parks and playgrounds in the following manner:
- 3.11.1 Parks and Playgrounds shown on City Plan: Where a proposed park or playground shown on the plan of development is located in whole or in part in a subdivision, the Commission may require the dedication or reservation of such area within the subdivision in those cases in which the Commission deems such requirement to be reasonable.
 - 3.11.2 Parks and Playgrounds not shown on City Plan: Where deemed essential by the Commission, upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale developments not anticipated in the plan of development, the Commission may require the dedication or reservation of sites of a character, extent and location suitable to the needs created by such development for playgrounds or parks. In no case shall the Commission require that more than 10% of the gross area of the subdivision be so dedicated or reserved. The Commission may give due credit for the provision of open spaces reserved for the common use of all property owners within the proposed subdivision by covenants in the deeds. Generally, the minimum area of contiguous open space acceptable for dedication for public use should be at least three (3) and preferably five (5) acres. Open spaces with a lesser area may be approved by the Commission whenever it deems that the difference between the area offered and three (3) acres may be made up in connection with the future subdivision of adjacent land.

3.11.3 Preservation of Natural Features: The Commission may require the preservation of important natural features which add value to residential developments and to the community, such as large trees or groves, water courses and falls, wetlands, historic spots and similar irreplaceable assets.

3.12 Solar Access: The applicant shall demonstrate to the Commission that, in developing the subdivision plan of lots, streets and other features, consideration has been given to the use on each lot of "passive solar energy techniques" that would not significantly increase the cost of use and occupancy of the lot (net cost after any energy conservation tax credits, subsidies and exemptions). Passive solar energy techniques mean subdivision plan or site design techniques which a) maximize solar heat gain, minimize heat loss and enable thermal storage within buildings on each lot during the heating season and b) minimize heat gain and provide for natural ventilation during the cooling season. The subdivision plan or site design techniques considered shall include no less than the following:

- 3.12.1 the orientation of the potential principal building on each lot with respect to true south, such as the optimum orientation whereby the longest axis of the building would have a bearing of true west or between 10° south of west and 25° north of west;
- 3.12.2 the street and lot layout, which can maximize solar access for each lot;
- 3.12.3 the location, type and height of vegetation, which may obstruct solar access or provide beneficial shade during the cooling season or protection from cold winds during the heating season;
- 3.12.4 natural and man-made topographic features, which may obstruct solar access or decrease the period of available solar access; and
- 3.12.5 protection of solar access for each lot within the subdivision and on adjacent lots.

SCHEDULE C - DESIGN STANDARDS

C-1. Summary: The following is a summary of selected planning and design standards for streets, drainage and other features.

C-2. Streets:

| | | |
|--|------------------|----------|
| a. Right-of-Way: | Major Street | 80' |
| | Secondary Street | 60' |
| | Minor Street | 50' |
| b. Pavement Width: | Major Street | 30' min. |
| | Secondary Street | 30' min. |
| | Minor Street | 30' |
| c. Minimum Grade: | | 1% |
| d. Maximum Grade: | Major Street | 8% |
| | Secondary Street | 10% |
| | Minor Street | 10% |
| e. Minimum Radius of Curvature (centerline): | Major Street | 250' |
| | Secondary Street | 200' |
| | Minor Street | 150' |
| f. Right-of-Way Radius at Corner: | | 30' |
| g. Turnaround Right-of-Way Radius: | | 50' |
| h. Curbs | | Required |

C-3. Drainage:

- a. Design Formula: Rational Formula or U.S.D.A. Soil Conservation Service formula
- b. Design Storm: on-site drainage - 25 year
all culverts - 50 year
- c. Pipe: i) reinforced concrete, running from catch basin to catch basin or to manholes
ii) minimum diameter - 15"
- d. Catch Basin Spacing: 300' maximum

SECTION 4 - CONSTRUCTION STANDARDS

- 4.1 City Specifications: All construction and installation of streets, drainage, sewers and other improvements to comply with these Regulations shall be carried out and completed in accordance with the following:
- 4.1.1 the Construction Plans as approved by the City Engineer and the Commission, including any construction program or work sequence approved by them;
 - 4.1.2 the Soil Erosion and Sediment Control Plan as certified; and
 - 4.1.3 the specifications of the City of Ansonia, including Article IV. New Streets of the City Code.
- 4.2 Inspection Access and Tests: In addition to the requirements of Par. 1.8, the Board of Aldermen; Board of Public Works, City Engineer, Superintendent of Streets and Bridges and the Commission, or their authorized agents, shall have free access to the construction work at all times and shall be authorized to take materials samples, cores and other tests as deemed necessary to determine compliance with these Regulations, the Construction Plans and City specifications. They may require the applicant, at the applicant's expense, to have such tests made and certified by a professional engineer or qualified testing laboratory.
- 4.3 Notification: The applicant, or the applicant's contractor, shall give timely notice to the City Engineer, or to the City Engineer's authorized inspection agent, prior to each of the following stages of work:
- 4.3.1 commencement of site clearance and grading and after the construction work has been staked out;
 - 4.3.2 commencement of excavation and grading of streets and installation of embankments;
 - 4.3.3 commencement of installation of drainage, sanitary sewers and structures;
 - 4.3.4 backfilling of drainage facilities, sanitary sewers and structures;
 - 4.3.5 placement of the base course on the subgrade of a street;
 - 4.3.6 commencement of construction of the paved surface of a street; and
 - 4.3.7 prior to closing down the construction project for a period exceeding one (1) week due to weather conditions or other cause.

4.4 Orders: The City Engineer, or the City Engineer's authorized agent, may issue a Stop Work Order if it is judged the construction work or a phase of the work is not being carried out in accordance with these Regulations, the Construction Plans or City specifications or if unforeseen field conditions are encountered for which the City specifications or the Plans are insufficient. The Order shall be withdrawn when there is compliance or adequate remedies for field conditions have been approved by the City Engineer or the agent.

SECTION 5 - ALTERNATE PLANS AND STANDARDS; WAIVERS

5.1 Alternate Map and Plan Submissions: The Commission, upon written request by the applicant, may by resolution determine that certain map and plan requirements of Par. 2.3 and Schedules A and B are not necessary in order to make a reasonable decision on the application and need not be submitted. In making the determination, the Commission shall be satisfied that map and plan data received are sufficient to carry out the purpose and intent of these Regulations and to protect the public health, safety, welfare and property values. The Commission may determine that submission of a Site Development Plan is not necessary in the following cases:

- a. a resubdivision involving minor changes in lots, streets and areas for public use;
- b. a subdivision of lots fronting on an existing street when all of the land of the owner is included in the submission; or
- c. a revision of a filed subdivision map when a resubdivision is not involved.

Upon written request by the applicant, the Commission may also by resolution defer required submission of certain map and plan requirements for later submission and consideration.

5.2 Alternate Standards: The Commission, upon written request by the applicant, may approve alternate planning and design standards when a) the standards are prepared by an engineer licensed as such by the State Board of Registration for Professional Engineers and Land Surveyors of the State of Connecticut, b) the standards are approved by the City Engineer, c) the Commission determines that the standards will produce a superior development or safeguard against potential peril, hazards or severe adverse impact on the environment and will be in accord with the purpose and intent of these Regulations and d) if constituting a modification of City specifications, the standards are approved by the Board of Aldermen.

5.3 Waivers: The Commission, upon written request by the applicant and after due notice and public hearing as required for hearings on plans of subdivision, may, upon the vote of three quarters of all the members of the Commission, waive particular requirements of these Regulations in cases where conditions exist which especially affect the land to be subdivided and which are not generally applicable to other land in the area when the Commission finds that the following conditions are met:

- a. the requirement waived is not requisite in the interest of public health, safety and general welfare or is inappropriate because of inadequacy or lack of connecting facilities adjacent to or in proximity to the proposed subdivision; or

- b. an exceptional difficulty or unusual hardship may result from literal compliance of these Regulations; and
- c. in either case i) substantial justice will be done, ii) there will be no significant adverse effect on adjacent property or on the public health, safety and welfare, iii) the waiver will be in harmony with the purpose and intent of these Regulations, iv) the requirement is waived only to the extent sufficient to relieve the difficulty or hardship and v) there is no modification of zoning laws or other laws, ordinances or regulations of the City of Ansonia unless authorized by the City official or agency having responsibility therefor.

The Commission shall state in the action on the request, or other records of the Commission, the reasons for which a waiver is granted in each case.
/Sec. 8-26, CGS/

SECTION 6 - PENALTIES, REMEDIES AND VALIDITY OF FILING

- 6.1 Penalties and Remedies: Any person, firm or corporation making any subdivision of land without the approval of the Commission is subject to a fine for each lot sold or offered for sale or so subdivided up to \$500.00 for each lot under Sec. 8-25, CGS. The City of Ansonia may seek other lawful remedies to uphold the purpose and intent of these Regulations.
- 6.2 Validity of Filing: No plan for a subdivision shall be recorded or filed by City and Town Clerk until approval of such plan has been endorsed thereon by the Chairman or Secretary of the Commission, and the filing or recording of a subdivision plan without such approval shall be void. Sec. 8-25, CGS

SECTION 7 - SEPARABILITY

- 7.1 Text of Regulations: If any section, paragraph, sentence, clause or phrase of these Regulations shall for any reason be held to be invalid or unconstitutional by a decree or decision of any court of competent jurisdiction, such decree or decision shall not affect or impair the validity of any other section or remaining portion of these Regulations.
- 7.2 Particular Subdivision: If any section, paragraph, sentence, clause or phrase of these Regulations shall for any reason be held to be invalid or unconstitutional, as applied to a particular subdivision or subdivision application, by a decree or decision of any court of competent jurisdiction, such decree or decision shall be limited to the particular subdivision or subdivision application and the general applicability of these Regulations to other subdivisions and subdivision applications shall not be affected.

SECTION 8 - ADOPTION, EFFECTIVE DATE AND REPEAL

- 8.1 Adoption: These Regulations and any subsequent amendments may be adopted by the Commission after due notice and public hearing as required by law and upon the vote of a majority of its members. Sec. 8-22 and 8-25, CGS
- 8.2 Effective Date: These Regulations and any subsequent amendments shall become effective upon adoption by the Commission or at such subsequent time as is fixed by the Commission.
- 8.3 Repeal: The "City of Ansonia Land Subdivision Regulations", and all amendments thereto, in effect prior to the effective date of these Regulations are repealed.

ADMINISTRATIVE POLICY #1 accompanying the Subdivision Regulations of the City of Ansonia, Connecticut

NOTICES

- A. General: The Commission will give notice of hearings, meetings and actions as required by law and in accordance with procedures hereinafter specified.
- B. Hearings: Notice of any public hearing on an application for subdivision or resubdivision shall be given by publication in a newspaper of general circulation in the City at least twice at intervals of not less than two (2) days, the first not more than 15 days, nor less than 10 days, and the last not less than two (2) days prior to the date of such hearing and by sending a copy thereof by Certified Mail to the applicant. Sec. 8-26, CGS
Neither the date of the hearing nor the date of the advertisement is counted to comply with these time periods.
- C. Notice of Decision: Notice of the decision of the Commission shall be published in a newspaper having a substantial circulation in the City and addressed by Certified Mail to the applicant by the Commission's Secretary or Clerk, under that person's signature in any written, printed, typewritten or stamped form, within 15 days after such decision has been rendered. Such notice shall be a simple statement that the application has been approved, modified and approved or disapproved, together with the date of such action. Sec. 8-26, CGS
- D. Failure to Decide: Failure of the Commission to act on any application shall be considered as an approval, and a certificate to that effect shall be issued by the Commission on demand. Sec. 8-26, CGS

ADMINISTRATIVE POLICY #2, accompanying the Subdivision Regulations of the City of Ansonia, Connecticut

FEES

- A. General: In accordance with Par. 2.3.2 of the Regulations the Commission requires payment of an application fee, as specified below, in connection with each application for approval of a subdivision or resubdivision.
- B. Fee: The application fees are as set forth in a certain ordinance entitled "Fees for Municipal Land Use Applications" adopted August 22, 1991 by the Ansonia Board of Aldermen pursuant to Sec. 8-1c, CGS, and made effective September 1, 1991, as such ordinance may from time to time be amended. In the event that such ordinance is not in effect, the application fee is either \$25.00 for each building lot on a plan of subdivision or \$25.00 for each building lot proposed to be modified and/or added on a plan of resubdivision, but in any event the minimum fee for either of these applications is \$50.00.
- C. When Fee Not Required: Under Par. 2.3.2 the Commission may by resolution determine that an application fee is not required in particular cases of resubmission of a disapproved application or an application to revise an approved subdivision. In cases where the plan of subdivision changes are minor, insignificant or only technical in nature, no fee will be charged. In cases where the changes are major or significant, or require further technical and professional review of the plan, a fee will be charged. In all cases a fee will be charged when a public hearing on the application is held by the Commission as required by law (resubdivisions) or at the Commission's discretion.

Adopted: December 6, 1991
Effective: December 31, 1991

SUBDIVISION REGULATIONS of the CITY OF ANSONIA, CONNECTICUT

AMENDMENTS

| <u>Adopted</u> | <u>Effective</u> | <u>Identification</u> |
|-------------------|-------------------|---|
| November 25, 1985 | December 31, 1985 | Soil Erosion and Sediment Control: Par. 1.4.7; 2.3.11; 2.4.3d (re- letter "d" to be "e"); renumber 2.6.3 thru 2.6.10 and add a new 2.6.3; 2.6.10b; 2.8; Schedule A - 7l and 8g; Schedule B - 7 and 14; 3.9; renumber 4.1.2 to 4.1.3 and add new 4.1.2 |
| May 29, 1990 | May 31, 1990 | Par. 3.6.11 Existing Streets re. pave- ment structure and storm drainage. |
| January 29, 1991 | February 12, 1991 | Change name of Commission from "Ansonia Municipal Planning Commission" to "Ansonia Planning and Zoning Commission" Par. 1.1, 1.2, 1.4.2, Schedule A - 8b. |
| December 16, 1991 | December 31, 1991 | Revision of Administrative Policy #2: Fees to refer to ordinance entitled "Fees for Municipal Land Use Applica- tions." |
| April 29, 1992 | May 18, 1992 | Flood Plain District: revise Par. 1.4.1 <u>Flood Hazards</u> (including a, c and d); Par. 2.6.9, change reference to Zoning Ordinance; Schedule A, Line 5f, change reference to Zoning Ordinance. |

RECEIVED FOR FILE
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Ronald J. Santalucia
CITY CLERK
ANSONIA, CONNECTICUT
Ant

Amendment to the Zoning Regulations and to the Subdivision Regulations:

Section 720.15 – Off-Street Parking Moratorium

As of the effective date of this Amendment the City of Ansonia Planning and Zoning Commission shall not accept, process or take any action on any application for any premises located within Ansonia non-residential districts (*) when any such development or substantial modification of an existing development will have to depend on off-street parking modifications authorized under Section 410.9 of the Zoning Regulations.

The reason for this moratorium is to allow the Commission appropriate and reasonable time to engage consultant and to complete a parking study and, if necessary, to enact alternative off-street parking provisions to avoid unwarranted increase in the downtown off-street parking deficit.

This moratorium shall become effective the day after publication of the appropriate legal notice in a newspaper having general circulation within the City of Ansonia, and shall remain in effect for a period of six (6) months thereafter but in no event shall it remain effective beyond May 31, 2007. (**)

(*) Commercial "C", HI and LI Districts

(**) This date may be adjusted to accommodate for ultimate effective date.

Adopted: November 20, 2006

Effective: December 3, 2006