

Landscaping

A component of a subdivision or resubdivision plan on which is shown: proposed landscape species (such as number, spacing, size at the time of planting, and planting details); proposals for the protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the Commission.

Local Street

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

Lot

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

Lot, Building

A lot capable of supporting a building, and on which all utilities required for habitation, such as water supply and sewage disposal, are available to the lot or on-site.

Lot, Frontage

That portion of a lot extending along a street line.

Maintenance Bond

A bond furnished to the Town by a developer that guarantees all subdivision improvements against the defective workmanship or materials for the period of one year.

NDDH

Northeast District Department of Health.

Net Buildable Area

The total lot area in the form of a polygon (no interior angle may be greater than one-hundred eighty (180) degrees) excluding the following:

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

- 4). Special Flood Hazard areas and Floodways
 - 5). areas encumbered by Easements
- The requirement of Net Buildable Area shall apply to all subdivision lots as of the effective date of this regulation.

Open Space

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

Owner

The property owner of record.

Performance Bond

A bond, furnished to the Town by the developer, to be used to complete subdivision improvements if the developer does not complete the improvements as promised, as required, and/or indicated on the application.

Person

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

Plan of Conservation and Development

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

Primary Street (or Arterial Highway)

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

Private Street

All streets not formally accepted by the Town.

Public Improvements

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

Recordable

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

Residential Access Street

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

Residential Lane

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

Residential Subcollector Street

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

Resubdivision

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

- a) affects any street layout shown on such map

- b) affects any area reserved thereon for public use
- c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval of recording of such map

Right of Way

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

Sediment

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

Slope

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

Soil

Any unconsolidated mineral or organic material of any origin.

Soil Erosion and Sediment Control Plan

A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and a narrative.

Soil Types

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

Soils Map

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

Solar Access

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

Stabilization

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

Stormwater Detention

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

Street

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

Street Hierarchy

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

Street Plans

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

Structure

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

Subdivider

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

Subdivision, Resubdivision

The division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission, for the purpose, whether immediate or future sale of, or building development expressly excluding development for municipal, conservation, or agricultural purposes not for buildable lots, and includes resubdivision; "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 of, (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."

Trip

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

Town

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

Town Road

Shall have the following definitions:

- a) Any road listed on the map entitled "Town Roads, Town of Thompson, Connecticut" prepared by the Connecticut Department of Transportation, as may be amended from time to time.
- b) Any historic road which the Selectman determine is a Town Road.
- c) A road accepted as a Town Road by Town Meeting action.

Use

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

Walkway

A sidewalk, path, trail, way or any easement which provides for the movement of pedestrian or other non-motorized traffic.

Water Courses

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

Wetland

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

Zoning Enforcement Officer (ZEO)

The Commission's Zoning Enforcement Officer.

ARTICLE III - Application Procedures

SECTION 1 - Preliminary Plan

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

SECTION 2 - Formal Application

A. Time Table

1. All applications, maps, plans, documents, and data required by these Regulations shall be submitted by mail or handed to the Thompson Planning & Zoning Commission or its authorized agent at the office of the Commission in the Town Hall.
2. All applications and materials required by these Regulations should be filed with:
 - a. The Inland Wetlands Commission no later than the day of filing with the Planning & Zoning Commission
 - b. Any application received less ten (10) days prior to the next regularly scheduled meeting shall not be discussed and shall be deferred to the following regularly scheduled meeting.
3. The official date of receipt of applications and requests shall be the date of the next regularly scheduled meeting of the Commission immediately following the day of submission at the office of the Commission, or thirty-five (35) days after such submission, whichever is sooner.
4. For the purpose of these regulations the number of lots shall be determined by the cumulative number of lots which have been created out of the original tract as the original tract existed on the effective date of Subdivision Regulations in the Town of Thompson, which is February 3, 1969.

SECTION 3 - Required Documents

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

- A. A written application completed in full on forms prescribed by the Commission, signed by the Applicant; if subdivision or resubdivision is proposed by a person, firm, or corporation other than the owner of the

- land to be subdivided, the application shall also be signed by the owner or his lawful agent.
- B. A NON-REFUNDABLE application fee of \$350.00 per lot shown on the subdivision map proposing public improvements or a fee of \$150.00 per lot shown on the subdivision map proposing no public improvements. A \$10.00 land use fee for the State of Connecticut per Section 22a-27j of the Connecticut General Statutes as amended. All application fees shall be made payable to the Town of Thompson.
1. **TECHNICAL REVIEW FEE:** if determined necessary due to extraordinary circumstances by the Commission to obtain specialized technical review to fully and properly review and evaluate the application, the fees for such expertise shall be paid by the applicant within ten (10) days of the Town's written notice of the actual or estimated fees. If the applicant fails or refuses to deposit the actual or estimated fees, the application will be considered incomplete as of the next regularly scheduled meeting of the Commission, which shall be sufficient grounds for denial of the application with or without prejudice as circumstances warrant.
- C. The Commission may waive the application fee requirement for:
1. The resubmission of an application disapproved by the Commission within the previous 90 days, or
 2. Submission or a revision of a previously approved subdivision when such revision does not constitute a resubdivision.
 3. Submission of a plan solely for the purpose of correcting an existing illegal subdivision.
- D. A Sanitary Report and approval as required by Article IV, Section 11 of these regulations. (Water Supply and Sanitary Requirements).
- E. The Planning and Zoning Commission shall not render a decision until the Inland Wetlands Commission has submitted a report with its final approval.
- F. If time for a decision by the Planning & Zoning Commission elapses prior to the thirty-fifth day after a decision by the Inland Wetlands Commission, the time period for a decision shall be extended to thirty-five days after the decision of the Inland Wetlands Commission. This provision shall not be construed to apply to any extension consented to by the Applicant.
- G. Three (3) copies of the proposed plan for the development of the property showing all information required by these regulations. The Commission reserves the right to require additional copies as necessary for review by the Commission or other interested parties.
- H. An Erosion and Sediment Control Plan as required by Article IV, Section 6 of these regulations.

- I. A certificate of public convenience and necessity as required by Section 16-262m of the General Statutes of the State of Connecticut, if water is to be supplied by a water company by means of a community water supply system as defined in that section.
- J. Copies of all other approvals filed with local, state, or federal commissions or agencies in connection with the proposed development, and any contingencies of those approvals.
- K. State Highway or Town Road Connection: where a proposed street or storm drainage system joins with a State Highway or Town Road, the applicant shall present a letter or other documentation giving evidence that the construction plans have been submitted to the Connecticut Department of Transportation or the Town of Thompson Public Works Director with an application for a permit for such connection in accordance with the General Statutes of the State of Connecticut. Any applicant who receives a Connecticut Department of Transportation permit which requires an alteration to the plan as submitted & approved by the Commission shall resubmit that portion of the plan for review & approval by the Commission. Connections to town roadways require submission and approval by the Town of Thompson Public Works Director.
- L. Two (2) copies of storm water runoff report complying with Article IV, Section 5 of these regulations as amended.
- M. An agreement signed by the applicant, and by the owner of the land if other than the applicant, granting to officials and agents of the Town and of the Commission permission to enter onto any part of the land that is the subject of the application for the purposes of inspection and, in the event of the failure of the applicant to make required improvements, in order to make such improvements.
- N. The applicant shall send notice of the proposed subdivision to land owners as determined based upon the Assessor's records within a radius of 500 feet by certified mail, return receipt requested, and mailed not less than ten (10) days nor more than thirty (30) days before the scheduled public hearing of the subdivision application to the Commission. Receipts of notice of proposed subdivision shall be submitted to the Commission or it's designated agent no later than the Thursday prior to the scheduled Public Hearing.

SECTION 4 – Application Process and Consideration

After it has been determined by the Commission that the application is complete, and has been received by the Inland Wetlands Commission, three

(3) copies shall be retained for study by the Commission and other interested agencies.

The Commission shall transmit copies of the maps and plans to other boards, commissions, public agencies, officials, and consultants as in the opinion of the Commission may be advisable, for their information, review, and recommendations.

If a subdivision abuts or includes land in another town, three additional copies shall be submitted to the Regional Planning Agency.

A. PUBLIC HEARING

1. A public hearing shall be held on any subdivision of four (4) lots or more. In addition, a public hearing regarding application for approval of a subdivision of less than four (4) lots shall be held by the Commission, in its judgment, the circumstances require such action. The Commission shall hold a public hearing on any application for a resubdivision.
2. Public Hearings are scheduled within sixty-five (65) days of the date of receipt of the application by the Commission, and shall be completed within thirty (30) days thereafter. Notice of a public hearing shall be given in accordance with Section 8-26d of the General Statutes of the State of Connecticut.

B. DECISION

1. A decision on a proposed subdivision must be made within sixty-five (65) days of the completion of the public hearing. When no public hearing is held, a decision must be made within sixty-five (65) days of the date of receipt of the application. The applicant may consent to one or more extensions of time, which may be up to a total of an additional sixty-five (65) days.
2. The failure of the Commission to act within the prescribed time shall be considered as an approval, and a certificate to that effect shall be issued by the Commission on demand, in accordance with Section 8-26 of the General Statutes of the State of Connecticut.
3. In granting approval the Commission may modify the proposed RECORD SUBDIVISION MAP, plans, or documents in order to preserve the purpose and intent of these regulations.
4. If the Commission does not approve the application and all the accompanying maps, plans, certificates and documents as presented, it may modify and approve, or disapprove the application. The Commission shall state in its records the reasons for its decision, and give notice as required by law.

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

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

C. FILING AND RECORDING

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

D. AS-BUILT PLANS

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

an applicant's land surveyor and engineer may update and certify the mylars of construction plans approved by the Commission.

E. RELEASE OF BOND

1. **Performance Guarantee:** before release of any performance bond, or before the Commission endorses any RECORD SUBDIVISION MAP to permit filing or recording with the Town Clerk when no bond has been posted:
 - a. The roads, drainage, and other required improvements in the subdivision shall have been inspected and approved by the Commission or its agent in consultation with the Town of Thompson Public Works Directors;
 - b. The aforementioned as-built plans shall have been submitted to the commission;
 - c. Certification from a licensed surveyor shall have been received by the Commission stating that all required monuments and pins have been set in place, and;
 - d. At the option of the Commission the applicant shall execute an agreement and file a bond to guarantee maintenance of and to cover deficiencies as determined by the sole discretion of the Commission or its agent in consultation with Town of Thompson Public Works Director in the required road, drainage, and other subdivision improvements. In the case of improvements which are not to be offered for acceptance by the Town, a maintenance bond shall terminate no earlier than one (1) year after the date of acceptance of the improvements by the Town;
 - e. The maintenance bond shall be a cash bond and shall be an amount approved by the Commission as not less than 10% nor more than 50% of the current cost of the original improvements.

ARTICLE IV – Basic Requirements for the Subdivision of Land

SECTION 1 – Basic Requirements

- A. No person or other entity shall make a subdivision of land, or sell or offer for sale lots from a subdivision until a plan for such subdivision showing the lots into which such land is to be divided, and the streets already existing or which are to be provided by him for furnishing access to such lots has been approved by the Commission and has been filed or recorded by the Town Clerk. Subdivision plans may not be filed or recorded by the Town Clerk until approved by the Commission; the filing or recording of such plans will be void.
- B. Every subdivider shall be required to follow these regulations and shall be familiar with them and with other proposed and existing developments in the vicinity of his proposed subdivision prior to the preparation of his plan.
- C. No street or utility construction shall be started until a plan for such construction has received either conditional or final approval from the Commission, and filed with the Town Clerk.
- D. No plan for a subdivision with lots having the required frontage on an impassable, unimproved, or semi-approved Town Road shall be approved unless the applicant agrees to improve such Town Road at all points along the road which provide the required frontage to lots in the subdivision to the nearest intersection with an improved Town Road, in accordance with Article IV, Section 2 of these regulations, as amended or provide reasonable impact fees as determined by the Commission.
- E. Each subdivision plan shall provide for storm water drainage, surface water drainage, sanitary sewage disposal, fire hydrants, fire ponds, and dry hydrants, underground utilities, curbs, walkways, and any other improvements, in amounts and locations considered necessary by the Commission to protect health, safety and general welfare.
- F. Boundaries of inland wetlands and watercourses shall be determined in the field by a certified soil scientist and approved by the Inland Wetlands and Watercourses Agency.
- G. Each lot in a subdivision shall contain a Net Buildable Area, as defined in these regulations, equal to the minimum lot area for the zoning district in which it is located. In no case shall the requirement for Net buildable Area exceed forty-thousand (40,000) square feet. The Commission may waive this requirement for the building polygon when the lots are connected or proposed to be connected to public sewers or a community sewer system.

- H. Every effort shall be made to ensure the preservation and enhancement of natural features, scenic vistas, large trees, and natural cover and contours of the land and other community assets.
- I. The subdivision plan shall conform to the Zoning Regulations and to the Thompson Plan of Development as adopted by the Commission in accordance with Section 8-23 of the Connecticut General Statutes, as amended.
- J. New subdivision streets shall have underground utilities unless a waiver in writing is obtained from and approved by the Commission.
- K. In order to provide safe and structurally adequate access onto streets, all driveways must conform with the specifications set forth in the Town of Thompson Driveway Ordinance.
- L. Streets shown on a Record Subdivision Map, approved by the Commission, and fully recorded may not deviate in any line or grade until the petitioner has followed the same procedure as that required for a new subdivision. In addition, the Commission shall consider what developments have taken place in the said plan, by individuals, in their reliance on its official recordings in the Office of the Town Clerk and whether the granting of the requested change or changes would affect any individual rights acquired thereunder.
- M. The new subdivision plan shall contain a clear and distinct reference to the former subdivision plan and to the book and page on which it is recorded in the Town Clerk's Office and shall show revisions or departures from the original in red ink.
- N. The latest edition of State of Connecticut Department of Transportation Standards for Roads, Bridges and Incidental Construction, as amended, is incorporated into these regulations.
- O. The Commission may require the applicant to prepare an Impact Statement evaluating the effect on the environment and estimated traffic on the site, waste disposal, surface drainage, water supply, and other issues if the Commission feels the community has a significant interest. The Commission may request a report from the State Environmental Review Team (ERT).
- P. A narrative may be required by the Commission for all subdivisions with over four (4) lots describing the following items in sufficient detail as determined by the Commission: General Description, Vehicular and Pedestrian Circulation, Utilities and Storm Water Drainage, Natural Conditions, Design Factors, Impacts and Phasing.
- Q. The new subdivision or resubdivision plan shall conform to Article IV, Section 2, "Aquifer Protection Program" of the Town of Thompson's Zoning Regulations.
- R. Separating distances, as set forth by the Connecticut Public Health Code for well and septic systems shall be contained within the property lines.

There shall be a thirty seven and a half (37.5) foot perimeter setback for wells, septic systems, & reserve areas from all property lines.

SECTION 2 – Design & Construction Standards

A. Design

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

B. Supervision and Inspection

Construction of all required improvements shall be carried out to the specifications and under the supervision of the Planning & Zoning Commission or its authorized agent in accordance with procedures provided in the Town of Thompson Road Ordinance. All such required construction shall be subject to inspection by the commission or its authorized agent. The Commission or appointed representative shall have free access to the construction work at all times and shall be authorized to take material, samples, cores, and tests as deemed necessary to determine compliance with these regulations. The Commission may require the applicant, at the applicant's expense, to have such tests made and certified by a professional engineer licensed to practice in the State of Connecticut.

C. Building Lots

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

arranged to make best use of the natural terrain, avoiding unnecessary regrading, and to preserve substantial trees, woods, and inland wetlands.

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

- b. The maximum number of interior lots shall not exceed one-third of the total number of lots in any subdivision.
- c. The lot line or lines nearest the street to which the lot has access and most nearly parallel thereto shall be considered the street line for the purpose of establishing the building line.
- d. No interior lot shall be located to the rear of another interior lot.

D. Street Design and Construction

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

1. Classifications: All streets within or abutting the subdivision shall be classified as follows:

- a. **Local Street:** A street or road used primarily for access to abutting property. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for local streets.
 - b. **Collector Street:** A street or road which carries traffic from local streets to primary streets and arterial highways, including the principal entrances to developments and streets for circulation within such developments. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.
 - c. **Primary Street (subcollector):** A street or road used primarily for heavy volumes of traffic or high vehicle speeds (or arterial highways). Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.
 - d. **Cul-de-sac:** Shall not exceed 1,000 feet in length. This length shall be measured from the centerline of the street to be intersected by the cul-de-sac to the mid point of the turn-around.
2. The Commission reserves the right to require stricter road standards than those set forth when special or unusual project or site features make normal standards unworkable in whole or in part.
3. Criteria of Appendix B: Road Construction and Drainage.

E. Street Planning

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

- 1. Streets should in general follow the contour of the land, bear a logical relationship to the topography, and shall have a location and grade

which preserves the natural features in the subdivision and which enhance property values in the neighborhood. All natural features shall be preserved where so required by the Commission.

F. Street Lines

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

G. Existing Streets

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

H. Subdivisions on Existing Private Roads:

- No subdivision will be approved on an existing private road unless it meets either of the following requirements:
1. Road improved to conform to standards for new private roads and association is set up to maintain said road.
 2. Road improved to standards for new Town Road and accepted by the Town.

I. Access

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

J. Intersections

The following standards shall apply to street intersections:

1. Except where impractical because of topography or other conditions, all streets shall intersect so that for a distance of at least 100 feet the street is at right angles to the street it intersects;
2. In no event shall an intersection be allowed where the angle of intersection is less than 75 degrees within 100 feet of the intersection;
3. No more than two streets shall intersect at one point. Intersections, shall be spaced not less than 300 feet apart, except when in the opinion of the Commission, conditions are presented which justify a variation from this requirement;
4. At street intersections, property line corners shall be rounded by an arc having a minimum radius of 30 feet.
5. If required by the Commission an intersection grading plan with a scale of 1"-10' shall be shown on the plans. Existing and proposed contour lines shall be shown at 0.1 intervals.

K. Street Names

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

L. Scheduling

The sub-grade and sub-base of any street, together with all drainage required for the street, shall be completed in accordance with the Town of Thompson Road Ordinance and these regulations, and if applicable,

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

M. Easements

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

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

N. Easements for Pipe Systems

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

O. Driveways

1. Safe driveway entrances with adequate sight lines for safe vehicle entry onto a street shall be required and adequate turnarounds within the lot provided.
2. Driveways to individual lots or interior lots shall be so located, designed and constructed as to prevent erosion and excessive road drainage onto the traveled way.
3. There shall be no shared drives, each lot shall have its own driveway access on its own property.
4. The driveway access to interior lots shall be 40 feet wide. If however, the area of such lot shall exceed twice the area requirements of the zone in which the area is located, such right of access to said area shall be at least 50 feet wide and 20 feet wide sloping right areas shall be reserved on the lots adjacent to the access if considered necessary by the Commission.
5. There shall be no driveways to interior lots on turn-around portion of a cul-de-sac
6. Construction of driveway drainage facilities shall be completed prior to issuance of a Certificate of Occupancy or Town acceptance of the roads, whichever comes first.
7. Driveway entrances onto heavily traveled roads are discouraged and wherever possible should be laid out and designed to enter onto lightly traveled roads.
8. Driveways to all lots shall be constructed to provide adequate year-round access for emergency vehicles.
9. The Commission requires slopes not to exceed 12 percent and all-weather passable surfaces not less than ten (10) feet wide. Driveways shall be shown so that vehicles can turn around on the lot and not back up onto the street.
10. Driveways shall be constructed in accordance with the Driveway Ordinance of the Town of Thompson and these regulations.

P. Monuments

Monuments shall be provided on both street right-of-way lines at all angle points of curvature and tangent. At least two monuments shall be provided for each 800 feet of street. Monuments shall be made of concrete and shall be not less than five (5) inches square by 30 inches in length with a suitable marked top. Each monument shall be set in place, after all street construction is completed, with the marked point set on the point of reference.

Q. Special Structures

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

R. Street and Traffic Signs

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

1. Such signs shall be of a design and material approved by the Board of Selectmen.
2. Traffic signs as required by the Board of Selectmen of regulation size, shape, and material, and imbedded in concrete shall be installed prior to Town acceptance of subdivision roads.
3. Prior to the issuance of a Certificate of Occupancy for any structure on a new street either the street signs as specified above, or temporary street signs on a post eight (8) feet high, shall be installed.

S. Street Trees

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

1. Trees to be planted shall be of three (3) inch caliper or larger, shall be planted, protected, and maintained using good horticultural practices, and shall have a minimum height of ten (10) feet. Such trees shall be guaranteed for one season's growth, and shall be replaced by the developer if any should die during this period.
2. The species of trees shall be subject to the approval of the Commission.
3. Where the trees may interfere with utility poles and wires, the Commission may permit the location of required trees within the front ten (10) feet of the proposed lots.

4. Existing trees along the proposed street which conform to these requirements may be substituted for new trees at the discretion of the Commission.
5. Where the existing street trees have aged to the point of deteriorating, new street trees shall be planted in-between the existing trees and it may be required to trim the existing trees to permit growth of the new trees.

T. Sidewalks

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

U. Underground Utility Lines

New electric, telephone, television cable, and other utility wires shall be installed underground unless the Commission determines, based on a written report submitted by the applicant, that such underground

installation is inappropriate or unfeasible for all or a part of the subdivision or resubdivision. In making such a determination, the Commission may take into account:

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

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

V. Street Lighting

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

W. Fire Ponds or Water Storage Tanks

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

X. Corner Markings

Lot corners shall be marked with iron or copper pins, or with concrete monuments.

Y. Requirements

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

SECTION 3 - Subdivision Map Requirements

A. Subdivision Map

1. Subdivision maps shall meet the requirements of Section 7-31 of the General Statutes of the State of Connecticut, as amended, as to size and materials used.
2. Subdivision maps shall be prepared and certified by a Registered Land Surveyor and/or Civil Engineer under seal and licensed in the State of Connecticut.
3. Subdivision maps shall meet or exceed standards for a "Class A-2 Transit Survey" as defined by the Connecticut Technical Council, Inc. The Commission may accept a Class "D" Survey, subject to the above-referenced code, for large parcels not proposed for sale or development or to establish the perimeter ownership boundary of a large parcel where a portion of the parcel is proposed for subdivision and shall be subject to an "A-2" survey.
4. The following minimum map scales are required:
 - a. For location map showing location of site in relation to existing town roads, streets, and intersections within 2,000 feet of the subdivision: scale of 1"=1000'.
 - b. For cover sheet showing location of all lots (when required in the case of large parcels proposed for subdivision): scale of 1"=200'.
 - c. For detail sheet or sheets: scale of 1"=40'.
 - d. For road details: Horizontal: scale of 1"=40'. Vertical: scale of 1"=40'.
 - e. For a map showing Wetlands approval including any modifications: scale of 1" = 40'.

B. Record Subdivision Map

1. The record subdivision map shall include all the following information in a neat and legible manner, drawn on polyester film (mylar) at least .003 inches thick on sheet 24"x36". The map shall show the following:
 - a. Date of preparation of the map and revisions thereto, scale, visual scale, north arrow, Town and State.
 - b. A location map showing the location of the subdivision in relation to existing roads in the Town, at a scale of 1"=1000'; north same as sheet.

- c. An index map, if the proposed subdivision is divided into sections or is of such size that more than one sheet is required, showing the entire subdivision with lots, lot numbers, streets, street names, delineation of areas covered by each section or sheet and match lines between sections.
- d. Name, width, and locations of existing and proposed property lines, streets, walks, and other right-of-ways or easements including those for utility lines, sewers, septic systems, storm sewers, water mains, catch basins, culverts, other underground structures, buildings, monuments, and water courses within and adjacent to the area to be subdivided.
- e. A Soils Map, as defined in Article II, and any subdivision proposal which incorporates any wetlands or any water course shall show the boundaries of soil types having severe limitations and low or very low potential for soil absorption sewage disposal facilities as such soil types are defined in Soil Survey of Windham County Connecticut by USDA Soil Conservation Service, December 1981.
- f. All inland wetlands and water courses and areas regulated by the Thompson Inland Wetland Commission; wetlands and watercourses shall be "flagged" by certified soil scientist.
- g. On a Soils Map as defined in Article II, all areas of sever slope, exceeding 15%; and all areas of shallow depth to bedrock, twenty inches (20") of consolidated till or less above bedrock shall be shown.
- h. Areas within 100-year flood hazard areas as delineated by the Federal Emergency Management Agency (FEMA) and as shown on the most recently amended maps prepared by the 100-year flood hazard area, the map shall include the following notation: "This subdivision does not include land areas within the Federal Emergency Management Agency's 100-year flood hazard area".
- i. Area of each proposed lot exclusive of areas designated as inland wetlands and watercourses by the Thompson Inland Wetland Commission.
- j. For each proposed lot, the proposed septic-leach field system and reserve field shall be mapped showing distances to adjacent uses of land or property lines.
- k. Location of percolation test holes and deep hole tests for each lot, keyed to the Sanitary Report as required by Article IV, Section 11.B. of these regulations.
- l. Location of proposed wells and water sources for each lot, keyed to the Sanitary Report as required by these regulations.

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

SECTION 4 – Subdivision Site Map

- A.** The subdivision site map shall contain the following information:
- 1. Boundary lines of the parcel being subdivided, showing any lots previously subdivided.
 - 2. Proposed lot lines, areas, frontage.
 - 3. Site location map.
 - 4. Contour lines, requirements for topographic details are as follows: Two (2) ft. contours taken in the field for proposed roads.
 - 5. For areas required by the Commission for health, welfare, and safety reasons; two (2) ft. contours taken in the field.

26. Name of record owner.
27. Name of subdivider.
28. Name of designer, engineer, surveyor.
29. Names of abutting property owners.
30. Street intersections and driveways on both sides within 200 ft. of subdivision boundaries.
31. The following statement: Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires (five years from date of approval) _____, if all physical improvements required by this plan are not completed by that date.
32. The following statement: The Subdivision Regulations of the Thompson Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any waivers or modifications made by the Commission. Any such waivers or modifications are on file in the office of the Commission.
33. Any work required on existing streets to substantially meet the standards of these regulations, including proposed drainage improvements.
34. Road layout and details of proposed new roads, meeting the standards of these regulations, including methods of drainage.
35. Area to be dedicated to open space.
36. Location and data for all deep test pits and perc tests.
37. Any information relating to the subdivision, construction features, terrain elements and/or uses to which the property of the subdivision is to be put that might be required by the Commission.
38. Location of wells and septic systems with their appropriate and respective arcs of influence on the terrain.
39. Any ledge outcrops and existing stone walls and fence within the subdivision.
40. Location of buffer strips and screens where these are necessary, showing the type and size, species of shrubs, trees, and other plantings.
41. A description of required improvements to be a part of the permanent record on the Town's subdivision files.
42. Narrative description and/or graphic illustration of any proposed energy conservation measures to be realized through solar site design techniques to include house orientation, street and lot layout, vegetation, natural and man made topographical features and protection of solar access within the subdivision.
43. Soil types for the entire parcel based on field investigations and/or the Soil Survey of Windham County, Connecticut, as amended.
44. Depth to bedrock.

B. Subdivision That Require Street Improvements

Each subdivision that requires street improvements shall be accompanied by street profiles showing the following information at scales of 1"=40' horizontal and 1"=4' vertical, drawn on 24" by 36" sheets of polyester film (mylar) at least .003" thick:

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

C. Plan Notations

The following additional information shall be required as noted:

1. A signature block entitled "Approved by the Thompson Planning Commission" with a designated place for the signature of the Chairman and a date of signing, and work "Expiration date per section 8-26c of the Connecticut General Statutes" with a designated place for such date;
2. A signature block entitled, "Endorsed by the Thompson Inland Wetland Commission" with a designated place for the signature of the Chairman and the date of signing;
3. Such additional notes as may be required or approved by the Commission, such as restrictions pertaining to streambelt setbacks and building lines, reserved areas, easements and other features on the map.

D. Construction Plans

Construction plans in accordance with Appendix B for all proposed roads, drainage and other improvements shall be submitted on three (3) good

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

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

E. Grading Plan

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

1. Title of the subdivision, date, scale, north point, Town and State;
2. Layout of existing and proposed lot lines and street lines;

3. Existing and proposed contours at an interval not exceeding two (2) ft. based on field or aerial survey to determine the adequacy of particular grading plans related to subsurface sewage and/or control of erosion;
4. Existing and proposed drainage, wetlands and watercourses;
5. The boundaries of any special flood hazard areas and floodways, and the base flood elevation data therefore;
6. Existing and proposed buildings and structures, together with the proposed locations of the well and subsurface sewage disposal systems;
7. Location of all test holes, test pits or borings and data, and;
8. Provision for temporary storm water detention, and provision for control of erosion and sedimentation during and upon completion of regrading (see Article IV, Section 6);
9. In addition to the above grading plan, the Commission may request the submission of cross section drawings covering the proposed excavation area.

F. As-Built Drawings

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

G. Presentation

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

SECTION 5 - Stormwater Runoff Control

A. General

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

B. Drainage Design and Calculations

1. **General:** All drainage must be designed and certified by a Professional Engineer registered in the State of Connecticut. Stormwater flows may be computed by use of the Rational Method or by use of the methods described in the most current edition of the U.S. Soil Conservation Service Technical Release No. 55. Other methods of computing stormwater flows may be utilized provided they conform to sound engineering practice. When the Rational Method is used, rainfall intensity-duration-frequency curves for the Hartford Area and runoff coefficients contained in the Connecticut Guidelines for Soil Erosion and Sediment Control shall be used. In general, the use of the Rational Method shall not be used in computing flows from watershed drainage areas in excess of 200 acres.
2. **Design Storm Criteria:** All storm drainage facilities shall be designed based on the following storm return frequency criteria:
 - a. On-site storm drainage system and minor channels.....10 years
 - b. Discharge pipes at low points including minor cross culverts.....25 years
 - c. Minor Streams (Upstream drainage area less than 1000 acres).....50 years
 - d. Major Streams (Upstream drainage area greater than 1000 acres).....100 years
3. **Submission of Drainage Information:** The following data shall be submitted for review by the Town:

- a. Topography contour map(s) with sufficient detail to adequately show the existing and proposed drainage characteristics of the watershed. Drainage area(s) shall be delineated on the map(s).
- b. Narrative and calculations addressing at least the following:
 1. Method used to calculate stormwater runoff.
 2. Stormwater runoff characteristics of the property before and after development.
 3. Maximum velocity and peak flow at point(s) of discharge from the system(s).
 4. Design calculations for all drainage piping, structures and appurtenances. The design engineer shall submit a drainage system summary sheet, similar to that shown in the Connecticut DOT "Drainage Manual". A plan identifying the tributary watershed associated with each structure shall also be submitted. A gutter flow analysis sheet, also shown in the Connecticut DOT "Drainage Manual", shall be required by the Town for roadway designs.
 5. Calculations addressing the adequacy of off-site drainage features, as applicable.
 6. Investigation of the effect a large magnitude storm(s) will have on a drainage system designed for a smaller return storm (i.e., what happens to a system sized for a 10 year storm during a 100 year storm event).

4. **Hydraulic Design:** Except where substantiated by special design studies, storm drain pipes and culverts shall be designed to flow full for the "design storm(s)". Total allowable headwater depths on pipes and culverts should normally be restricted to less than 1.2 times the clear height of the pipe or culvert provided flooding or damage does not occur to the roadway, adjacent buildings, sewage disposal systems, water supply systems, or other significant features.
5. **Drainage at Intersections:** Necessary drainage structures shall be installed to properly drain all intersections of new streets, and of new streets with existing roads. Intersection grading plans shall be submitted to demonstrate adequate grading at intersections. Intersection grading plans shall be at a scale of 1"=10' with grading contour intervals of 0.2 feet (maximum). Improvements to surface drainage at existing intersections shall be as required to adequately drain the intersection(s).
6. **Diversion:** The diversion of stormwater runoff from one watershed or watercourse to another shall be avoided whenever possible. Where it is absolutely necessary to create such a diversion, special provisions shall be made to minimize the potential damages which may occur as

- a result of such diversion and perpetual rights for such diversion, running with the land and in favor of the owner of the road, shall be secured by the developer when required by the Town.
7. **Pipe:** All pipe for storm drains shall be heavy gauge polyurethane plastic or reinforced concrete pipe (RCP), class 4, conforming to DOT Form 814 or latest edition, and shall be approved for use by the Town. The minimum pipe size shall be 15 inches. In the event that groundwater or wet conditions are encountered during construction, slotted pipe may be required by the Town.
 8. **Minimum Pipe Slope:** All stormwater piping shall be designed to provide a self-cleansing velocity of at least 2.5 feet per second when flowing full. Generally stormwater piping shall have a minimum pitch of one half (0.5%) percent. Lesser pitch may be approved by the Town provided the self-cleansing velocity is maintained.
 9. **Pipe Cover:** The minimum clear cover over all pipes shall be three (3') feet.
 10. **Outlet Structures:** All storm drain systems shall be terminated with a flared end section or other approved structure. Special energy dissipaters may be required to prevent erosion.
 11. **Placement of Drainage Structures:** For roadways within proposed developments, the first set of catch basins shall be generally located within 350 feet of the roadway high point. Spacing between sets of catch basins shall be located as necessary to collect runoff and at a maximum of 300 feet. When outfall pipes exceed 400 feet, drainage between structures of 400 feet. Drainage structures shall be placed at each grade change along a storm drain and at each junction point of two or more storm drains. Inlet structure shall also be located and connected to the drainage system to pick up low spots in areas of the right-of-way or in adjacent lots.
 12. **Underdrains:** The installation of underdrains will be required along the edge of pavement of a proposed street wherever the high groundwater level is known to be less than three (3') feet below the proposed finished grade of the street. The Town may require underdrains to be installed where localized seeps, springs, or high groundwater less than three (3') feet below the proposed finished grade of the street are observed within the proposed Town right-of-way lines. The Town may require test holes to be dug within the proposed Town right-of-way lines of sufficient number to determine the existing groundwater elevation. Underdrains shall not be less than 6" (six) inches in diameter and shall be perforated PVC. Outlets for underdrains shall be connected directly to drainage structures or shall be terminated with an approved outlet. Underdrains shall be placed in

- a 2' wide (minimum) trench, filled with inch stone and the trench lined with filter fabric.
13. **Channels:** The use of channels to carry stormwater to natural watercourses will not be allowed except in special case, and then only with the approval of the Town.
 14. **Special Structures:** Bridges, box culverts, deep manholes, non-standard endwalls, and other special structures shall be designed in accordance with good engineering practice and shall be subject to the approval of the Town.

C. Storm Drainage Design and Construction

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

1. **Pipe and Ditches:** Pipe and ditches shall be installed within the subdivision to carry existing watercourses, other than rivers and wide streams, and to drain the proposed streets, and streets which may reasonably be expected to be constructed at some future date on adjoining property for water flow which would normally drain across the area of the proposed subdivision. If in its judgement there will be no danger from soil erosion or danger to the public health and safety, the Commission may permit the continuance of existing water in open ditches.
2. **Relocation of Major Water Courses:** Relocation of major watercourses will be permitted only where, in the opinion of the Commission, such relocation improves the flow pattern of the stream or improves the layout of the proposed subdivision without adversely affecting the stream. Ditches and open watercourses should not be located in the portion of the lot customarily used for front and side yards, within the area of the lot described by the applicable setback lines, or in the portion of the lot which might logically be used for subsurface sewage disposal and/or water supply systems.
3. **Buried Pipes:** All storm water from the street drainage system shall be carried in adequately buried pipes within a distance of 150 feet from a curb line of existing or proposed streets. All ditches and storm drainage piping shall be constructed in accordance with the Town Road Ordinance and shall be sufficient to carry properly the designed storm water flow rates expected to enter the ditch or pipe from the proposed subdivision and from other properties in the watershed which, when fully developed, can be expected to drain across the area of the proposed subdivision.
4. **Discharge:** The discharge of all storm water from the subdivision shall be into suitable streams or rivers or into Town drains, ditches or other

Town drainage facilities with adequate capacity to carry the additional water. No storm drain system shall outlet into a natural watercourse, whether continually flowing or intermittent, so as to exceed the existing capacity or the watercourse. Where the discharge shall be into private property adjoining the proposed subdivision, proper easements and discharge rights shall be secured by the applicant from the owner of record and the Town in a manner acceptable to the Commission before approval of the record subdivision map and acceptance of the drainage plan.

5. **Water Diversion:** No storm water shall be diverted from one watershed to another without a State permit.
6. **Water Channel Lines:** Building lines may be required along any stream or river for the purpose of preventing encroachment upon and constriction of the natural water channel by buildings, filling operations, or other facilities and construction. When required, a note shall be placed on the record subdivision map explaining the building lines and stating the restrictions against encroachment upon the channel.
7. **A Settling Basin** may be required by the Town if it is deemed necessary to prevent silting of streams, wetlands, or other areas contiguous to the drainage outfall and/or to reduce the rate of runoff to pre-construction conditions. All storm sewer outlets within easements on private property shall be piped at least 100 feet beyond the street line unless otherwise directed by the Planning and Zoning Commission.

D. Drainage to Off-Site Properties

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

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

E. Detention Structures

Detention ponds as a purpose for drainage are not allowed in any new subdivisions. In addition to the requirements of Appendix B, the following information, as a minimum, shall be submitted for detention structures:

1. Inflow and outflow hydrographs for detention area.
2. Maximum storage volume.
3. Design of emergency spillway or other measures for the release of excess flow beyond that of the design capacity of the structure.
4. Flood routing of all runoff greater than the design capacity of the detention structure.
5. Time which is required for the structure to drain completely.
6. Outlet structure detail.
7. Materials used in construction of the structure.
8. Methods used in construction of the structure.
9. Methods employed to avoid clogging or the discharge outlet.
10. Safety features.
11. Proposed landscaping to cover detention structures.
12. **Storm Return Frequency:** Detention structures shall be designed and stormwater regulated for storm return frequencies of 2, 10, 25, 50, and 100 years.

13. **Design Procedure:** The procedure for computing the outflow from the detention areas shall consist of the development of an inflow hydrograph and the routing of the inflow through the detention structures to develop an outflow hydrograph.

14. **Inflow Hydrograph:** The inflow hydrograph may be developed by appropriate Soil Conservation Service or other acceptable methods. Routing through the detention structure shall be by application of the standard storage equation.

15. **Detention Structure Design:** Types and requirements for the detention structure design shall be appropriate for the site and be in general accordance with the SCS Field Engineering Handbook, Connecticut DOT Drainage Manual, or the CT. Guidelines for Erosion and Sedimentation Control. All designs shall be approved by the Town. The size and location of all detention structures shall be within the ability of the Town to appropriately maintain, repair, or modify as determined by the Commission.

16. **Maintenance Roads:** Maintenance roads and easements shall be provided for all detention facilities. The road shall be a minimum of twelve (12') feet wide capable of providing access for maintenance and emergency vehicles. Grades shall not exceed 10%.

17 **Fencing:** Safety fencing shall be provided as prescribed by the Commission.

F. Easements And Rights-To-Drain

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

SECTION 6 - Soil Erosion/Sediment Control

- A. All subdivision plans proposing the disturbance of soil or vegetation in an area shall include a plan of measures to be taken to minimize soil erosion and sedimentation of watercourses and drainage systems.
- B. Activities requiring a certified erosion and sediment control plan. A soil erosion and sediment control plan shall be submitted with any application for subdivision when the disturbed area of such development is cumulatively more than one-half (1/2) acre.
- C. **Erosion and Sediment Control Plan:** A soil erosion and sedimentation control plan shall contain property provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology in order to be eligible for certification. Alternative principles, methods, and practice may be used with prior approval of the Commission. Said plan shall contain but not be limited to:
1. A narrative describing:
 - a. The project;
 - b. The schedule of grading and construction activities on the land including start-up and completion dates, sequence of grading and construction activities, removal and stockpiling of topsoil; the sequence for installation and/or application of soil erosion and sediment control measures, and the sequence for final stabilization of the project site;
 - c. The design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
 - d. The construction details for proposed soil erosion and sediment control measures and storm water control facilities;
 - e. The installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities, and person responsible for maintenance of these measures during construction;
 - f. The operations and maintenance program for proposed soil erosion and sediment control measures and storm water control facilities, as well as person and/or organization responsible for maintenance of or permanent measures when project is completed.

2. A site plan map, at a minimum scale of 1"=40' or at a scale acceptable to the Commission showing:
 - a. The location of the proposed project and adjacent properties;
 - b. The existing and proposed topography, including soil types;
 - c. Wetlands, watercourse and water bodies, contours at two (2') foot intervals;
 - d. Any existing structures on the project site;
 - e. Proposed area alterations, including cleared, excavated, filled, or graded areas and proposed structures, utilities, roads, and new property lines;
 - f. Location and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 - g. The sequence of grading and construction activities;
 - h. The sequence for installation and/or application of soil erosion and sediment control measures;
 - i. The sequence for final stabilization of the development site.
3. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

D. **Minimum Acceptable Standards:**

1. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using principles as outlined in Chapters 3 and 4 of the *Connecticut Guidelines for Soil Erosion and Sediment Control (1985)* as amended. Soil erosion and sediment control plans shall result in a development that minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
2. The minimum standards for individual measures are those in the *Connecticut Guidelines for Soil Erosion and Sediment Control (1985)* as amended. The Commission may grant exceptions when requested by the applicant if they are based on technically sound reasons and accompanied by technically adequate alternatives.
3. 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.

E. **Issuance or Denial of Certification:**

1. The Commission shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations.

2. Nothing in these regulations shall be construed as extending the time limits for approval of any application under chapters, 124, 124a, or 126 of the Connecticut General Statutes.
3. Prior to certification, any plan submitted to the Commission may be reviewed by the county Soil and Water Conservation District which may make recommendation concerning such plan, provided such review shall be completed within the thirty (30) days of the receipt of such plan.
4. The Commission may forward a copy of the development proposal to the Inland Wetlands and Watercourses Agency of the Town or consultant for review and comment.

F. **Conditions Relating to Soil Erosion and Sedimentation Control:**

1. The estimates costs of measures to control soil erosion and sedimentation, as specified in the certified plan, may be covered in a performance bond or other assurance acceptable to the Commission in accordance with the provision specified under Article IV, Section 9 of the regulations.
2. Site development shall not begin unless the soil erosion and sediment control plan is certified and those control measures and facilities in the plan are scheduled for installation prior to site development are installed and functional.
3. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.
4. All control measures and facilities shall be maintained in effective condition to ensure compliance with the certified plan.
5. **Inspections** shall be made by the Commission or its designated agent during development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Commission may require the permittee to verify through progress reports that soil erosion and sediment control measures have been performed or installed according to the certified plan and are being operated and maintained. The Commission or its agent may issue a Stop Work Order if soil erosion and sediment control measures are not being carried out as required by the regulations and any certified control plan. The Commission or its agent may order in writing the remedying of any condition found to be contrary to these regulations or the certified control plan.
6. **Applicant's Responsibilities:** It is the permittee's responsibility to anticipate unforeseen erosion or sedimentation problems and emergencies and to have the capability to deal effectively with such problems. In the event of an unforeseen emergency in which adjacent properties, roadways, wetlands or watercourses in the Town of Thompson face imminent danger of pollution or obstruction from

erosion and sedimentation and the permittee or his designated agent cannot be contacted through reasonable effort, the Commission shall empower its agent to act to stem the threat of erosion and sedimentation. Except to the extent prohibited by applicable law, the expense for remedial action shall be recovered from the permittee.

7. **Enforcement:** Enforcement of the soil erosion and sediment control regulations shall be the responsibility of the Commission or its designated agent. Failure to properly install and/or maintain any erosion and sediment control measures may result in the issuance of a "Stop Work Order" until the problem is satisfactorily corrected.

SECTION 7 - Open Space

A. Types of Open Space to be Dedicated

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

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

B. Location of Open Space

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

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

C. Size of Open Space

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

D. Open Space Standards

1. **Calculations:** Unless specifically waived by a two-thirds (2/3) vote of the Commission, the minimum required Open Space as per Section C

shall not include land designated as inland wetland soils, nor slopes in excess of 30 percent; and, the Commission, to permit the inclusion of these areas, shall find that proposed Open Space accomplishes the goals and findings of the Natural Resources Inventory and the Town of Thompson Plan of Conservation and Development.

2. **Access:** Such Open Space shall have access from a public street, with such access at least 40 feet wide and having a maximum grade of 15%, or shall abut existing Open Space having such access, unless specifically waived by the Commission due to the unique characteristics of the Open Space or subdivision.
3. **Condition:** Any land to be dedicated as Open Space (except Open Space set aside for parks, playgrounds, or other outdoor recreational facilities) shall be left in its natural state by the subdivider, except for improvements as may be required by the Commission, and shall not be graded, cleared, disturbed, or used as repository for stumps, brush, earth, building materials, or debris. Open Space for parks, playgrounds, or other outdoor recreational areas and facilities shall be provided in a condition suitable for the purpose intended. The Commission may require such Open Space area to be graded by the subdivider to properly dispose of surface water, that it be seeded with appropriate perennial grass, and that all brush and debris be removed. Such improvement of Open Spaces will not be required until the subdivision is substantially completed.
4. **Open Space in Phased Developments:** If the entire parcel is not to be subdivided at one time, or where the land to be subdivided is adjacent to other land of the applicant, or adjacent to land owned by the owner of the land to be subdivided, the Commission will review the entire tract(s) to determine the location of the Open Space.

E. **Dedication of Open Space**

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

1. **Method of Dedication:** Permanent dedication of each such area of Open Space shall be accomplished by:
 - a. conveyance of fee simple ownership to the Town of Thompson;
 - b. creation of a Conservation Easement in favor of the Town of Thompson;
 - c. creation of a Conservation Easement in favor of the Town of Thompson reserving specific agricultural rights as approved by the Commission;

- d. conveyance of fee simple ownership to a Tax-Exempt Organization approved by the Commission;
- e. creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;
- f. conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision are members, along with a Conservation Easement over the entire Open Space area; or
- g. any other method which accomplishes permanent dedication in accordance with the requirements set forth in this Section. The Commission may require dedication of Open Space by methods listed in a,b,c, or f of this paragraph; and the Commission may require dedication by methods listed in d,e, or g with the consent of the applicant. Any such dedication, regardless of the method used, shall be completed prior to the endorsement and filing of the final subdivision plans in the office of the Town Clerk. Any conveyance of an interest in the dedicated Open Space shall convey to the grantee good and marketable title to the premises, and unless otherwise specified by the Commission, shall be free of all encumbrances or defects.

2. **General:** When any dedication of Open Space is made as per Section E.1.f. (convey once to a Connecticut non-stock corporation), the deed, declaration, or other instrument transferring interest in the property shall be in a form acceptable to the Town and shall provide, at a minimum:

- a. That all such covenants or restricts shall be binding upon and inure to the benefit of all present and future owners of the land within the subdivision;
- b. That such covenants or restrictions may be enforced by each present and future owner of land within the subdivision and also by the Town by appropriate action in court for damages or for affirmative or negative equitable relief;
- c. That the rights and duties created by such covenants or restrictions shall not in any way be modified or amended without the prior written approval of the Commission; and
- d. That if at any time maintenance, preservation, or use of such Open Space area shall not comply with or fulfill the provisions of such covenants, or restrictions, the Town may, at it's election, take any and all such action as may be necessary or appropriate to assure or enforce compliance and to assess against the owners of land within the subdivision, either jointly, or severally, all costs incurred by the Town for such purposes.

3. **Evidence of Acceptance:** If Open Space is to be dedicated to an entity other than the Town, the applicant shall provide written evidence, satisfactory to the Commission, from the entity proposed to own the Open Space, stating that it is willing to accept ownership of and responsibility for the preservation and maintenance of the Open Space in perpetuity.
4. **Transfer of Interest:** The Commission shall approve any transfer of title of interest to any successor entity.

F. Delineation/Marking of Open Space

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

G. Legal Transfer

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

H. Fee-in-lieu of Open Space

As set forth in Section 8-25 of the Connecticut General Statutes, the Commission may authorize the applicant to pay a fee to the Town, or pay a fee to the Town and transfer land to the Town in lieu of the full

requirement to provide Open Space as set forth above. Such authorization may be granted by the Commission if and when it determines in its sole discretion, that conditions such as subdivision size, population densities, existing Open Space in the neighborhood, topography, soils or other characteristics are such that on-site Open Space is not as desirable as a fee-in-lieu of Open Space.

1. **Amount:** Such fee or combination of fee and the fair market value of land transferred shall be equal to not more than ten percent (10%) of the fair market value of the land to be subdivided prior to the approval of the subdivision. The fair market value shall be determined by an appraiser jointly selected by the Commission and the applicant, with the cost of all appraisal fees and expenses borne by the applicant.
2. **Procedure:** To employ the fee-in-lieu of Open Space option, the following procedure shall be used:
 - a. The applicant shall submit a narrative to the Commission setting forth his desire to utilize the provisions of Section H.
 - b. The Commission shall determine whether to accept the applicant's proposal, or to accept a different combination of land transfer and fee, or to require an Open Space dedication only;
 - c. The Commission and applicant shall jointly select an appraiser to submit a report. Steps (a) through (c) may be accomplished at the application acceptance portion of the process.
 - d. The applicant shall submit the appraisal during the formal application review process. The Commission, as part of the action of the applicant, shall either accept the fee-in-lieu proposal, a combination of fee and land transfer proposal, or require an Open Space dedication.
 - e. The Commission may deem a transfer of land to a Land Trust, or other similar non-profit entity organized to reserve land in its natural state, as a satisfaction of the applicant's obligation to transfer land to the municipality.
3. **Payment:** The method of payment of any fees under this Section shall be one of the following two options.
 - a. The applicant, at his option, may submit the entire fee in one lump sum prior to the filing of subdivision mylars with the Town Clerk; or
 - b. The applicant may elect to submit a fraction of such payment, the numerator of which is one and the denominator of which is the number of approved building lots in the subdivision, no later than the time of the sale of each approved building lot; and a notation describing this requirement shall be placed on the final subdivision map filed in the Town Clerk's office. If this option is chosen, the applicant shall submit a bond or other security acceptable to the Town, equal to the full amount of fee required, prior to the filing of

the subdivision maps in the Town Clerk's office. Any required fees shall be paid to the Town prior to the release of this bond. The Commission may also choose other acceptable security such as a mortgage or lien on the land to be subdivided. This mortgage or lien shall secure the amount of the fee until paid. No building permits shall be issued until such fractional part is paid as to any lot in the subdivision.

I. Open Space Waiver

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

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

SECTION 8 - Energy Conservation

A. Applicant's Responsibility

The applicant shall establish in the application that in the preparation of the final subdivision plan he has considered the use of passive solar energy techniques which would not significantly increase the cost of the housing to the buyer after tax credits, subsidies, and exemptions.

B. Techniques

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

1. House orientation and siting, so that the building is sited as close to the north lot line as possible to increase yard space for better owner control of shading.
2. Lot layout, so that the maximum number of building lots are placed on the south slopes.
3. Landscaping, by showing the location of any new trees with their mature height including canopy, and the planning of landscaping to facilitate the use of solar collectors and otherwise increase solar heat gain or shade protection as appropriate.

SECTION 9 - Bonding for Public Improvements

A. Road Construction Requirements: A detailed cost estimate from an independent engineer licensed to do business in Connecticut shall be presented to the commission for any required road, drainage, and other subdivision improvements. The commission may have an independent civil engineer review detailed cost estimate to ensure accuracy at the applicant's expense. Commission will then set forth a performance bond in the amount necessary to complete all improvements if the Town were required to do so. The performance bond shall increase in the amount of five (5%) percent per year after the third year to compensate for inflation in the form of a passbook payable to the Town of Thompson. No building permit for any building in the subdivision shall be issued prior to the completion of the required public improvements and the acceptance of those improvements by the Director of Public Works.

- B.** The following methods of bonding for public improvements proposed for Town acceptance are acceptable:
1. Cash;
 2. Savings passbook endorsed to the Town, accompanied by a withdrawal slip made payable to the Town;
 3. Certified, cashier's, or bank check.

- C. Maintenance bond, equal to not less than ten (10%) percent of the cost of improvements accepted by the Town, will be held for one year after said acceptance following the release of a performance bond (or portion thereof) or Town acceptance of improvements. The purpose of the maintenance bond is to protect the Town against defective workmanship, materials, or design of improvements. See Appendix D, "Standard Agreement for Construction and Installation of Public Improvements and Utilities in Subdivisions."
- D. The developer shall repair all defects in construction or operation during the period covered by the maintenance bond. The developer's failure to perform needed repairs within a reasonable time when so requested by the Board of Selectmen may result in the Town's undertaking the repairs and billing the developer for the cost of the repairs.
- E. No performance bond shall be released until such time as said maintenance bond has been accepted by the Commission and posted with the Town.
- F. No maintenance bond shall be approved by the Commission unless said bond is in a form acceptable to the Commission. The Commission reserves the right to add conditions to the bond which, in the opinion of the Commission, are deemed necessary to indemnify against defective workmanship, materials, or design of the improvements.
- G. No maintenance bond shall be released by the Commission until it has been in effect for a minimum of one year duration. The Commission shall release said bond only upon receipt of a favorable written report from the Director of Public Works or another qualified source retained by the Town to inspect all approved and required public improvements, indicating that all improvements are free of defective workmanship, materials, or design, or that any defects have been corrected to their satisfaction. This inspection is not intended to relieve the developer of liability for any cause of action arising from a covert or overt defect.
- H. The amount of any bond shall be set by the Commission. Such bond shall include an amount to cover the escalation of construction and other costs for a five (5) year period.
- I. As-built plans are required prior to release of the performance bond showing the location of all public improvements to include: monuments, utility lines, catch basins, drainage systems and structures, public sewage disposal systems and lines and all waterlines which will serve the subdivision. The as-built plans must be substantially complete, correct, comprehensive and exact and submitted within sixty (60) days after completion of all public site improvements. All maps shall be of a scale of 1"=40'.
- J. The performance bond amounts shall be the estimated cost of improvements including proposed roads and drainage, improvements to

existing roads and drainage, erosion and sedimentation controls, proposed utilities and other work necessary for public or private use such as open space, recreation, access roads or paths, lighting, fencing, etc.

SECTION 10 - Special Flood Hazard Areas/Floodways

A. Requirements

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

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

SECTION 11 - Water Supply and Sanitary Requirements

A. Applicant's Responsibility

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

B. Sanitary Report Requirements

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

1. The evaluation shall include a determination whether the soil is suitable for the absorption of septic tank effluent, and if so, how much area is required. The soil must have an acceptable percolation rate, without interference from ground water or impervious strata below the level of the absorption system.

2. The technical standards used in the evaluation shall be in accordance with NDDH standards and procedures with particular reference to the Sanitary Code of the State of Connecticut. Unless those standards are satisfied, the area is unsuitable for subsurface sewage disposal systems in a subdivision.
3. The applicant shall submit a letter of approval from NDDH certifying that the lots as proposed will be suitable for on-site sewage disposal systems. The letter will conform that the test pits as numbered correspond to testing in the field. The letter shall also state which date of revision of the plan was approved. Any changes in the plan after NDDH approval will require further review from NDDH prior to approval by the Commission.

C. Engineer's Statement

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

D. Percolation Test

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

E. Water Supply Report

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

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

subdivision plans are satisfactory for the installation of private water supply.

F. Aquifer Protection

In residential districts, the subsurface disposal of domestic sewage shall not exceed 450 gallons per acre per day. In non-residential districts, the amount of waste water generated by employees (exclusive of industrial wastes) and disposed of by subsurface systems, shall not exceed 360 gallons per acre per day. If conventional systems are used, the number of employees shall not exceed 12 per acre, based on an assumed production of 30 gallons of waste water per employee. The Commission may approve a higher employment density in specially designed, non-conventional disposal systems. All areas designated for the loading, handling, or storage of toxic wastes and materials (including areas where motor vehicles may be repaired or serviced) shall have a ground or floor surface designed to collect and contain accidental spills of toxic material.

SECTION 12 – Bonds

1. **Methods:** Where authorized by these regulations, the Commission shall require any one of the following methods or any reasonable combination of them for securing the completion of all work and installation of all road(s), public utilities, and services required by these regulations:
 - a. Conditional approval
 - b. Provision of a Performance Bond with surety in the form set forth in Article IV, Section 9.
2. **Computations of Costs:** Following the approval of any subdivision or resubdivision plan and before proceeding with any work or the filing of the approved subdivision or resubdivision plan, the subdivider shall review the scope of the road(s), public utilities, and services to be completed to fulfill the conditions of the subdivision or resubdivision plan (herein after referred to collectively as improvements) with the Commission who will review the subdivider's estimates of the cost of construction and will determine the type and amount of the surety to be furnished by the subdivider to guarantee the completion of the improvements. In computing the estimated cost of the improvements the Commission will give due consideration to possible escalation of costs during the surety period. If upon inspection the Commission determines that the construction costs for the improvements exceeds the estimate or the posted surety has experienced a reduction in value, the Commission shall have the power to require additional surety. The

- subdivider shall be responsible for overseeing the actual costs of improvements and advising the Commission if costs for such construction shall be in excess of the estimates.
3. **Form of Surety:** For the purposes of these regulations, the form of surety for a bond which may be provided and accepted by the Commission is as follows:
 - A bond together with:
 - a. The pledge of a passbook savings account, or
 - b. A cash deposit with the Town of Thompson, or
 - c. Such other surety as the Commission may find acceptable.
 4. **Pledge of Savings Account:** Bonds secured by a passbook savings account shall be accompanied by:
 - a. A savings account passbook,
 - b. A withdrawal slip in the amount of the bond properly endorsed and made payable to the Town of Thompson.
 - c. A letter from the bank acknowledging that the account has been assigned to the Town for a period established for the construction or installation of the improvements plus one year.
 5. **Cash Deposit:** Bonds secured by a cash deposit with the Town shall be treated as follows:

A certified check, cashier's check, or cash shall be delivered to the Treasurer of the Town of Thompson for the amount of the bond. The Town shall deposit said sum in a specified and separate bank account earmarked by the name of the surety to the bond, in the name of the Town of Thompson. The deposit shall be in a savings account drawing standard short-term interest. The surety shall use his, her, or it's taxpayer I.D. number or Social Security number as the interest creditor for IRS and bank purposes. Within 30 days of the release of the bond by the Commission the Town shall cause the account to be closed and the proceeds, plus interest less IRS deductions, to be paid to the surety.
 6. **Failure to Complete Improvements:** Where surety has been posted and required improvements have not been completed within the time required, the Commission may thereupon declare the subdivider to be in default and withdraw the total amount of surety from the pledged bank account and proceed to complete the improvements. All costs the Town may accrue in completing the work, include the value of the time of it's public officials, employees, and attorney fees, shall be debited against the funds so withdrawn. If for some reason the security remain liable for such costs in excess of the security.
 7. **Partial Releases:** When and if the Commission determines that a substantial portion of the improvements called for in the final plan

approved by the Commission has been completed, it may recommend one or more partial releases of a portion of the security. The balance of the security at all times shall be sufficient to guarantee completion of all the remaining improvements. Such partial release shall be authorized by the Commission. Releases granted shall be in amounts in excess of \$10,000.00 (ten thousand dollars).

8. **Release of Surety:** The surety shall not be released until the following conditions have been met:
- a. All improvements of the subdivision or resubdivision have been approved and/or accepted by the designated Town Official.
 - b. All required monuments must have been set and a sworn affidavit filed by the land surveyor employed by the subdivider stating required monuments have been accurately set as required by these regulations.
 - c. The applicant's engineer or surveyor has certified to the Town through the Commission and through submission of detailed "as-built" plans, and the "As Built Certification Form" in Appendix D, that the improvements are in accordance with the construction plans of the subdivision or resubdivision. "As-built" plans shall include the site development plan, a grading plan, and a construction plan as described elsewhere in these regulations. Such plans shall show any modifications or changes made including those made during construction.
 - d. Warranty Deed for new streets and street stubs, also road frontage along existing Town roads where no street line had been established, must have been executed and delivered to the Selectmen with a copy to the Commission. Title to said roads shall be unencumbered.
 - e. A maintenance bond as described in these regulations shall be on file with the Town.
 - f. All other documents, transfers, or conditions required by the approval of the subdivision or resubdivision shall have been provided (conditions performed) to the appropriate Town Official with copies of said documents to the Commission.
 - g. **Maintenance Bond:** The applicant shall be required to file a maintenance bond with the Town prior to dedication to the Town of public improvements in order to assure the satisfactory condition of the completed improvements until April 30 of the following year, or such later date as shall be necessary to correct any defects that may have developed after the winter season. Said bond may provide for snow removal on roads until acceptance of said improvements by the Town. The maintenance

- bond shall be in an amount not less than 10% of the costs of public improvements.
- h. **Right of Way of Entry for Correction of Violations:** The applicant shall file a written agreement executed by the owner of the premises and the applicant in a form approved by the Town Attorney, which permits the Town of Thompson or its officials and employees or independent contractors, to enter upon the premises and to perform all work necessary to correct and abate any violations of these regulations, and of stipulations which the applicant has made and failed to execute within the required time – such right of entry to arise upon the certification of such violation(s) by the Commission and shall continue for such time thereafter as is required for the Town to remedy such default.
 - i. **Attorney Approval:** Any and all bonds with surety, agreements, deeds, or such other documents required by these regulations shall be in such form as may be approved by the Town Attorney.

**TOWN OF THOMPSON
PLANNING & ZONING COMMISSION
APPLICATION REQUIREMENTS**

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

TOWN OF THOMPSON ROAD DESIGN CONSTRUCTION

SECTION 1 – Road Design Criteria

A. ROAD CLASSIFICATION

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

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

B. PAVEMENT AND RIGHT-OF-WAY WIDTH

1. Road Width

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

Residential Subcollector Street	26 Feet
Residential Access Street	24 Feet
Residential Lane	22 Feet

2. Right-of-Way

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

Residential Subcollector Street	50 Feet
Residential Access Street	50 Feet
Residential Lane	50 Feet

C. GRADIENT

1. General

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

2. Minimum

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

3. Maximum

Maximum gradients at pavement centerline shall be as follows:

Residential Subcollector Street	10%
Residential Access Street	10%
Residential Lane	10%
Turnarounds	5%

Intersections – The maximum gradient shall be 3% for a distance of not less than 100 feet for arterial and collector streets and 50 feet for all other streets, as measured from the gutter line of the intersected road to any change in gradient.

D. STOPPING SIGHT DISTANCE

1. Minimum

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

Sight Distance	Design Speed (MPH)	Stopping (Feet)
Residential Subcollector Street	30	200
Residential Access Street	25	150
Residential Lane	20	125

2. Determination

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

3. Vertical and Horizontal Curves

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

E. HORIZONTAL ALIGNMENT

1. Curve Tangent and Radius

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

Tangent (Feet)	Radius (Feet)	
Residential Subcollector Street	200	100
Residential Access Street	150	50
Residential Lane	125	50

2. Sight Distance

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

F. VERTICAL ALIGNMENT

1. Gradient Transition

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

2. Curve Length

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

	Type of Vertical Curve	
	Crest	Sag
Residential Subcollector Street	30	36
Residential Access Street	25	30
Residential Lane	20	20

3. Minimum Curve Length

Vertical curves shall have a minimum length of 100 feet.

4. Maximum Curve Length at Low Points

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

G. INTERSECTIONS

1. General

The following standards shall apply to all intersections:

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

f. The visibility at intersections (intersection sight distance) shall be such as to allow a stopped vehicle on the intersecting roadway, located 10 feet back from the gutter line, to see, and to be seen from a vehicle approaching from either direction (based on a height of eye and object of 3.5 feet) along the intersected roadway for the following distances: where the Public Works Director deems it necessary, he may require the subdivider to determine the actual 85th percentile speeds on the intersected road as a basis for determination of required sight distance. Intersection sight distances as noted above shall be required for all major commercial or industrial driveways. In addition, a subdivider should make every reasonable effort to provide the required Intersection Sight Distance (ISD) for driveways providing access to multiple residential lots.

Intersection	Sight Distance
Residential Subcollector Street	310 Feet
Residential Access Street	310 Feet
Residential Lane	235 Feet

- g. Sufficient clearing and regrading shall be accomplished to meet the sight distance visibility requirements of Subparagraph (f) of this subsection and no structures, fences, walls, hedges, rock, shrubs, trees, or other landscaping shall be permitted to obstruct such visibility.
- h. Permanent sight line easements shall be provided on all private property as needed so as to maintain the sight line requirements established in this section. In addition, no objects of any kind, that are located on private property outside the limits of a permanent sight line easement, shall be permitted to extend or protrude within the plane of such easement. In the case of trees, all foliage shall be trimmed up to a minimum height of six feet as measured from the top of curb or edge of pavement adjacent to the nearest road.

H. TURNAROUNDS

1. General

All cul-de-sac roads, permanent and temporary, shall be provided with a circular right-of-way at the terminating end.

2. Snow Storage Reserve Area

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

landscaping, and fences. This area may be relocated at the discretion of the Public Works Director.

3. Length

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

I. SHOULDERS AND SLOPES

1. General

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

2. Grading of Shoulder Areas

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

3. Grading Beyond Shoulder Areas

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

4. Special Conditions

The Public Works Director may require additional measures to be taken to maintain the stability of slopes, and to control groundwater seepage, under prevailing soil conditions encountered during construction. These measures may include, but not necessarily be limited to, a decrease in the amount of slope, stabilization blankets or grids, stone slope protection, plantings, wedge drains, underdrains, terracing, drainage swales or retaining structures. In cases where the exposed face of a cut slope consists of decomposed, flaking, highly fractured or unstable rock, slopes shall be flattened so as to protect public safety and minimize future maintenance.

5. Limits

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

appropriate retaining structures shall be constructed to prevent encroachment on adjoining private property.

6. Trees

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

J. PROTECTIVE BARRIERS

1. Guide Rails

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

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

K. FENCING

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

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

L. TRAFFIC CONTROL DEVICES

1. General

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

2. Signs

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

3. Pavement Markings

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

4. Object Markers

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

SECTION 2 – Road Construction Standards

A. CONSTRUCTION SURVEY PROCEDURE

1. General

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

2. Stations

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

3. Bench Marks

A permanent Bench Mark shall be established at the beginning and end of each road and at intervals not exceeding 500 feet along the length of

the road. These Bench marks shall be referenced to the same datum shown and identified on the construction drawings for the road.

4. Protection of Stakes and Bench Marks

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

B. CLEARING AND GRUBBING

1. Staking of Clearing Limits

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

2. Clearing

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

3. Grubbing

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

4. Trees

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

5. Topsoil

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

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

1. General

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

2. Unsuitable Material

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

3. Surplus Material

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

4. Blasting

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

D. PREPARATION OF SUBGRADE

1. General

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

E. ROLLED GRANULAR BASE

1. General

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

2. Materials and Methods

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

F. PROCESSED AGGREGATE BASE

1. General

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

2. Materials and Methods

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

G. BITUMINOUS CONCRETE PAVEMENT

1. General

After the processed aggregate base has been brought to the required grade and cross slope, rolled, compacted, and tested, the roadway shall be surfaced with bituminous concrete Class I binder course for the full required width of pavement plus one (1) foot beyond each curbline to a compacted depth of not less than two (2) inches. After placement of bituminous concrete curbing on the binder course, a bituminous concrete Class II top or surface course not less than one and a half (1-1/2) inches thick after compaction shall be placed. The total compacted depth of Class I binder course and Class II top or surface course shall not be less than three and a half (3-1/2) inches. Prior to the pavement of the Class II surface course, the surface of the binder course shall be broomed clean and a tack coat applied. No paving shall be permitted between October 31 and April 1 unless the Department of Public Works Director specifically permits an exception due to unusually mild weather conditions. No paving shall be permitted on any day where the base temperature is less than 35 degrees Fahrenheit or when weather conditions of fog or rain prevail or when the pavement surface shows any signs of moisture. Pavement shall be placed so that each course shall have the cross slope shown on the Standard Detail Drawings.

2. Sequence of Paving

Completion of the subgrade and all drainage improvements shall occur prior to the issuance of any building permits of lots accessing on said

subdivision street. Completion of the Class I binder course shall occur prior to the issuance of Certificates of Occupancy or any lots accessing in said subdivision street. It is recommended that the Class II bituminous surface cannot be installed until a substantial portion of the construction associated with lots accessing on said subdivision street has been completed.

3. Materials and Methods

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

4. Source

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

H. BITUMINOUS CONCRETE CURBING

1. General

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

2. Materials and Methods

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

I. GUIDE RAILS

1. General

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

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

2. End Anchorage

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

J. TRAFFIC CONTROL DEVICES

1. General

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

2. Materials and Methods – Signs

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

3. Materials and Methods – Pavement Markings

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

K. SIDEWALKS

1. **Sidewalks** of not less than four (4) feet in width, shall be constructed along one or both sides of the street, as determined by the Commission. The alignment of sidewalks, in relation to the roadway sideline, shall be as determined by the Commission. Sidewalks shall be located either within the public sidewalk easements and shall be

designated with due attention to pedestrian safety, sufficient snow shelf, and preservation of street trees. Walks shall be pitched one-quarter (1/4) inch to the foot, from exterior line of right-of-way, to edge of road pavement, or to top of the curb, whichever is appropriate and constructed in accordance with the Town of Thompson Roadway Ordinance, the thickness of concrete shall be five (5") inches for all types of sidewalks.

2. **Handicap Ramps:** Curb cuts shall be provided at all pedestrian cross walks to provide access for the safe and convenient movement of physically handicapped persons. Such curb cuts shall conform to the most current State Statutes and the Americans with Disabilities Act Accessibility Guidelines.
3. **Waiver:** The Commission may waive the sidewalk installation, in whole or in part. In making this determination, it shall consider, among others, each of the following factors as furnished by the developer:
 - a. Dwelling unit densities in the subdivision and per the Plan of Conservation and Development.
 - b. Present and projected pedestrian traffic.
 - c. Present and projected traffic volumes
 - d. Proximity of existing sidewalks.
 - e. Safety, including sight lines, traffic speed, and topography.
 - f. Classification of public streets.
 - g. Location and frequency of school bus stops.
 - h. Unusual topographic conditions making installation impractical.

NOTES:

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

**BRACKET SELECTION GUIDE FOR STANDARD LUMINARIES
ONE SIDE MOUNTING WITH 100 FEET TO 250 FEET SPACING**
NORTHEAST UTILITIES DESIGN & APPLICATION STANDARD DTR 21.107

Note:

1. Refer to DTR 21.107 for required overhang.

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

Note:

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

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

AS-BUILT CERTIFICATION FORM

Date: _____

Subdivision Name: _____

Property Location: _____

Map _____ Block _____ Lot(s) _____
Zone _____

Subdivider Name: _____

Address: _____

Phone: _____

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

Check One:

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

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

Registered Professional Engineer
License No. _____

Licensed Land Surveyor
License No. _____

**STANDARD AGREEMENT
For Construction and Installation of Public Improvements and
Utilities
in Subdivisions**

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

Witnesseth:

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

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

and
WHEREAS, the utilities, may be shown on said map are to be installed and constructed by, on behalf of, or by separate agreement with, private utility companies or public agencies having jurisdiction over such public improvements, which shall be deemed to include, without limitation, all streets, sanitary sewers, curbs, gutters, sidewalks, storm drainage, all erosion prevention measures, and all work on natural or relocated watercourses, whether within or without the boundaries of the subdivision, hereinafter,

called the "improvements", as may be shown on said maps or otherwise required by the Thompson Subdivision Regulations and the conditions of any subdivision approval granted thereunder. Said improvements are to be installed and constructed by, on behalf of, or under contract with the Subdivider, and
WHEREAS, the estimated cost of constructing and installing improvements, said estimated costs having been approved by the First Selectman and the Town of Thompson Public Works Director, is

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

_____ Dollars as a deposit against which the Town may draw to defray the costs of maintenance and repair of the improvements and the costs of any necessary repairs to the improvements reasonably resulting from defects in workmanship or materials during the construction or maintenance period, which deposit represent five (5%) percent of said estimated costs. This agreement shall be reviewed on its anniversary and adjusted to secure an adequate surety amount. (The above-referenced bonding shall comply with all application provisions of the Thompson Subdivision Regulations.)

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

The Town Agrees:

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

charges thereto, one year following said acceptance and upon conclusion of the maintenance period.

The Subdivider Agrees:

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

d. Workmen's Compensation and Employer's Liability Insurance, as provided by Connecticut law and custom.

5. To permit the Town to draw upon said deposit to defray the costs of maintenance and repair of the improvements or utilities prior to their acceptance by the Town, including but not limited to snow-plowing, cleaning of drainage facilities, and street sweeping and to defray the cost of any necessary repairs to the improvements or utilities reasonably resulting from defects in workmanship or materials during the maintenance period of one year following said acceptance, provided that the Town, except in cases of emergency, shall notify the Subdivider at least seventy-two (72) hours in advance of said repair and maintenance; and to deposit an additional sum with the First Selectman, such sum not to exceed the amount of the original deposit, if at any time the original deposit should prove insufficient to defray any such cost incurred by the Town. No principal or interest will be withdrawn from any surety or maintenance account before release from this agreement by the Town. All principal and interest shall become property of the Town, upon default, for the purposes specified in this Agreement.

Additional or Special Clauses:

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

Signed and Sealed in the Presence of:

Town of Thompson

By: _____
First Selectman or His Designee

Title: _____

Subdivider

By: _____

Title: _____

SECTION 1 TITLE AND AUTHORITY

- 1.1 The inland wetlands and watercourses of the state of Connecticut are an indispensable and irreplaceable but fragile natural resource with which the citizens of the state have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic, and plant life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction because of unregulated use by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, the erection of structures and other uses, all of which have despoiled, polluted, and eliminated wetlands and watercourses. Such unregulated activity has had, and will continue to have, a significant, adverse impact on the environment and ecology of the state of Connecticut and has and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic, historic, and recreational values and benefits of the state for its citizens now and forever more. The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction is in the public interest and is essential to the health, welfare, and safety of the citizens of the state. It is, therefore, the purpose of these regulations to protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality in accordance with the highest standards set by federal, state or local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof; deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational and other public and private uses and values; and protecting the state's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse, and mismanagement by providing an orderly process to balance the need for the economic growth of the state and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the state, the safety of such natural resources and their benefit and enjoyment of generations yet unborn.
- 1.2 These regulations shall be known as the "Inland Wetlands and Watercourses Regulations of the Town of Thompson."
- 1.3 The Inland Wetlands and Watercourses Agency of the Town of Thompson was established in accordance with the ordinance adopted May 20, 1974, and shall implement the purposes and provisions of the Inland Wetlands and Watercourses Act in the Town of Thompson.
- 1.4 These regulations have been adopted and may be amended, time to time, in accordance with the provisions of the Inland Wetlands and Watercourses Act and these regulations.

- 1.5 The Agency shall enforce all provisions of the Inland Wetlands and Watercourses Act and shall issue, issue with modifications, and deny permits for all regulated activities on inland wetlands and watercourses in the Town of Thompson pursuant to Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended.

SECTION 2 DEFINITIONS

2.1 As used in these regulations:

- a. "Act" means the Inland Wetlands and Watercourses Act, Sections 22a-36 through 22a-45 of the General Statutes, as amended.
- b. "Agency" means the Inland Wetlands and Watercourses Agency (or Commission) of the Town of Thompson.
- c. "Bogs" are usually distinguished by evergreen trees and shrubs underlain by peat deposits, poor drainage, and highly acidic conditions.
- d. "**Regulated upland review area**" means the area adjacent to and extending one hundred (100) feet from a wetland or watercourse and two hundred (200) feet from the ten (10) especially noteworthy wetlands and watercourses identified in the *TOWN OF THOMPSON INLAND WETLAND INVENTORY* prepared by Northeastern Connecticut Regional Planning Agency 1980 pages 9, 14 and 15. Any activity within this area will be considered a regulated activity and will require a permit or approval. Also, see item 2.1 (aa) "Regulated Activity".
- e. "**Clear-cutting**" means the harvest of timber in a fashion which removes all trees down to a 2" diameter at breast height.
- f. "**Commission member**" means a member of the Inland Wetlands and Watercourses Agency of the Town of Thompson.
- g. "**Commissioner of Environmental Protection**" means the commissioner of the State of Connecticut Department of Environmental Protection.
- h. "**Continual Flow**" means a flow of water which persists for an extended period of time, this flow may be interrupted during periods of drought or during the low flow period of the annual hydrological cycle, June through September, but it recurs in prolonged succession.
- i. "**Deposit**" includes, but shall not be limited to fill, grade, dump, place, discharge, or emit.

- j. "**Designated agent**" means an individual(s) designated by the agency to carry out its functions and purposes.
- k. "**Discharge**" means emission of any water, substance, or material into wetlands or watercourses whether or not such substance causes pollution.
- l. "**Disturbing the natural and indigenous character of the land**" means that the activity will significantly alter the inland wetlands and watercourses by reason of removal or deposition of material, clear cutting, alteration or obstruction of water flow, or will result in the pollution of the wetlands or watercourse.
- m. "**Emergency**" means any event, circumstance or condition which, in the opinion of the agency or the wetlands enforcement officer, endangers the public health and safety or the health and safety of one or more residents of the town, as certified in writing by one or more of the following town agencies: the Department of Public Works, Resident State Trooper, the First Selectman.
- n. "**Farming**" means commercial use of land for the growing of crops, raising of livestock or other agricultural use, as per Connecticut State Statute Chapter 1, Section 1-1q.
- o. "**Feasible**" means able to be constructed or implemented consistent with sound engineering principles;
- p. "**License**" means the whole or any part of any permit, certificate of approval or similar form of permission which may be required of any person by the provisions of these regulations under the authority of the Inland Wetlands Agency.
- q. "**Management practice**" means a practice, procedure, activity, structure or facility designed to prevent or minimize pollution or other environmental damage or to maintain or enhance existing environmental quality. Such management practices include, but are not limited to: erosion and sedimentation controls; restrictions on land use or development; construction setbacks from wetlands or watercourses; proper disposal of waste materials; procedures for equipment maintenance to prevent fuel spillage; construction methods to prevent flooding or disturbance of wetlands and watercourses; procedures for maintaining continuous stream flows; confining construction that must take place in watercourses to times when water flows are low and fish and wildlife will not be adversely affected.
- r. "**Marshes**" are areas with soils that exhibit aquic moisture regimes that are distinguished by the absence of trees and shrubs and are dominated by soft-stemmed herbaceous plants. The water table in marshes is at or above the surface throughout the year, but seasonal fluctuations are encountered and areas of open water six inches or more in depth are common.

- s. "**Material**" means any substance, solid or liquid, organic or inorganic, including but not limited to: soil, sediment, aggregate, land, gravel, clay, bog, peat, mud, debris, sand, refuse, or waste.
- t. "**Mitigation**" is the attempt to alleviate some or all of the detrimental effects arising from a given action, replacing an existing wetland or its functions by creating a new wetland, restoring a former wetland, or enhancing or preserving an existing wetland.
- u. "**Municipality**" means the Town of Thompson, Windham County, Connecticut.
- v. "**Nurseries**" means land used for propagating trees, shrubs or other plants for transplanting, sale, or for use as stock for grafting.
- w. "**Permit**" means the whole or any part of any license, certificate or approval or similar form of permission which may be required of any person by the provisions of these regulations under the authority of the Inland Wetlands Agency.
- x. "**Permittee**" means the person to whom such permit has been issued.
- y. "**Person**" means any person, firm, partnership, association, corporation, company, organization or legal entity of any kind, including municipal corporations, government agencies or subdivisions thereof.
- z. "**Pollution**" means harmful thermal effect or the contamination or rendering unclean or impure of any waters of the state by reason of any waste or other materials discharged, or deposited therein by any public or private sewer or otherwise so as directly or indirectly to come in contact with any waters. This includes, but is not limited to, erosion and sedimentation resulting from any filling, land clearing, or excavation activity.
- aa. "**Prudent**" means economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean an alternative is imprudent;
- bb. "**Regulated Activity**" means any operation within or use of a wetland or watercourse involving removal or deposition of material; or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, and any earth moving, filling, construction, or clear-cutting of trees within one hundred (100) feet of wetlands or watercourses, and within two hundred (200) feet of the 10 especially noteworthy wetlands and/or watercourses in Thompson identified in the *TOWN OF THOMPSON INLAND WETLAND INVENTORY* prepared by Northeastern Connecticut Regional Planning Agency 1980 pages 9, 14 and 15, but shall not include the specified activities in Section 4

of these regulations.

cc. "**Regulated area**" means any inland wetlands or watercourse as defined in these regulations.

dd. "**Remove**" includes, but shall not be limited to, drain, excavate, mine, dig, dredge, suck, grub, clear cut timber, bulldoze, dragline, or blast.

ee. "**Rendering unclean or impure**" means any alteration of the physical, chemical, or biological properties of any waters of the state, including, but not limited to, change in odor, color, turbidity, or taste.

ff. "**Significant activity**" means any activity, including but not limited to, the following activities which may have a major effect or significant impact on the area for which an application has been filed or on another part of the inland wetlands or watercourse system:

1. Any activity involving a deposition or removal of material which will or may have a major effect or significant impact on the regulated area or on another part of the inland wetland or watercourse system, or
2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system, or
3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support desirable fisheries, wildlife, or other biological life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space or other functions, or
4. Any activity which causes substantial turbidity, siltation or sedimentation in a wetland or watercourse, or
5. Any activity which causes a substantial diminution of flow of a natural watercourse, or groundwater levels of the regulated area, or
6. Any activity which causes or has the potential to cause pollution of a wetland or watercourse, or
7. Any activity which destroys unique wetland or watercourse areas having demonstrable scientific or educational value.

gg. "**Soil Scientist**" means an individual duly qualified in accordance with standards set by the Federal Office of Personnel Management.

- hh. "Swamps" are areas with soils that exhibit aquic moisture regimes and are dominated by wetland trees and shrubs.
- ii. "Submerged lands" means those lands which are lands which are inundated by water on a seasonal or more frequent basis.
- jj "Town" means the Town of Thompson, Windham County, in the State of Connecticut.
- kk. "Waste" means sewage or any substance, liquid, gaseous, solid or radioactive, which may pollute or tend to pollute any of the waters of the Town.
- ll. "Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to section 22a-28 through 22a-35 of the General Statutes, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:
 - (a)evidence of scour or deposits of recent alluvium or detritus,
 - (b)the presence of standing or flowing water for a duration longer than a particular storm incident, and
 - (c) the presence of hydrophytic vegetation.
- mm."Wetlands" means land, including submerged land as defined in Section 2.1 (hh) of these regulations, not regulated pursuant to section 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Natural Resources Conservation Service of the U S. Department of Agriculture (USDA). Such areas may include filled, graded, or excavated sites which possess an aquic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

SECTION 3 INVENTORY OF REGULATED AREAS

- 3.1 The map of regulated areas, entitled "Inland Wetlands and Watercourses Map, Thompson, Connecticut," delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection in the office of the Town Clerk or the

Inland Wetlands Agency. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and locations of watercourses. For initial determination, the Agency may use aerial photography, remote sensing imagery, resource mapping, soils maps, site inspection observations or other information in determining the location of the boundaries of wetlands and watercourses. However, final determination will be made by a certified soil scientist.

- 3.2 Any property owner who disputes the designation of any part of his or her land as a regulated area on the Inland Wetlands and Watercourses Map, may petition the Agency to change the designation. All petitions for a map change shall be submitted in writing and shall include all relevant facts and circumstances which support the change. The petitioner shall provide proof that the designation is inapplicable. Documentation in accordance with Section 14 of these regulations may be required of property owners when the agency requires an accurate delineation of regulated areas.
- 3.3 The Inland Wetlands Agency or its designated agent(s) shall inventory and maintain current records of all regulated areas within the town. The Agency may amend its map from time to time as information becomes available relative to more accurate delineation of wetlands and watercourses within the town. Such map amendments are subject to the public hearing process outlined in Section 14 of these regulations.

SECTION 4 PERMITTED USES AS OF RIGHT & NON-REGULATED USES

- 4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:
 - a. Grazing, farming, nurseries, gardening, harvesting of crops and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this section shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, or the mining of top soil, peat, sand, gravel, or similar material from wetlands or watercourses for the purposes of sale;
 - b. A residential home (1) for which a building permit has been issued or (2) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by the municipal planning and zoning commission as of the effective date of promulgation of the municipal regulations pursuant to subsection (b) of section 22a-42a, or as of July 1, 1974, whichever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subsection unless the

building permit was obtained on or before July 1, 1987. The individual claiming a use of wetlands permitted as a right under this subsection shall document the validity of said right by providing a certified copy of the building permit and a site plan showing proposed and existing topographic contours, house and well locations, septic system, driveway approval dates or other necessary information to document his entitlement;

- c. Boat anchorage or mooring, not to include dredging or dock construction,
 - d. Uses incidental to the enjoyment or maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality and containing a residence. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of substantial amounts of material from or into a wetland or watercourse, or diversion or alteration of a wetland or watercourse.
 - e. Construction and operation, by water companies as defined by Section 16-1 of the General Statutes or by municipal water supply systems as provided for in Chapter 102, of the Connecticut General Statutes, of dams, reservoirs, and other facilities necessary to the impounding, storage, and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 and 22a-410 of the General Statutes.
 - f. Any property owner wishing to conduct construction activities upon property containing no wetlands must show by a letter from a Certified Soil Scientist that there are no wetlands on the parcel and that there would be no adverse impact upon adjacent properties.
 - g. Maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to section 22a-42a or July 1, 1974, whichever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For the purposes of this subdivision, "maintenance" means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place.
- 4.2 The following operations and uses shall be permitted as non-regulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:
- a. Conservation of soil, vegetation, water, fish, shellfish, and wildlife. Such operation or use may include, but is not limited to, minor work to control erosion, or to encourage proper fish, wildlife and silviculture management practices.
 - b. Outdoor recreation including the use of play and sporting areas, golf courses, field trails, nature

study, hiking, horseback riding, swimming, skin and scuba diving, camping, boating, water skiing, trapping, hunting, fishing and shell-fishing, and cross-country skiing where otherwise legally permitted and regulated.

- 4.3 All activities in wetlands or watercourses involving filling, excavation, dredging, clear cutting, grading and excavation or any other alteration or use of a wetland or watercourse not specifically permitted by this section shall require a permit from the Agency in accordance with Section 6 of these regulations. Additionally, if a proposal involves activities outside of a wetland or watercourse which can alter or affect that wetland or watercourse then a permit is required.
- 4.4 To carry out the purposes of this section, any person proposing to carry out a permitted or non-regulated operation or use of a wetland or watercourse, which may disturb the natural and indigenous character of the land, shall, prior to commencement of such operation or use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or non-regulated use of the wetland or watercourse. The Agency or its designated agent shall rule that the proposed operation or use is a permitted or a non-regulated use or operation or that a permit is required. Such ruling shall be in writing and shall be made no later than the next regularly scheduled meeting of the Agency following the meeting at which the request was received. The designated agent for the Agency may make such ruling on behalf of the Agency at any time in consultation with the Chairperson of the Agency.
- 4.5 The agency and the applicant may hold a pre-application meeting to determine whether or not an application is required. A letter from a certified soil scientist is necessary to determine the existence or non-existence of wetlands on the property. The agency may require a site walk of the property prior to a declaratory ruling.
- 4.6 Maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to section 22-42a or July 1, 1974, whichever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subdivision, "maintenance" means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place.

SECTION 5 ACTIVITIES REGULATED BY THE STATE

- 5.1 In addition to any permit or approval required by the Agency, the Commissioner of Environmental Protection shall regulate activities in or affecting wetlands or watercourses subject to the following jurisdiction:
- a. Construction or modification of any dam pursuant to Sections 22a-401 through 22a-410 of the General Statutes as amended. Any person receiving a dam repair or removal order from the

Commissioner of DEP under section 22a-402 of the General Statutes shall not be required to obtain a permit from the municipal wetlands agency for any action necessary to comply with such order pursuant to Public Act 92-162.

- b. Construction or placement of any obstruction within stream channel encroachment lines pursuant to Sections 22a-342 through 22a-349 of the General Statutes, as amended;
- c. Construction or placement of any structure or obstruction within the tidal, coastal, or navigable waters of the state pursuant to Sections 22a-359 through 22a-363 or in designated tidal wetlands pursuant to Sections 22a-28 through 22a-35 of the General Statutes, as amended;
- d. Diversion of water in excess of fifty thousand (50,000) gallons per day or any surface waters of the state where the tributary watershed area above the point of diversion is 100 acres or larger pursuant to Sections 22a-365 through 22a-378 of the General Statutes, as amended;
- e. Discharges into the waters of the state pursuant to Section 22a-430 of the General Statutes, as amended;
- f. Discharge of fill or dredged materials into the wetlands and watercourses of the state pursuant to Section 401 of the Federal Clean Water Act, as amended, for activities regulated by the U.S. Army Corps of Engineers under Section 404 of the Federal Clean Water Act.

5.2 The Commissioner of Environmental Protection shall have exclusive jurisdiction over regulated activities and other activities, in or affecting wetlands or watercourses, undertaken by any department, agency, or instrumentality of the State of Connecticut, except any local or regional board of education, (1) after an advisory decision on such license or permit has been rendered to the commissioner by the wetlands agency of the municipality within which such wetland is located or (2) thirty-five days after receipt by the commissioner of such application, whichever occurs first.

SECTION 6 REGULATED ACTIVITIES TO BE LICENSED

- 6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Inland Wetlands Agency of the Town of Thompson.
- 6.2 The Agency shall regulate any operation within or use of a wetland or watercourse involving removal or deposition of substantial amounts of material, or any obstruction, construction, alteration, or pollution, of such wetlands or watercourses and other regulated activity, unless such operation or use is permitted or non-regulated pursuant to Section 4 of these regulations.

Additionally, if a proposal involves activities outside of a wetland or watercourse which can alter or affect that wetland or watercourse then a permit is required.

6.3 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Town of Thompson Inland Wetlands Agency, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in Section 13 of these regulations and any other remedies as provided by law.

6.4 Where approval is granted with conditions, the conditions must be strictly adhered to.

SECTION 7 APPLICATION REQUIREMENTS

7.1 Any person wishing to undertake a regulated activity shall apply for a permit on a form entitled "Town of Thompson Inland Wetlands and Watercourses Agency - Application for permit" or "Application for Wetland Agent Approval." An application shall include an application form and such information as prescribed by Section 7.5 and, in the case of a significant activity; by Section 7.6 of these regulations. Application forms may be obtained in the office of the Thompson Town Clerk or the Inland Wetlands Agency.

7.2 If an application to the Town of Thompson Planning & Zoning Commission for a subdivision or re-subdivision of land involves land containing a wetland or watercourse, as defined in Section 2 of these regulations, the applicant shall submit an application to the Inland Wetlands Agency in accordance with this section no later than the day the application is filed for the subdivision or re-subdivision. Such an application is intended for review prior to Planning & Zoning Approval and is a preliminary review for conceptual approval and is not for regulated activities. Applications for conceptual approval of a subdivision or re-subdivision proposal shall be submitted on an application form entitled, "Subdivision Review Application." **NOTE:** After a subdivision proposal has been approved by the Planning & Zoning Commission and the parcels have become legal lots, those lots involving regulated activities will require permits or approvals before any regulated activities are conducted. Any changes made to a subdivision plan conceptually approved by the Inland Wetlands and Watercourses Commission that affect wetlands or watercourses, as a result of Planning and Zoning approval, must be resubmitted to the Inland Wetlands and Watercourses Commission with all changes clearly depicted on the revised plan for review and approval. This constitutes a change to a conceptually approved plan and does not require a new application or associated fees. However, if the changes are not submitted for review and approval, the conceptual approval will be considered null and void, and a new conceptual subdivision review application with all fees will need to be submitted..

7.3 All applications shall contain such information that is necessary for a fair and informed

determination of the issues.

- 7.4 The Agency and the applicant may hold a pre-application meeting to determine whether or not the proposed application involves a significant activity.
- 7.5 All applications shall include the following information in writing:
- a. The applicant's name, home and business addresses, and telephone numbers;
 - b. The owner's name, address, and telephone number and written consent if the applicant is not the owner of the property involved in the application;
 - c. Applicant's interest in the land;
 - d. The geographical location of the property which is to be affected by the proposed activity, including but not limited to a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, a computation of the area(s) (in acres or square feet) of wetland or watercourse disturbance, soil type(s) and wetland vegetation;
 - e. The purpose and a description of the proposed activity and proposed erosion and sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to measures to (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
 - f. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen. These alternatives shall be diagramed on a site plan or drawing and submitted to the commission as part of the application.
 - g. A site plan showing existing and proposed conditions in relation to wetlands and watercourses; and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses. The erosion and sedimentation control provisions on the site plan must comply with the most current DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control*, and the most current version of the *Connecticut Stormwater Quality Manual* and be so noted on the plans.
 - h. A site plan showing the area of mitigation or wetland enhancement to compensate for wetlands altered or destroyed by the proposed activity.
 - i. Names and addresses of adjacent property owners;

- j. Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;
 - k. Authorization for the commissioners and agents of the Agency to inspect the property, at reasonable times, both before and after a final decision has been issued;
 - l. Any other information the Agency deems necessary to the understanding of what the applicant is proposing;
 - m. Submission of the appropriate filing fee, three business days prior to the next regularly scheduled meeting, along with the completed application form and all attached maps and documents in triplicate.
- 7.6 If the proposed activity involves a significant activity as determined by the Agency and defined in Section 2.1(ff) of these regulations, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following is required.
- a. Site plans for the proposed use or operation and the property which will be affected, which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the development drawn by a licensed surveyor, professional engineer, or landscape architect registered in the State of Connecticut or by such other qualified person;
 - b. Engineering reports and analyses and additional drawings to fully describe the proposed project and any filling, excavation, drainage, or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan.
 - c. Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Soil Conservation Service (the Agency may require the applicant to have the wetlands delineated in the field by a soil scientist and that the field delineation be incorporated onto the site plans);
 - d. Description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions;
 - e. Description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and with each alternative, and a description of why each alternative considered was deemed neither feasible nor prudent;

- f. Analysis of chemical or physical characteristics of any fill material;
- g. Measures which mitigate the impact of the proposed activity. Such measures include but are not limited to: plans or actions which avoid destruction or diminution of wetlands or watercourse functions, recreational uses and natural habitats, which prevent flooding, degradation of water quality, erosion and sedimentation and obstruction of drainage, or which otherwise safeguard water resources. The erosion and sedimentation control provisions on the site plan must comply with the most current DEP edition of the *Connecticut Guidelines for Soil Erosion and Sedimentation Control* and the most current version of the *Connecticut Stormwater Quality Manual* and be so noted on the plans.

7.7 The applicant shall certify whether:

- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- c. Sewer or water drainage from the project site will flow through and impact the sewage or drainage system within adjoining municipality; or,
- d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

7.8 Three (3) copies of all application materials shall be submitted to comprise a complete application or as is other-wise directed, in writing, by the Inland Wetlands Agency.

7.9(a) Any written request to extend the expiration date of a previously issued permit or amend an existing permit shall be filed with the Agency at least sixty-five (65) days prior to the expiration date for the permit in accordance with Subsections 8.4 through 8.8 of these regulations. Any request for amendment or extension shall be made in accordance with this Section provided:

- a. The written request may incorporate by reference the documentation and record of the original application;
- b. The written request shall state the reason why the authorized activities were not initiated or completed within the time specified in the permit;
- c. The written request shall describe any changes in facts or circumstances involved with or

- affecting wetlands or watercourses or the property for which the permit was issued;
- d. The Agency may accept an untimely written request to extend the expiration date of a permit if the authorized activity is ongoing and allow the continuation of work beyond the expiration date if in its judgment, the permit is likely to be extended and the public interest or environment will be best served by not interrupting the activity. The written request shall describe the extent of work completed at the time of filing and the schedule for completing the activities authorized in the permit.
 - e. The Agency shall evaluate the written request pursuant to Section 10 of these regulations and grant the request as filed, grant it with any terms or limitations, or deny it.
 - f. Any permits that were active prior to October 1, 1993 fall under the previous regulations adopted October 11, 1988. All permits after that date must abide by Section 11.7.
- 7.9(b) Any application to renew a permit shall be granted upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than ten years.
- 7.10 A reporting form shall be completed during the application process which provides the Commissioner of the Department of Environmental Protection with information necessary to properly monitor the inventory of State wetlands. The reporting form shall be part of the application and the following information shall be provided by the applicant: name of applicant; location and name of the project; project and site description; area of wetlands and/or linear feet of watercourse proposed to be altered. The Agency shall be responsible for the remaining information and any corrections on the form and for filing it in accordance with section 22a-39-14 of the Inland Wetlands and Watercourses Regulations of the Department of Environmental Protection.

SECTION 8 APPLICATION PROCEDURES

- 8.1 All petitions, applications, requests and appeals shall be submitted to the Town Clerk of the Town of Thompson who shall act as the agent of the Thompson Conservation & Inland Wetlands Commission for the receipt of such petition, application, request or appeal.
- 8.2 When an application to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse is filed and any portion of such wetland or watercourse is within 500 feet of the boundary of Massachusetts, Rhode Island, or Woodstock or Putnam, CT, the applicant shall

give written notice of the application by certified mail return receipt requested, to the adjacent municipal wetlands agency on the same day of filing an inland wetlands permit application with the Thompson Inland Wetlands Agency. Documentation of such notice shall be provided to the Thompson Inland Wetlands Agency in accordance with Section 22a-42c of the Connecticut General Statutes.

- 8.3 The Agency shall, in accordance with Connecticut General Statutes sections 8-7b(f) and 22a-42b, notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project site in which:
- a. any portion of the property affected by a decision of the agency is within five hundred feet of the boundary of an adjoining municipality;
 - b. a significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - c. a significant portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage or drainage system within the adjoining municipality; or
 - d. water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan.

- 8.4 When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 16-1 of the General Statutes, the applicant shall provide written notice of the application to the water company provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the Inland Wetlands Agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed with seven days of the date of the application. The water company, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the agency.
- 8.5 The date of receipt of a petition, application, request or appeal shall be the day of the next regularly scheduled meeting of the Agency immediately following the day of submission to such agency or its agent of such petition, application, request or appeal or thirty-five days after such submission, whichever is sooner.
- 8.6 At any time during the review period, the Agency may require the applicant to provide

additional information about the regulated area or regulated activity which is the subject of the application, or wetlands or watercourses affected by the regulated activity. Requests for additional information shall not stay the time limitations as set forth in section 11.2 of these regulations.

- 8.7 All applications shall be open for public inspection.
- 8.8 Incomplete applications may be denied.

SECTION 9 PUBLIC HEARINGS

- 9.1 The inland wetlands agency shall not hold a public hearing on an application unless:
 - a. the agency determines that the proposed activity may have a significant impact on wetlands or watercourses,
 - b. a petition signed by at least twenty-five persons who are eighteen years of age or older and who reside in the municipality in which the regulated activity is proposed, requesting a hearing is filed with the agency not later than fourteen days after the date of receipt of such application, or
 - c. the agency finds that a public hearing regarding such application would be in the public interest.

The agency may issue a permit without a public hearing provided no petition provided for in this section is filed with the agency on or before the fourteenth day after the date of receipt of the application. Such hearing shall be held no later than sixty-five days after the receipt of such application. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing any person or persons may appear and be heard and may be represented by agent or by attorney.

- 9.2 Notice of the public hearing shall be published at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days and not fewer than ten (10) days, and the last not less than two (2) days before the date set for the hearing in a newspaper having a general circulation in each town where the affected wetland or watercourse or any part thereof is located. The costs of these required legal notices shall be the applicant's responsibility and are non-refundable.
- 9.3 Notice of the public hearing shall be mailed to the owner(s) of record of abutting land no less

than fifteen (15) days prior to the day of the hearing, by the applicant with proof of such notification submitted to the commission prior to the hearing.

- 9.4 In the case of any application which is subject to the notification provisions of Section 8.3 of these regulations, a public hearing shall not be conducted until the clerk of the adjoining municipality(ies) has received notice of the pendency of the application. Proof of such notification shall be entered into the hearing record.

SECTION 10 CONSIDERATIONS FOR DECISIONS

- 10.1 The agency may consider the following in making its decision on an application:
- a. The application and its supporting documentation;
 - b. Evidence and testimony
 - c. Public comments supported by evidence and testimony
 - d. Reports from other agencies and commissions including but not limited to the Town of Thompson:
 - 1. Conservation Commission
 - 2. Planning and Zoning Commissions
 - 3. Building Official
 - 4. Health Officer
 - e. On any application, the Agency may also consider comments from the Eastern Connecticut Conservation District, Inc., the Northeast Regional Planning Agency, or other regional organizations (i.e. Council of Elected Officials); agencies in adjacent municipalities which may be affected by the proposed activity, or other technical agencies or organizations which may undertake additional studies or investigations.
 - f. Non-receipt of comments from agencies and commissions listed in 10.1d and e above within the prescribed time shall neither delay nor prejudice the decision of the Agency.

10.2 **Standards and Criteria for Decision.**

The Agency shall consider all relevant facts and circumstances making its decision on any application for a permit, including but not limited to the following:

- a. The environmental impact of the proposed regulated activity on wetlands or watercourses;
 - b. The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands watercourses;
 - c. The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses;
 - d. Irreversible and irretrievable loss of wetlands or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
 - e. The character and degree of injury to, or interference with, safety, health or the reasonable use of property, which is caused or threatened by the proposed regulated activity; and
 - f. Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.
- 10.3 In the case of any application which received a public hearing pursuant to a finding by the inland wetlands Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the Agency finds on the basis of the record that a feasible and prudent alternative does not exist. In making this finding, the Agency shall consider the facts and circumstances set forth in section 10.2. The finding and the reasons therefore shall be stated on the record in writing.
- 10.4 In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands or watercourses, the agency shall propose on the record in writing the types of alternatives which the applicant may investigate provided this subsection shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity.

- 10.5 For purposes of this section, (1) "wetlands or watercourses" includes aquatic, plant or animal life and habitats in wetlands or watercourses, and (2) "habitats" means areas or environments in which an organism or biological population normally lives or occurs.
- 10.6 A municipal inland wetlands agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.
- 10.7 In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision. However, the Agency is not precluded from seeking advice from its own experts on information already in the record of the public hearing. A conclusion that a feasible and prudent alternative does not exist does not create a presumption that a permit should be issued. The applicant has the burden of demonstrating that his application is consistent with the Inland Wetlands and Watercourses Regulations of the Town of Thompson and of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.

SECTION 11(a) DECISION PROCESS AND PERMIT

- 11.1 In granting a permit the agency, or its duly authorized agent, may grant the application as filed or grant it upon other terms, conditions, limitations or modifications of the regulated activity which are designed to carry out the policy of sections 22a-36 to 22a-45, inclusive, of the general statutes. Such terms may include any reasonable measures which would mitigate the impacts of the regulated activity and which would (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources.
- 11.2 No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing on such application. At such hearing any person or persons may appear and be heard and may be represented by agent or attorney. The hearing shall be completed within thirty-five (35) days of its commencement. Action shall be taken on applications within thirty-five (35) days after completion of a public hearing. In the absence of a public hearing, action shall be taken on applications within sixty-five (65) days from the date of receipt of the application. The applicant may consent to one or more extensions of the periods specified in this subsection, provided the

total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw such application. The failure of the Inland Wetlands Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. An application deemed incomplete by the agency shall be withdrawn by the applicant or denied by the agency.

- 11.3 The Agency shall state upon its record the reasons and bases for its decision and, in the case of any public hearing, such decision shall be based fully on the record of such hearing and shall be in writing and shall incorporate a statement relative to the consideration of feasible and prudent alternatives.
- 11.4 The Agency shall notify the applicant and any named parties to the proceeding of its decision within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit, in a newspaper having general circulation in the town wherein the inland wetland or watercourse lies. A copy of all Agency decisions shall be forwarded to the Commissioner of Environmental Protection in such a form as prescribed by the Commissioner. In any case in which such notice is not published within such fifteen day period, the applicant may provide for the publication of such notice within ten days thereafter.
- 11.5 If an activity authorized by the inland wetlands permit also involves an activity or project which requires zoning or subdivision approval, a special zoning permit, variance or special exception, a copy of the decision and report on the application shall be filed with the Town of Thompson Planning and Zoning Commission within fifteen (15) days of the date of the decision.
- 11.6 Any permit issued under this section for the development of property for which an approval is required under section 8-3, 8-25 or 8-26 of the general statutes shall be valid for five years provided the agency may establish a specific time period within which any regulated activity shall be conducted. Any permit issued under this section for any other activity shall be valid for not less than two and not more than five years.
- 11.7 Any permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within two years from the time such activity is commenced provided the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within the time period specified on the permit and further provided the agency may extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section.
- 11.8 No permit shall be assigned or transferred without the written permission of the Agency.

- 11.9 If a bond or insurance is required in accordance with Section 12 of these regulations, no permit shall be issued until such bond or insurance is provided.
- 11.10 General provisions in the issuance of all permits:
- a. In evaluating applications in which the Agency relied in whole or in part on information provided from the applicant, if such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked.
 - b. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Thompson, and convey no rights in real estate or material nor any exclusive privileges, and further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity.
 - c. If the activity authorized by the inland wetlands permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetland permit may begin until such approval is obtained.
 - d. The permittee shall take such necessary steps consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

SECTION 11 (b)
ACTION BY DULY AUTHORIZED AGENT

- 11(b).1 The agency may delegate to its duly authorized agent the authority to approve or extend an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses provided such agent has completed the comprehensive training program developed by the commissioner pursuant to section 22a-39 of the General Statutes. Notwithstanding the provisions for receipt and processing applications prescribed in sections 8, 9 and 11(a) of these regulations, such agent may approve or extend such an activity at any time. Applications for such approvals shall be submitted on an application form entitled, "Application for Wetland Agent Approval."
- 11(b).2 Any person receiving such approval from such agent shall, within ten days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person

may appeal such decision of such agent to the agency within fifteen days after the publication date of the notice and the agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt of such agency or its agent of such appeal. The agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with section 7 of these regulations.

SECTION 12 BOND AND INSURANCE

- 12.1 Upon approval of the application and prior to issuance of a permit, the applicant may, at the discretion of the Agency, be required to file a bond with such surety in such amount and in a form approved by the Agency.
- 12.2 The bond or surety shall be conditioned on compliance with all provisions of these regulations and the terms, conditions, and limitations established in the permit.
- 12.3 The Agency may require the applicant to certify that it has public liability insurance against liability which might result from the proposed operation or use of the wetlands or watercourses covering any and all damage which might occur within two (2) years of completion of such operations, in an amount commensurate with the regulated activity as determined by the Commission.

SECTION 13 ENFORCEMENT

- 13.1 The Agency may appoint an agent or agents to act in its behalf with the authority to inspect property except a private residence, and issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations.
- 13.2 The Agency or its agent may make regular inspections, at reasonable hours, of all regulated activities for which permits have been issued under these regulations.
- 13.3 If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility, or condition which is in violation of the Act or these regulations, the Agency or its duly authorized agent may:
 - a. issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or

to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Agency shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the agency affirms, revises, or withdraws the order. The issuance of an order pursuant to this section shall not delay or bar an action pursuant to Section 22a-44 (b) of the General Statutes, as amended;

- b. suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions, or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking any permit, the Agency shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. At the public hearing the permittee shall be given an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The permittee shall be notified of the Agency's decision to suspend, revoke, or maintain a permit by personal service or certified mail within fifteen (15) days of the date of its decision. The agency shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.
- c. issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Agency, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Agency may request that the individual appear at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity, and/or provide a written reply to the notice or filing a proper application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in Subsection (a) of this Section or other enforcement proceedings as provided by law.

SECTION 14 AMENDMENTS

- 14.1.a These regulations and the Inland Wetlands and Watercourses Map for the Town of Thompson may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the State Department of Environmental Protection, or as new information regarding soils and inland wetlands and watercourses becomes

available.

- 14.1.b An application filed with the inland wetlands agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetland regulations, including changes to regulated upland review areas, taking effect on or after the date of such receipt and any appeal from the decision of such agency with respect to such application shall not be dismissed by the Superior Court on the grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses or (2) to any change in regulations necessary to make such regulations consistent with the provisions of the Act as of the date of such receipt.
- 14.2 These regulations and the Town of Thompson Inland Wetlands and Watercourses Map shall be amended in the manner specified in Section 22a-42a of the Connecticut General statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except map amendments, at least thirty-five (35) days before the public hearing on their adoption.
- 14.3 Petitions requesting changes or amendments to the "Inland Wetlands and Watercourses Map, Thompson, Connecticut" shall contain at least the following information:
- a. The petitioner's name, address, and telephone number;
 - b. The address of the land affected by the petition;
 - c. The petitioner's interest in the land affected by the petition;
 - d. Map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries on such land in accurate detail together with the documentation supporting such proposed boundary locations; and
 - e. The reasons for the requested action;
- 14.4 Any person who submits a petition to amend the Inland Wetlands and Watercourses Map, Thompson, CT, shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land which is the subject of the petition, or if such person is representing the interests of such owner, developer or

purchaser, in addition to the information required in subsection 14.3, the petition shall include:

- a. The name, address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
- b. The names and addresses of the owners of abutting land;
- c. Documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
- d. Map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.

- 14.6 Watercourses shall be delineated by a licensed soil scientist, geologist, ecologist, or other qualified individual.
- 14.7 A public hearing shall be held on petitions to amend the Inland Wetlands and Watercourses Map. Notice of the hearing shall be published in a newspaper having substantial circulation in the municipality at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days nor less than ten (10) days, and the last not less than two (2) days, before the date set for the hearing. A copy of such proposed boundary change shall be filed in the office of the town clerk for public inspection at least ten (10) days before such hearing.
- 14.8 The Agency shall hold a public hearing on a petition to amend the regulations and the Inland Wetlands and Watercourses Map within sixty-five (65) days after receipt of such petition. The hearing shall be completed within thirty-five (35) days after commencement. The agency shall act upon the changes requested in such petition within sixty-five (65) days after completion of such hearing. At such hearing, any person or persons may appear and be heard and may be represented by agent or attorney. The petitioner may consent to one or more extensions of any period specified in this subsection provided the total extension of all periods shall not be for longer than sixty-five (65) days or may withdraw such petition. Failure of the agency to act within any time period specified in this subsection or any extension thereof, shall not be deemed to constitute approval of the petition.
- 14.9 The Agency shall make its decision and state, in writing, the reasons why the change in the Inland Wetlands and Watercourses Map was made.

SECTION 15

APPEALS

- 15.1 Appeal on actions of the Agency shall be made in accordance with the provisions of Section 22a-43 of the General Statutes, as amended.
- 15.2 Notice of such appeal shall be served upon the Agency and the Commissioner of Environmental Protection.

SECTION 16 CONFLICT AND SEVERANCE

- 16.1 If there is a conflict between the provisions of these regulations, the provision which imposes the most stringent standards for the use of wetlands and watercourses shall govern. The invalidity of any word, clause, sentence, section, part, subsection, or provision of these regulations shall not affect the validity of any other part which can be given effect without such valid part or parts.
- 16.2 If there is a conflict between any provision of these regulations and the provisions of the Act, the provision of the Act shall govern.

SECTION 17 OTHER PERMITS

- 17.1 Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits, or licenses required by law or regulation by the Town of Thompson, State of Connecticut, and the Government of the United States including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits, or licenses is the sole responsibility of the applicant.

SECTION 18 APPLICATION FEES

- 18.1 Method of Payment. All fees required by these regulations shall be submitted to the Agency by check or money order payable to the Town of Thompson at the time the application is filed with the Agency.
- 18.2 No application shall be granted or approved by the Agency unless the correct application fee is

paid in full or unless a waiver has been granted by the Agency pursuant to subsection 4 of these regulations.

18.3 The application fee is not refundable.

18.4 Definitions. As used in this Section:

- a. "Residential uses" means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.
- b. "Commercial uses" means activities carried out on property developed for industry, commerce, trade, recreation, or business, or being developed to be occupied for such purposes, for profit or nonprofit.
- c. "Other uses" means activities other than residential uses or commercial uses.

18.5 Fee Schedule:

(Additional \$30.00 fee to State as per Public Act 03-06)

Individual Lot -----\$50.00 +\$30.00

Conceptual Approval of Subdivision
up to Two (2) Lots. -----\$50.00 + \$30.00

Conceptual Approval of Subdivision
of Three (3) Lots or more-----\$250.00 Base fee *plus*
\$250.00 per lot + \$30.00

Legal Ads: Applicants will be charged for all legal advertising expenses associated with applications.

Additional Fees:

- Legal Notice Fees for Public Hearings will be the applicant's responsibility.

- Complex Application Fee - The Commission will charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring experts. The Commission or the duly authorized agent shall estimate the complex application fee which shall be paid within 5 days of the applicant's receipt of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.

Inland Wetlands and Watercourses Regulations Booklet--- \$10.00

Application fees are due at time of submission of completed application.

- 18.6 Exemption. Boards, commissions, councils, and departments of the Town of Thompson are exempt from all fee requirements.
- 18.7 Waiver. The applicant may petition the Agency to waive, reduce, or allow delayed payment of the fee. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:
 - a. The activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee; or
 - b. The amount of the application fee is clearly excessive in relation to the cost to the Town for reviewing and processing the application.

The Agency shall state upon its record the basis for all actions under this subsection.

SECTION 19 RECORDS RETENTION AND DISPOSITION

- 19.1 The Agency and the Town Clerk for the Town of Thompson shall retain complete administrative records of Agency actions and dispose of such records in accordance with the retention/disposition schedules set forth in subsection 19.2.
- 19.2 The public records administrator of the Connecticut State Library established the new

record retention/disposition schedules for municipal Inland Wetlands Agencies effective April 24, 1989 listed below.

<u>RECORD TITLE</u>	<u>MINIMUM RETENTION REQUIRED IN AGENCY</u>	<u>TOWN CLERK</u>
Applications - including supporting materials	10 years	-
Decision Letters	10 years	Permanent
Approved Site Plans	10 years	-
Legal Notices	10 years	Permanent
Staff and Public Written Testimony (hearing records)	10 years	-
Minutes of Meetings & Public Hearings	15 years	Permanent
Tapes, Audio-Inland Wetland Matters	4 years	-
Notice of Violation & Orders	10 years	-
Text of Changes Adopted in Regulations	Continuous Update/Permanent	-
General Correspondence Issued or Received	5 years	-

SECTION 20

EFFECTIVE DATE OF REGULATIONS

- 20.1 These regulations including the Inland Wetlands and Watercourses Map, application forms, fee schedule, and amendments thereto, shall become effective upon filing in the Office of the Town Clerk and publication of a notice of such action in a newspaper having general circulation in the Town of Thompson.

Town of
Thompson

Plan of
Conservation and
Development
2000 - 2010

Adopted December 1999

Contents

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- 5 Planning for Thompson's Future: Background, Issues, Goal, Policies and Strategies,**
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 - Transportation**
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 - Governance**
 - Housing**
 - Agriculture**
 - Economic Improvement**
 - Recreation**
 - Land Use Management**

Introduction

Thompson is more than a town. It's home. More than 9,000 persons now call Thompson home. Many have called Thompson "home" for generations and others have only just arrived. What makes Thompson special is difficult to quantify by charts, graphs and formulas - for it is not what is on paper that defines this town - it's the people, the landscape, and its history that define it. Protecting, nurturing and improving what makes Thompson special is the purpose of the Town's Plan of Conservation and Development.

The Town of Thompson's Plan of Conservation and Development is the community's guide for the future -- a blueprint to the Town's future growth, resource's management and public investment policies. The time covered by this blueprint is ten years -- 2000 through the year 2010. The subject matter in the plan is a blend of Connecticut statutory requirements and those issues and matters that the people of the Town through the Planning Commission (the body with the statutory obligation to formulate and adopt a plan) deemed appropriate and necessary.

The Plan of Conservation and Development is advisory only and is in no way regulatory or binding on the Town or its future actions. The Plan's purpose is to set forth policies, strategies and direction. The Plan's importance is that it provides Town decision makers guidance in making decisions on a range of issues affecting the resources and people of Thompson. The plan is not intended to provide specifics. The task of specific actions is that of the respective town boards, commissions and residents.

Connecticut requires all towns to have a Plan of Conservation and Development. The Statutes further require that the plan be reviewed and updated as the community deems necessary or not less than every ten years. The Town of Thompson adopted its current plan in 1970 and has not reviewed or altered it since that time. Connecticut's Plan of Conservation and Development is updated every five years (the most recent being 1998). There is a regional plan adopted by and maintained by the ten-towns constituting the Northeastern Connecticut Council of Governments. State and federal agencies place great importance on these plans in determining future growth policies and investment decisions. Towns with updated plans documenting their collective vision, are in a far better position to secure support and funding for various projects and needs.

Statutory Requirements Plan of Conservation and Development

Connecticut General Statutes 8-23 states that the Town Planning Commission:

...shall prepare, adopt, and amend a plan of conservation and development....Such plan shall show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the several parts of the municipality. Such plan shall take into account the state plan of conservation and development adopted pursuant to chapter 297 and shall note any inconsistencies it may have with said plan. Such plan shall make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region....Such plan shall also promote housing choice and economic diversity in housing, including housing for low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to section 8-37t and the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26....The plan of conservation and development shall be a statement of policies, goals and standards for the physical and economic development of the municipality....the commission shall consider the community development plan of the municipality, if any, the need for affordable housing and the protection of existing and potential public surface and ground water drinking supplies....The plan shall be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare and prosperity of its people....The commission shall review the plan of conservation and development at least every ten years and shall adopt such amendments to the plan or parts of the plan....as the commission deems necessary to update the plan.

Thompson: Overview, 1999

The Town of Thompson officially began in May of 1785. However, its roots go back well before that date with European settlement and the Native American tribes of North America. Like most towns in Northeastern Connecticut and South Central New England --Thompson has a strong agricultural heritage and was an active player in the Industrial Revolution as well as the industrialization of the late 1800's and early part of this century. The stone walls crisscrossing the town and its mill buildings are a testament to that past. The Town still has several working farms and some of its mill buildings have been put back into service. Thompson is a rural/residential community -- a nice place to live, work or visit.

The Town covers an area of forty-eight (48.7) square miles and has a population (1997) of 9,019 or 185.2 persons per square mile. This makes Thompson geographically one of Connecticut's larger communities and one of its least densely populated. Thompson is located in the northeastern corner of Connecticut - bordered by Massachusetts to the North, Rhode Island to the East, the Town of Woodstock to the West and the Town of Putnam to the South. Thompson is twenty minutes from Worcester, ninety minutes from Boston (New England's two largest cities) and thirty minutes from Providence. The result is that the orientation of the town in terms of employment, culture and economy is more tied to Massachusetts and Rhode Island than to Connecticut.

In 1971 the Thompson Plan of Development contained population projections for 1990 ranging from 11,600 to 13,200 persons. In 1997 the town's population was 9,019

Thompson is one town with ten villages or districts: Mechanicsville, Thompson, North Grosvenor Dale, Grosvenor Dale, West Thompson, Wilsonville, Quaddick, Fabyan, Quinebaug, and East Thompson. Persons living in Thompson when asked where they live or where they are from, will, more often than not, respond with one of the ten districts and not with "Thompson." This identity fracture, while interesting, makes decision making and consensus building a challenge. The town is further split by Interstate 395 which runs north-south through the approximate middle of the town. Only three primary crossings of Interstate 395 are available - which tends to further solidify the residents' identification with their village area as opposed to Thompson the town.

As a rural town Thompson is highly dependent on its roads. Thompson has over one-hundred miles of roadways and is bisected by Interstate 395 north to south. The Providence and Worcester Railroad operates a freight line (there is no passenger service) running north-south through the town's western/central section and serves several business within the Town. There are no commercial public bus services available in Thompson.

Population growth, with few exceptions, has steadily increased during Thompson's history and the projections are for that to continue. In fact, the State's current (1997) estimate of Thompson's population of 9,019 persons are 179 persons greater than what the State project

it would be in 1995 and shows a growth of 351 (2.03 percent increase) persons since 1990. Between 1980 and 1997 the Town increased its population by 10.7 percent or 878 additional persons. During this period Connecticut grew by 5.8 percent, New England by 7.0 and the United States by 9.8 percent.

Thompson, by the end of 1997, nearly reached the population level projected by the State of Connecticut for the year 2015. The State estimates that between the years 2000 and 2010 that its population will increase 1.5 percent and then increases to 6.5 percent growth from 2010 to 2020. Using the same increase for Thompson and a base of 9,019 the Town would have a population of 9,154 in the year 2010 and a population of 9,749 by the year 2020. While the Town's population will become older, it will still have a significant number of young persons of school age. Thompson's median age is projected to increase from the 1990 level of 34.4 to 39.1 in the year 2000 to 41.6 in 2005 and to 43.3 by 2010. Reasons for this growth are not precise, however, the price of residential lands and proximity to New England's two largest cities are most likely two of the major factors for this growth.

The ethnic breakout of the town, according to the 1990 census had the following mix: White, 8,572; Black, 19; Native American, 30; Asian Pacific, 26; Hispanic, 73; Other, 21. There is no indication or evidence that the current ethnic make-up Thompson will change during the next ten years in any appreciable way. Income for individuals and families in Thompson rank in the middle of the pack for Northeastern Connecticut and in the lower quarter for the State: Median household income in 1990 for Thompson was at \$34,956 compared to \$41,721 for the State and \$27,837 for Putnam and \$43,352 for Woodstock.

Persons in poverty in 1990 accounted for 5.8 percent of the total town population compared to 6.8 percent for the State and 11.4 percent in Putnam, 3.7 percent in Woodstock, 5.9 percent in Dudley, Massachusetts and 5.6 percent in Burrillville, Rhode Island.

Single family homes, as would be expected, are the dominant housing types. This has not changed since the adoption of the Town's original plan. However, the Town does have many rental units (more than 22 percent of the Town's total housing stock. Rental housing is primarily associated with the Route 12/131 corridor with the focus on North Grosvenor Dale.

Much of the housing growth experienced by Thompson appears to be from persons with employment outside the Town and the Region. This "bedroom community" growth has many implications and impacts on the Town. Persons in this category tend to have incomes higher

Commuting Data, 1990

Town of Employment	THOMPSON
Brooklyn	48
Canterbury	3
Eastford	6
Killingly	309
Plainfield	37
Pomfret	82
Putnam	581
Sterling	7
Thompson	875
Woodstock	126
Windham	49
Windham County	0
Norwich/New London	94
Mansfield	0
Hartford Area	117
Massachusetts	1,729
Rhode Island	76
Other	64
Total Commuters	4,200

than persons working within the Town (and/or immediate region), have young children, work outside of town and tend to limit their actions to the section of town in which they reside and spend little time involved in the day-to-day flow of the Town. In short, they sleep in Thompson. Land use patterns have, with the exception of an increase in the number of residential dwellings and the decrease in cultivated lands and mill use, has changed little since the Town's original plan was adopted in 1970. Thompson has had land use regulations (zoning, subdivision and wetlands) for more than

Educational Attainment, 1990

Town	Persons Over 25	Educational Level Attained						
		Less Than Grade 9	Grade 9 to 12	High School Graduate	Some College	Associate Degree	Bachelor Degree	Graduate Degree
Brooklyn	4342	572	696	1340	735	234	510	255
Canterbury	2797	227	353	1083	452	183	337	162
Eastford	895	84	108	268	161	38	151	105
Killingly	10133	1619	1788	3264	11487	878	720	567
Plainfield	8752	1090	1631	3592	1409	391	319	320
Pomfret	1964	145	185	482	313	150	381	296
Putnam	5820	959	1168	1973	750	331	380	259
Sterling	1477	127	273	845	240	69	85	28
Thompson	5829	816	1000	1861	836	463	532	321
Woodstock	4081	297	410	1185	596	383	749	461
Region	46190	5916	7612	15683	6989	2920	4184	2876

These regulations are administered by the combined Planning and Zoning Commission and the Inland Wetlands and Watercourses Agency. These are the primary Town agencies that address land use matters both in response to applications and in protecting the Town's water and other natural resources and land use practices. Both Thompson's zoning and subdivision regulations are typical of zoning and subdivision rules adopted in the 1970's in Connecticut and New England. The Town has three types of residential districts, one type of commercial district, one type of industrial district and a special protection district for the area in and around Thompson Hill. The Town has many buildings on the National Register of Historic Places and several efforts over the years have been initiated to create special historic districts (Thompson Hill and North Grosvenor Dale).

The Town also has two significant water bodies with associated lands in West Thompson Dam (managed by the Army Corps of Engineers) covering 1,900 acres and Quaddick Reservoir and State Park (managed by the State of Connecticut) covering more than 600 acres. The French and Quinebaug Rivers travers the Town north to south and meet in Mechanicsville. Other major water bodies are Grosvenor Dale Pond and Little Pond.

Thompson has full 911 services and five fire districts (Community, West Thompson, Thompson, Quinebaug and East Thompson) which are all volunteer forces from the community. The Town further served by volunteer ambulance and Paramedic Intercept services from Day Kimball Hospital in Putnam. Thompson participates in the Resident State Trooper Program and funds an officer to patrol the town and respond to calls for assistance. Police coverage is supplemented by the Connecticut State Police barracks Troop D located in the Town of Killingly. Current State Police and FBI crime statistics suggest that while Thompson's crime rate is growing it is much smaller than that of urban municipalities and below the experiences of its neighbors in Northeastern Connecticut. Thompson has post offices located in Thompson, Grosvenor Dale, North Grosvenor Dale and Quinebaug.

Thompson is run by a Town Meeting/Selectmen/Board of Finance form of government and

numerous committees, boards and staffing to operate Thompson on an ongoing basis. The Town's annual budget now exceeds \$15 million. Approximately 69 percent of that total goes to education; 22 percent to the operation of the Town; 7 percent to debt service; and, another 2 percent for capital expenditures. Thompson receives about 53 percent of its revenues from State and Federal Grants; 44 percent from local taxes; and, another 3 percent from other local revenue sources.

Thompson's Effective Property Tax Rate ranks 151 of Connecticut's 169 municipalities at 1.27 percent. This compares to a State maximum of 4.3 percent and State medium of 1.68 percent and means that Thompson's overall local property tax rate is in the lower quarter of Connecticut's towns and cities. With regard to education and general government, Thompson's effective property tax rates are 0.65 percent (166 of 169 towns) and 0.62 percent (84 of 169 towns). This places Thompson in the bottom 10 percent of the State in terms of education and in the middle of the pack for general government.

Town Survey Results

As part of the update of the Town's plan of conservation and development a survey was sent (1998) to all mailing addresses in Thompson. A total of 7.4 percent of Thompson's residents responded. The following is a summary of the survey results.

What are Thompson's special qualities and negative qualities?

Special Qualities

- Rural
- Proximity to urban areas
- Quaint/Small Town Atmosphere
- Natural Beauty
- Quiet
- Friendly People
- Historic

Negative Qualities

- High Taxes
- Lack of Broad Tax Base
- Schools
- Lack of Community Unity
- Roads
- Town Government/Politics
- Jobs

Is Historic Preservation Important? 85 percent - Yes.

Is the Preservation and/or Retention of Agriculture Important?
86 percent - Yes.

Should Thompson Preserve Open Space?
85 percent - Yes.

Where in Town should commercial or industrial growth happen?

Empty Mill Buildings
North Grosvenor Dale

Route 12
Reardon Road

Along Interstate 395
No Where

Sites that should be protected.

Thompson Hill
Lakes and Ponds

Farms
Dam Area

Parks
Mill Housing and Buildings

Historic Places
Open Space

Is truck traffic an Issue?

37 percent - Yes.

On a Scale of 1 - 5, (with 1 being very satisfied and 5 being very dissatisfied) rate the level of satisfaction with the following private and public components of Thompson:

Item	%	Item	%
Condition of roads and bridges	3.0	Availability of General health care	2.7
Quality of recreation programs	2.6	Quality of K-8 School	2.9
Adequacy of re-creation facilities	2.0	Quality of High School	3.1
Ambulance Services	1.6	Town Library	1.8
Police Services	2.5	Quality of elderly public housing	2.2
Fire protection Service	1.7	Availability of Elderly housing	2.5
Town Hall Services	2.0	Availability of Child Care	2.6
Recycling Services	1.9	Public Transportation	4.0
Health Care	2.7	Economic and Community Development	3.2

Should Thompson encourage residential development and increase in population?

21 percent - Yes 63 percent - No

Are you satisfied that your local taxes are being properly used?

21 percent - Yes 23 Percent - No 46 percent - Somewhat

Items rated, based on need

1 = High Need 4 = No Need

Economic Development	1.9	Movie Theater	3.1
High School	1.9	Camping	2.8
Industrial Park	2.2	Bowling Alley	3.3
Swimming Pool	3.1	Post Office	2.4
Public Housing	2.8	Tourism	2.4
Golf Course	3.3	Home Based Business	2.2
Police Department	2.3	Motel	3.0
Retail Shopping	2.5	Town Manager	2.7
Major Grocery Store	2.6	Town Planner	2.5
Elderly Housing	2.2		

Rate the importance to the well-being of Thompson during the next ten years

1 = Very Important		4 = Not Important	
Economic Development	1.9	Town Government Costs	2.2
Education Quality	1.3	Land use Planning	1.6
Property Tax Reduction	2.0	Health Care Access	1.9
Road and Bridge Quality	1.6	Affordable Housing	1.7
Public Safety	1.5	Recreation	2.3
Education Spending	1.8	Agricultural preservation	1.6
Open Space Preservation	1.5	Historic Preservation	1.6

Plan Format

The Plan is divided into individual sections that address different subjects. Each section is divided into four parts:

Background

Factual information positioning the issue in its current and/or historic context

Issues

Issues related to the topic that should be addressed and/or understood.

Goal(s)

A simple statement of the desired outcome(s)

Policies and Strategies

A listing of policies and strategies designed to achieve and re-enforce the stated goal(s).

Education

Thompson provides education for its youth -- Kindergarten through High School. This is the largest task in terms of money and the future well being of the community that Thompson undertakes. It is also an aspect of the Town that provokes the most debate and emotion on an ongoing basis.

Thompson, similar to the other communities of Northeastern Connecticut, is continually challenged in trying to provide the best education for its youth. This is true both with the systems academic work and the physical plant of buildings and grounds.

Thompson's expenditures for education are among the lowest in the State and the local property tax burden is in the bottom ten percent of Connecticut towns. For the 1995-96 school year Thompson ranked 17 in Connecticut at \$7,187 per pupil compared to a State medium expenditure of \$8,201. This also means that Thompson spends less on a per pupil basis than any of the other northeastern Connecticut towns. Thompson's results on the Connecticut Mastery Test are also in the bottom twenty-five percent with an index score of 67.2 (18th worst in Connecticut) compared to a Connecticut medium score of 78.9. The class of 1996 had a drop out rate of 13.5 percent (compared to a State mean of 12.1 percent); 75 percent of that class went on to some form of higher education (compared to a State mean of 78 percent). Despite the numbers just reviewed, Thompson's graduates very competitive and even exceed others in the State with regard to Scholastic Assessment tests

Student Performance

Connecticut Mastery Test % Meeting State Goals		Thompson		ERG	State
		93-94	97-98		
Grade 4	Reading	44	47	52	55.2
	Writing	32	34	47	51.6
	Math	47	57	56	60.8
	All Three	NA	18.5	26.8	32.8
Grade 6	Reading	62	59	60	60.3
	Writing	32	45	49	49.4
	Math	57	41	49	54
	All Three	NA	24	25.7	30.2
Grade 8	Reading	59	57	61	64.2
	Writing	15	39	53	56.4
	Math	37	41	46	52.7
	All Three	NA	24.7	27.7	36.4

Connecticut Academic Performance Test Percent of Grade 10 Receiving Certification of Mastery

Item	Thompson		ERG	State
	94-95	97-98		
Language Arts	35	41	31	35.2
Math	45	39	38	43.7
Science	45	46	29	35.5
Interdisciplinary	44	48	33	38.4
All Four	13.8	13.9	9.8	13.6

Thompson's graduates very competitive and even exceed others in the State with regard to Scholastic Assessment tests

Education Issues

- Funding
- Quality/Outcomes
- Safety
- Access
- Community Confidence

Education Goals

- All children should enter school **READY** to learn.
- Ensure success for **EVERY** Student - Thompson's youth should leave school with the tools necessary to have a productive future.

Provide the services and environment (in partnership with community, staff and parents) each student needs for intellectual challenge and social and emotional development. Each student will be able to communicate effectively, obtain and use information, solve problems, and engage in active, lifelong learning. To that end Thompson public schools, will assist students as they build the academic, civic and learning foundation necessary to pursue their future endeavors and will ensure excellence in education.

- ✓ **The Academic Foundation:** Students will acquire the self-discipline, knowledge, and skills needed to learn in each of the academic discipline.
- ✓ **The Civic Foundation:** Students will acquire the willingness to set aside personal gratification for the advancement of the group, the ability and desire to understand and consider the views of others,

Selected Thompson Education Stats

Item	Year	Thompson	ERG	State	
Percentage of Students Receiving Free/Reduced Priced Meals	97-98	16.5	18.4	23.9	
	92-93	18.8	NA	22.0	
Percentage of Kindergarten Students who Attended Preschool, Nursery School or Headstart	97-98	68.7	70.8	70.4	
	92-93	51.4	NA	64.4	
Percentage of Juniors and Seniors Working More than 16 hours Per Week	97-98	26.7	28.5	30.3	
	92-93	26.8	NA	29.2	
Students Per Teacher	97-98	16.6	15.0	14.6	
Students Per Academic Computer	97-98	6.3	5.5	6.4	
Teachers Per Administrator	97-98	11.2	12.9	13.4	
Average Class Size	Grade K	97-98	16.5	17.7	19.0
		92-93	17.8	NA	19.6
	Grade 2	97-98	25.8	20.8	20.5
		92-93	20.0	NA	20.8
	Grade 5	97-98	21.4	21.2	21.6
		92-93	24.0	NA	21.9
	Grade 7	97-98	22.4	22.2	21.9
		92-93	19.0	NA	21.7
	High School	97-98	18.1	19.6	20.1
		92-93	15.2	NA	20.1

ERG = Education Reference Group

connecting kindergarten and child care to offer full day early care to parents and children who would benefit from such services.

- The Town's school system should meet with local daycare providers to discuss curricula, benchmarks and ways to transition to school.
- The Town should assist in the dissemination and coordination of information about after-school opportunities available to youth, such as school-based or nonprofit programs, library-based, church-based, volunteer and recreation programs.
- The Town should encourage all residents and especially parents to be active in the school system.
- Adult education, continuing education and other similar programs should be supported by the Town and information concerning these programs should be available at the Town Hall and Community Center.

Scholastic Assessment Test

Item	Thompson		ERG, 97	State, 97
	Class of 97	Class of 96		
% of Grade Tested	71.0	76.6	65.1	73.7
Math: avg. Score	526	485	486	505
Math: % Scoring 660 or more	30.6	11.9	12.3	21.2
Verbal: Average Score	534	509	488	505
Verbal: % Scoring 600 or More	24.4	15.3	12.4	20.8

Transportation

Roads and bridges, rails, bikeways, pathways and public transportation are the linkages to homes, business, education, safety and other basic and discretionary needs. Given the fact that the town's residents, visitors and businesses interact with this system every day - it is a critical issue to the Town's well being over the next ten years and beyond.

The Town's transportation system is a mature one with little opportunity for substantive changes in terms of new roadways. New roadways are more likely than not to be the result of subdivision growth than from any other source. Most of Thompson's roads were once dirt pathways that were at one time or another paved. In the past, little thought was given to drainage, slope, grade, safety, etc.... These dirt roads were simply paved over. Today this former practice greatly increases costs as the roads are repaired and upgraded.

Unfortunately, Thompson's roads are not getting better. In 1986 just over 30 miles of roads were in need of reconstruction or rehabilitation. This jumped to more than seventy-one miles of roadways in these conditions in 1996. Currently, it costs approximately \$150,000 a mile to reconstruct a roadway. This means that it would cost Thompson just over \$3 million to upgrade its 20 miles of roads needing reconstruction and it is estimated that it would take nearly \$9 million to bring all roadways up to a condition where only routine maintenance would be needed. Given the annual budget for the Thompson road system (local, state and federal) of about \$300,000 it will be many years, decades or never before Thompson's roads are all up to par.

It is also important to note that roads brought to prime condition begin to

Roadway Management

There are two basic approaches to funding street repairs. The most common practice is to fix the streets which are in the worst shape; this practice is referred to as the worst-first policy. The other approach is to keep the good streets in good shape; this practice is referred to as the best-first policy. Although Joe Q. Public will think you are crazy to spend money on streets that appear to be in adequate condition, the best-first policy is really the best policy when it comes to funding maintenance, rehabilitation and reconstruction.

Any pavement maintenance program should be founded on the simple philosophy "keep the good roads in good shape, fund emergency repair as needed, and develop a long term capital improvement fund for reconstruction of the streets in bad shape." Since the cost of reconstructing roads is extremely costly, it is much more cost-effective to prevent the pavement from deteriorating. The goal is to maximize the investment in the infrastructure by extending its life.

A common question is how do we implement a preventative maintenance program when we don't have enough money to fix the streets that need to be fixed now? The correct answer is to let them go and spend money on preventative maintenance. Some local spots that are real hazards such as car-eating potholes must be fixed. A separate capital improvement budget should be developed for reconstruction projects. Although this is the correct answer, it is not practical in the real world. Most town councils would tar and feather anyone who would suggest a crazy plan. However, not attempting to change from the worst policy is cheating the public....

The realistic approach is to allocate a small portion of the budget to preventative maintenance. Fifty to seventy-five percent of the budget spent on preventative maintenance would be great, but ten percent is better than nothing. And every year after the first, try to increase the portion of the budget which goes toward preventative maintenance. At the same time, try to develop a capital improvement budget for reconstruction projects. The quicker the preventative maintenance budget grows, the quicker a municipality will be able to get a handle on this seemingly out-of-control MR&R budget.... Remember, in the long run it is much cheaper to keep good streets in good shape.

Excerpted from Technology Transfer: Connecticut Transportation Institute, Vol.14, No.2, Winter

deteriorate and require some form of routine maintenance almost immediately. The design life of a typical town road is between fifteen and twenty years depending on how well it is maintained.

The current budget, work force and equipment devoted to the Town's roads is adequate for routine maintenance (mowing, sealing cracks, gutter cleaning and minor repairs such as catch basins and guard rail repair). However, the budget, work force and equipment are not adequate to effectively take on extensive rehabilitation and/or reconstruction projects.

The Town's active rail line is the Providence and Worcester Line running north-south through the town. The line is used daily as a freight link and is occasionally for special event passenger service. The other rail beds are not currently active and are not in a state where they could be used without considerable monetary investment. Parts of these abandoned rail beds are now part of the Region's bikeway and trail system.

Work may begin in late 1999 or early 2000 on the Heritage Way Project. The Heritage Way Project is a pedestrian area located in North Grosvenor Dale. When completed it will provide passive recreation and outdoor opportunities for residents and visitors. Eventually, the Heritage Way is planned to link north and south to other river trails within northeastern Connecticut and south-central Massachusetts.

According to the 1990 Census Thompson had 110 households with no vehicles. Currently, Thompson has no commercial or public transportation functioning. Bus, rail and air transportation are available via the Worcester Area and there is limited bus transport available in Putnam.

Local Roadway Condition Comparison

Action Needed	Miles of Road		
	1986	1996	Change
Routine maintenance	16.46	10.49	5.97
Preventative Maintenance	38.95	12.89	26.06
Rehabilitation	26.82	51.58	24.76
Reconstruction	3.69	20.13	16.44

Ten Most Dangerous Intersections/Roads

- 1 Route 200 at Buckley Hill Road
- 2 Route 131 at Watson Road and Fabyan Road
- 3 Route 12 at Route 193 and West Thompson Road
- 4 Route 12 between Laporte Road and Wilsonville Road
- 5 Route 12 between I-395 off ramp and Plum Road
- 6 Route 193 between Sand Dam Road and MA Line
- 7 Route 12 between Anderson Road and Laporte Road
- 8 Route 12 between Mason Terrace and Thatcher Road
- 9 Route 193 at Sand Dam Road
- 10 Route 131 at Route 197

Major/Minor Collectors

Buckley Hill Road	Major
West Thompson	Major
Gore Road	Minor
East Thompson	Minor
Wilsonville Road	Minor

Transportation Issues

- Traffic safety in terms of road design, speed and volume
- Transportation maintenance, rehabilitation and construction costs
- Lack of public transportation - bus or rail
- Access to and from Interstate 395
- Traffic congestion related to the Speedway site
- Town roads used as shortcuts for persons outside of Thompson
- Truck Traffic
- Run-off

Transportation Goal

A safe, reliable, historically sensitive, attractive and affordable transportation system for the Town.

Transportation Strategies and Policies

- New road construction and/or modifications to existing Town roads should be made so that they are compatible with connecting roads in terms of width and materials. Further, such actions should, with reasonable and sound safety considerations, maintain and protect natural and cultural aspects of the surrounding landscapes.
- Thompson should have in place a comprehensive transportation system for the upgrade, repair and maintenance of its road way system. Such a plan should take into consideration safety, usage levels, cost and the interconnection/relationship of roadways to one another. Essential to this are the following elements¹:
 - A. Street network Inventory
 - B. Pavement Condition Survey
 - C. Project Ranking
 - D. Programing of Projects (using limited funds effectively)
 - E. Implementation and Record Keeping

This plan must be understood by the Board of Selectmen, Board of Finance and the Public Works Department.

- Encourage and participate in efforts to develop public transportation options for travel need within the Town and to areas outside of Thompson.

¹ Pavement Management: A Manual for Communities Metropolitan Area Planning Council, Boston, MA.

- Unimproved or dirt roads should be maintained and protected
- Truck traffic should be controlled in residential districts as to the number of trips allowed
- Encourage the provision of bikeways in road improvement projects, where appropriate. Pedestrian Safety should be enhanced by the placement of crosswalks at key locations.
- Support the continuation of para-transit services provided by Northeast Transit to residents with special needs.
- Parking should be appropriate and consistent with the established facilities and land uses adjacent to any proposed commercial, residential or industrial parking.
- Roadways used as connectors (shortcuts) should all be submitted to the Department of Transportation for classification as "Collectors", including:
 - The Town should plan for business and industrial use on the Providence and Worcester Rail Line. The Town should then encourage whatever actions are necessary so that the rail line can be utilized for commercial purposes.
 - The Town should submit Route 21 to the State of Connecticut for State Scenic Byway designation.

Commuting Patterns

Town of Employment	1970	1980	1990
Brooklyn	0	0	48
Canterbury	0	0	3
Eastford	0	0	6
Killingly	113	215	309
Plainfield	28	18	37
Pomfret	38	60	82
Putnam	726	726	581
Sterling	0	0	7
Thompson	1129	807	875
Woodstock	55	80	126
Town of Windham	70	0	49
Windham County	0	28	0
Norwich/New London	22	0	94
Mansfield	0	0	0
Hartford Area	95	125	117
Massachusetts	995	1169	1729
Rhode Island	30	37	76
Other	26	344	64

Town Character Protection and Preservation

Town greens, village centers, stone walls, farm fields, mill buildings, architecture, street widths, traffic patterns, trees, water quality, wildlife, recreational opportunities and historic heritage all contribute to the Town's identity and character. Development, in most forms, tends to alter the current structure and make-up of the Town. Therefore, future development must be well thought out and comprehensively approached so as not to deter or diminish those elements that make the town special. A town's character is its identity, and it is what makes it unique and special. Generally, people want to protect what makes their town special. However, more often than not the things that make a town special are not protected and very often at risk. This is the case with Thompson today.

Thompson's natural resources (soils, water, wildlife and geology) are all regulated to varying degrees by State and Federal rules and regulations. For example the Connecticut Inland Wetlands Act, Aquifer Protection Act, Endangered Species Act and the Federal Clean Water Act, Superfund Act each forms part of the regulatory umbrella under which natural resources are sought to be protected. Despite this rather imposing list of laws and agencies enforcing these laws there is much that a town can and does do to influence these resources (negative and positive). Towns through their use-value assessments for property taxation, wetlands commission, conservation commission, planning and zoning commission and other commissions have significant direct and indirect impacts on natural resources. Thompson also has a Level B and Level A Aquifer Protection Area identified for protection by the State. This stratified drift high yield aquifer is an important and fragile resource. Thompson will bear, under the Connecticut Aquifer Protection Act, the primary responsibility for protecting this resource.

Zoning is another key component in the protection and preservation of Thompson's natural resources. Zoning has been in place in Thompson since 1975 and has been modified several times since that adoption. Currently, Thompson's zoning and subdivision regulations are essentially silent as to the protection of natural resources. There are the standard soil and sedimentation and flood plain control provisions, buffer areas adjoining certain waterways, open space set aside for subdivision and an aquifer protection section (that appears to be not fully consistent with current State law). However, beyond the conventional approaches stated there are no specific approaches or strategies employed that seek to protect specific resources. Additionally, there is no inventory or prioritization for natural resources specific to Thompson.

Thompson has a long and colorful history. Fortunately, much of that history has been documented in text and archived as well as living on in the many structures of historic significance throughout the Town. The Town does have an extensive inventory of historic

structures (primarily from Thompson and North Grosvenor Dale) and is currently working on the designation of a historic district for Thompson Hill. Thompson itself recognized Thompson Hill as a special and unique area with the formation under the Town's zoning authority of the Thompson Common Preservation District for the purpose of providing "for appropriate uses.... which do not disrupt the scale or traditional residential and architectural character of this area so as to preserve this district as part of the heritage of all Thompson residents."

Natural and Cultural Resources Issues

- Most environmental laws and regulations are under the direct control of the State or Federal government; Thompson's relationship and role vis-a-vis these agencies must be understood and addressed.
- Aquifer protection, Thompson's role.
- Protecting Open Space
- Management of town owned lands
- Historic Preservation and Protection
- Rural and Mill Village Character Protection
- Scenic roadways and traffic impacts on natural and/or cultural resources

Natural and Cultural Resources Goal

Thompson's Natural, Rural and Historic Resources will be protected and preserved without imposing unreasonable burdens on individual property owners or residents in general.

Natural and Cultural Resources Policies and Strategies

- The scenic, historic, recreational and natural areas of the Town are important economic and cultural assets, are essential to the quality of life in Thompson, and must be maintained and protected from adverse effects.
- While regulatory programs protect specific resources such as wetlands and watercourses interactions of these and other resources in the landscape are often of greater significance than any single component. A systems approach should be the preferred approach where

addressing natural resource issues.

- Thompson should, to the degree that funds are available, establish an Environmental Education Center either as a stand alone program and/or as extensions of the local school curriculum and/or the Town Recreation Program.
- The Town should identify locations of scarce/rare habitats and provide special protections for such locations under the Town's land use regulations and by ordinance if necessary.
- The Town should put in place a pro-active plan to acquire and protect open space and other natural features of the Town deemed of value. Such protections should include the establishment of a dedicated fund to acquire properties so identified.
- Thompson should inventory and prioritize its critical natural resources and identify specific needs of these resources. Such a task should utilize, to the extent possible, GIS applications.
- In order to protect Thompson's valued historic resources the Town should become certified and maintain certification as a Certified Local Government (CLG) in conformance with State and/or Federal rules.
- Conduct and update as needed an inventory of all historic sites and structures and apply a prioritization in conformance with those recommended by the Connecticut Historical Commission recommendations.
 - 1/ In conjunction with the town's historical society the Town should assist in the maintenance of the listing of historic sites and adopt regulations (where appropriate) to ensure the protection of these sites for future generations.
 - 2/ The Town should commission an official history of Thompson and have it incorporated into the curriculum of the local school system.
 - 3/ The Town should actively encourage the renovation of historically significant structures over their removal.
 - 4/ In conjunction with the town historical society the Town should assist in protecting historic materials from damage and/or theft.
 - 5/ The Town should encourage donations to the Town's historical society and should consider funding historic preservation projects to the degree that funds are available for such projects.
- Encourage the reuse of both privately and publically owned historic buildings.
- Through the Town's land use regulations Thompson should consider the adoption of an archaeological protection ordinance.
- Thompson should submit Route 21 as state scenic roadway.

- Ensure that Thompson's historic records are maintained and protected in an appropriate and secure environment.
- The Town will maintain its policy to encourage the maintenance of open space lands under Connecticut's Use-Value Assessment Law by allowing all properties in excess of a minimum residential building lot to qualify for such tax designation.
- Upland review areas adjacent to and influencing wetlands and watercourses should be carefully delineated and regulated in accordance with state statutory guidelines.
- Maintaining Thompson's Character (Villages, Neighborhoods, Rural Residential) is important to the Town's future well being:
 - 1/ The Planning and Zoning Commission should adopt alternative zoning and subdivision regulations which will preserve open space and agricultural areas.
 - 2/ The Town should review and revise as necessary, its standards for new roads (see especially, width requirements).
 - 3/ The Town's Land Use Office should make information available on recommended housing types, construction materials, landscaping and buffering options, walls and fencing materials, and various forms of roadside treatments which are compatible with a site's existing traditional New England character.
 - 4/ The Town should require that the State's Archeology, Historic, and DEP Natural Diversity Data Base Offices are consulted to ensure that significant archeologic and historic sites and endangered species of wildlife and vegetation are not damaged or destroyed in proposed developments.
- The Town should develop special protections for the Quinebaug and French Rivers and other water resources, and critical or threatened habitats as identified in Connecticut's Natural Diversity Base and Endangered Species List, including but not limited to defining buffer zones that would restrict or prohibit development and the acquisition of properties.
- The Town's land Use Office and Community Development Office should have and be familiar with the Secretary of the Interior's Standards for Rehabilitation.
- The Thompson School System should incorporate in its curriculum the history of Thompson, the values and benefits of historic and environmental preservation
- The Town should identify areas that have been compromised and take appropriate actions to correct those situations.
- The Town should establish a conservation commission to advise and guide the Town in the protection of its natural resources.
- The Town should utilize open space zoning techniques in the development of properties abutting areas in need of protection.

- The Town should encourage all owners of land classified as "forest land" to have in place a forest management plan as suggested by either the DEP Forestry Division or the UCONN Cooperative Extension System.
- The Town should utilize the Village District Act under its zoning authority to protect the character of North Grosvenor Dale and Thompson Hill.

Governance

Town government is supposed to be the least complex of the three general levels (local, state and national) of government. Most certainly it is smaller in size and cost (relatively speaking). Thompson has an annual budget of about \$15 million and is the Town's largest employer. By contrast, Connecticut has more than 50,000 employees and an \$11 billion dollar annual budget. Thompson's government is smaller, but not necessarily less complex or challenging. Where the State has a myriad of agencies and extensive specialized staff to deal with everything from inspecting eggs to building highways - Thompson more often than not has the First Selectman as the point person for any given issue.

The issues challenging a town are often complex and require decisions. There is no excess granted or provision made for being too small to know better. So whether it is wage & hour, OSHA, EPA, DEP, DOT, DRS or whatever - the town must act. Most often this falls to the First Selectman. This is the person charged with the responsibility to manage, represent and address the daily issues that confront Thompson. It may be an eviction, tree in the road, a lost dog, grant application, testifying before the Legislature, union negotiation or any number of matters needed to be addressed on behalf of the Town. Recently, Thompson decided to place the Town's fiscal dealings in the hands of a person schooled in municipal finance rather than the practice of electing a Town Treasurer.

Governance Issues

- Securing more citizen participation in all aspects of the Town's governance - Town Meeting, elections, referendum, committees, commissions, etc....
- Resident confidence
- Awareness of the complexity of town government.

Town Departments, Commissions and Boards

Selectmen
 Town Clerk
 Tax Collector
 Town Treasurer
 Finance Director
 Board of Finance
 Public Works Department
 Public Works Director
 Board of Assessment Appeals
 Town Assessor
 Registrar of Voters
 Superintendent of Schools
 Board of Education
 Planning and Zoning Commission
 Zoning Board of Appeals
 Zoning Enforcement Officer
 Building Inspector
 Redevelopment Agency
 Community Development Director
 Economic Development Commission
 Housing Authority
 Conservation and Inland Wetlands
 Commission
 Conservation Commission Officer
 Director of Social Services/Agent for the
 Elderly
 Director of Health
 Fair Rent Commission
 Small Cities Advisory Board
 Library Trustees
 Municipal Historians
 Recreation Commission
 Recreation Director
 Building Code Board of Appeals
 Water Pollution Control Authority
 Resident Trooper
 Chief of Police/Constables
 Burning officer
 Tree Warden
 Chiefs of Fire Departments (5)
 Fire Marshal
 Civil Preparedness Director
 Town Attorney
 Justices of the Peace

Governance Goal

Thompson's residents will have confidence that the Town's governance structure is sound, fair and responsible and that the facilities and services needed to address the needs and desires of its residents are in place.

Governance Policies and Strategies

- The Town will conduct all business in terms of its boards and commissions during evening hours when most of its residents have the opportunity to participate.
- Thompson should review, with the assistance of experts in municipal employment, all position descriptions and policies to ensure that they are appropriate and current.
- Thompson should adopt a management system that is able to function in terms of the day-to-day operations of the Town independent of the election cycle.
- Vacancies for any board, commission or other endeavors will be advertised and persons recruited so that all such bodies have their full complement of members.
- The Town should put in place a quarterly newsletter that will be sent to all households and businesses so that all residents have the opportunity to be current on the activities and actions of the town.
- The Town should continue its practice of producing a Town annual report.
- The Town shall be fully supportive of its volunteer fire, ambulance and emergency medical services and should not support a change to a "professional service" situation.
- All legal notices and other information notices for the Town shall, in addition to being posted at the Town Hall, be posted at the Library/Community Center and advertised in the Shopper's Guide.
- The First Selectman shall establish a "cabinet" consisting of the chairpersons of all Town Boards and Commissions and meet every two months as a means to improve discussion and understanding of the issues and actions impacting Thompson.
- Thompson should continue to participate and support the Resident State Trooper program.
- Town Hall and its services should be open one night per week as a service to residents that can not easily utilize services during regular business hours.

Housing

Housing (shelter) is a basic need of all persons. Thompson's 9,000 plus residents live in a variety of housing types: single family, multi-family, apartments, condominiums, senior citizen housing, low and moderate income housing, and trailers. Thompson's housing is primarily single family residential which is consistent with its rural character. Housing densities vary within the town and is a reflection of the town's historical development. The highest density housing is found in the Grosvenor Dale, North Grosvenor Dale and Quinebaug sections resulting from the town's early experiences with industrialization. The Thompson Hill area also has a higher density (though not as high as the previously mentioned areas) due to its historic role as the towns' governing, religious and social center. Other areas of high residential concentration are remnants of seasonal housing in the Little Pond and Quaddick areas.

Affordable Housing Need, 1990

Town	Specified Owner Occupied Units	Specified Owner Units with Costs Over 30% of Household Income	Specified Renter Occupied Units	Specified Rental Units with Costs Over 30% of Household Income
Brooklyn	1,325	276	556	216
Canterbury	946	189	180	40
Eastford	279	64	81	17
Killingly	2,868	663	2,062	689
Plainfield	2,643	762	1,577	595
Pomfret	452	73	1573	657
Putnam	1,536	332	113	33
Sterling	434	127	708	203
Thompson	1,871	354	708	203
Woodstock	1,529	318	396	110
Region	13,683	3,158	7,954	2,763

Like the other towns in Northeastern Connecticut the building booms of the mid-1980's Thompson realized significant residential growth. Nearly all of it was single family residential. Additionally, this new growth came primarily from persons working outside of the town and the region. A comparison of commuters and their destinations clearly demonstrates this change. While this growth was beneficial for the building trades, it also resulted in increased stress (costs) on the town's services and especially education. In 1994 the town had a total of 3,725 housing units compared with 3,224 in 1990 and 2,843 in 1980. Between 1992 and 1996 Thompson gained 149 housing units. According to the 1990 Census Thompson had 557 housing units with costs more than 30 percent of the households income which equals just more than 17 percent of all households in Thompson. In 1994 Thompson had 6.01 percent (up from the previous years 3.96 percent) of all housing as "Assisted Units" (rental and/or mortgage assistance). For comparison, the region's average was 9.02 percent with Putnam at 13.30 percent and Woodstock at 1.79 percent.

Connecticut defines affordable housing as housing which does not cost a family more than thirty percent of its gross income. Housing costs include rent or mortgage payment, and utilities. The Town also has a significant portion of its housing that falls into the category of "assisted units." The State has a minimum level of affordable housing of 10 percent and therefore

Thompson is in compliance with Section 8-30g of the General Statutes which requires municipalities to provide for affordable housing. This objective is consistent with Connecticut's Plan of Conservation and Development housing goal: "To establish and maintain an adequate supply of decent and affordable housing in a suitable living environment for all citizens." Thompson is often noted as both a leader and innovator when it comes to affordable housing. The Three-Rows housing rehabilitation project is often cited as a model for such projects.

Assisted Housing, 1993 & 1994

Town	Total Housing Units		Assisted Family		Rental Elderly		CHFA Mortgage		Total Number Assisted		Total Percentage Assisted Units	
	1993	1994	1993	1994	1993	1994	1993	1994	1993	1994	1993	1994
Brooklyn	2464	2506	102	102	109	109	57	52	268	263	10.88%	10.48%
Canterbury	1607	1616	53	54	24	24	37	34	114	112	7.09%	6.93%
Eastford	636	645	0	0	0	0	3	3	3	3	47%	47%
Killingly	6665	6728	265	251	165	237	89	92	519	560	7.79%	8.32%
Plainfield	5449	5471	219	271	175	175	181	163	575	609	10.55%	11.13%
Pomfret	1328	1344	2	2	0	0	5	6	7	8	53%	60%
Putnam	3826	3836	277	231	225	225	63	54	565	510	14.77%	13.30%
Sterling	953	963	4	4	0	0	32	29	37	330	3.78%	3.43%
Thompson	3691	3725	16	97	98	98	32	29	146	224	3.96%	6.01%
Woodstock	2717	2742	5	5	24	24	19	20	48	49	1.77%	1.79%
Region	29336	29576	943	2391	820	2886	518	482	2282	2668	7.78%	9.02%

Housing Issues

- Housing is, for most people, their largest investment and asset. Protecting the monetary value of the Towns homes.
- Thompson's mill housing (Grosvenor Dale and North Grosvenor Dale) is a central part of the Town's visual and cultural heritage. However, much of it is not being maintained in a condition that perpetuates a positive image or condition for Thompson.
- Thompson's heritage is more often than not defined by its architecture. Preserving and perpetuating that heritage is essential to the Town's future.

- Providing affordable, attractive and livable assisted housing for the Town's elderly who are no longer able to care for themselves.
- Housing for the next generation of Thompson workers and residents that is affordable and in keeping with the character of the community.
- Rental Housing

Housing Goal

All residents of Thompson should have reasonable access to the housing of their choice and such housing should maintain and/or enhance the rural/historic character of the Town.

Housing Strategies and Policies

- Town Regulations, Ordinances and Policies should be reviewed and revised as necessary by the Board of Selectmen in consultation with the Town Attorney to ensure that they are reflective of all Fair Housing and Equal Opportunity federal legislation as promulgated in the Civil Rights Act of 1964, et al, and that they are in compliance with all applicable sections of the Connecticut General Statutes.
- The Town should ensure that all building, fire and health codes are enforced.
- Single family units should be the primary housing type within the Town. Multi-family units, apartments and/or condominium type development should be limited to areas of the Town where facilities and infrastructure (water, sewer, roads, etc....) are in place or can reasonably put in place to properly serve such development.
- Physical features (natural and/or man-made) of special value for historic, cultural, aesthetic or architectural reasons should be maintained to the highest degree possible.
- Thompson's focus for affordable housing should be on the continued restoration and maintenance of Three-Rows in North Grosvenor Dale. This should include the aggressive seeking of grants to further improve the properties and to remove structures that diminish the projects viability and public safety.
- Thompson should incorporate provisions in its zoning and subdivision regulations that proactively protect historic features and elements, natural resources, view sheds, architectural consistency and the Towns rural character.
- Thompson must participate in any State or Federal program for low-income energy

assistance and Weatherization programs.

- Work to see that the enforcement of drug laws, housing and health codes are in place to maintain and improve residential neighborhoods and to help bring back deteriorating neighborhoods.
- Thompson should fully support programs that seek to protect and strengthen neighborhoods such as "DARE" and "Neighborhood Watch" and "Neighborhood Revitalization Zones (Public Act 95-340)."
- Discourage extensions of infrastructure and services to new development at inappropriate densities, especially in outlying areas.
- Review development proposals with an eye toward the impacts on existing open space, farms, natural resources, scenic vistas and traffic patterns/volumes.

Agriculture

Thompson's agricultural past dates back to the earliest settlers of its lands. It is a pursuit that has stayed the history of Thompson and continues today as an active and significant part of the community. However, it is not a given that agriculture will remain in Thompson. New residential development and the economics of agriculture both present significant challenges to those presently farming and to those contemplating it as a pursuit.

Agriculture takes many forms and Thompson has a range of agricultural operations. The Town has two dairy farms, several nursery/greenhouse operations, tree farmers, crop farmers, private and commercial equestrian operations, organic farmers, home gardens and a fish farm. Each of these, no matter size or income generated, is agriculture.

The State of Connecticut defines agriculture in its statutes (see box for details). However, the State provides that for zoning purposes each town may define agriculture as it chooses. This leaves open the possibility to narrow what is to be considered agriculture. The Statute is very broad and inclusive in terms of what is and is not considered agriculture. The economic and cultural benefits of having a diverse and healthy agriculture are significant. Creating an environment that says clearly that agriculture is part of the towns past, present and future will go a long way to ensuring that the benefits of agriculture are secure for years to come.

Agriculture Issues

- ❑ Farms are private holdings that are often viewed as public resources.
- ❑ As the Town continues to grow how will it address conflicts between the realities of agriculture and the perceptions and reactions of non-farmers to those realities.

"Agriculture" means the cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oyster, clams, mussels, and other molluscan shellfish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land or brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits or vegetables, as an incident to the preparation of such fruit or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, range greenhouses or other structures used primarily for raising and, as an incident to ordinary farm operations, the sale of agricultural or horticultural commodities. The term "agriculture" means farming the waters of the state and tidal wetlands and production of protein food, including oysters, clams, mussels and other molluscan shellfish, on leased, franchised or public underwater farm lands. Section 19-109 CGS

- Preservation vs. Protection**
- Farm retailing of products produced**

Agriculture Goal

To maintain, sustain and enhance agriculture so that it will remain a fundamental part of the Thompson landscape and economy.

Agriculture Policies and Strategies

- The Town should adopt a policy statement that affirms agriculture as an activity that the town desires and that it supports. Such policy statement will be provided to all prospective buyers and developers of properties within the town. Such a policy would state:

It is the policy of the Town of Thompson to encourage the preservation and protection of farm land and forest land in order to maintain a readily available source of food and farm products, to conserve the Town's natural resources and that it is in the public interest to prevent the forced conversion of farm land and forest land to more intensive uses as the result of economic pressure caused by assessment for property taxation at values incompatible with their preservation. Therefore the Town is strongly supportive of the so-called 490 program (Connecticut's Use-Value Assessment law)

- The Town should adopt the property tax reduction option of certain agricultural properties as provided for in the Connecticut General Statutes.
- The Town should encourage town-owned and/or controlled properties available for agricultural production and encourage landowners to do the same. The Town should secure the right to develop horse trails on the West Thompson Dam lands and the Quaddick State Forest properties.
- The Town should adopt a specific definition of agriculture similar to that used by the State as stated in Section 1-1q of the General Statutes.
- The Town should put in place a standing committee to be called the "Agricultural Advisory Committee" made up of active farmers from within the town to serve as an advisory body to all town boards and commissions.
- Farms should have the right to sell the products grown or raised on their farm within the town at roadside farm stands. Further, farmers should have the ability to supplement their

sales with farm products not grown or raised on their farm as a means to better ensure that their roadside stands are viable.

- Farmland is NOT a natural resource – rather it is a man-made resource where persons not only produce food and fibre but earn a living. The Town should be careful not to impose actions to preserve or protect lands viewed as public resources that are in fact private holdings. The end result may be a non-viable farming operation that forces its conversion into development contrary to agricultural maintenance and resource preservation.

Economic Improvement

Thompson has a long history of economic activity and growth. The mills and farms are confirmation to that past. However, Thompson is no longer a mill town nor is it dependant on agricultural production. Currently, Thompson has no clear economic identity. Unlike the Town's economic past - there is no dominant employment type or employer. Its business base is not large - approximately 150 businesses. The largest employer in Thompson is education (public and private). Of particular note in recent years has been the reuse of the River Mill in North Grosvenor Dale. Where once it was essentially abandoned, it now boasts many businesses and a significant number of jobs. Tourism and recreation bring many persons and revenues to Thompson. The West Thompson Dam, Quaddick State Park and Thompson Speedway bring in persons from throughout souther New England. Additionally, the Town's two golf courses bring in a steady flow of persons from outside the Town.

Like most towns in Connecticut Thompson is under significant pressure to diversify its tax base by developing commercial activity in order to take the ever-growing tax burden off homeowners. It is not an easy task. With 169 towns and cities in Connecticut (not to mention those in Rhode Island and Massachusetts) with the same goal the competition is intense and the rewards sparse.

Economic Indicators, 1998

Town	By Place of Residence				By Place of Work				Average Wages	
	Labor Force		Unemployment Rate		Establishments		Employment		1998	%
	1998	%	1997	1998	1998	%	1998	%	1998	%
Brooklyn	3,618	-1.3	5.1	3.2	123	1.7	1,280	2.6	\$25,054	-1.4
Canterbury	2,651	-1.7	6.0	4.0	68	4.6	465	4.7	\$23,638	2.6
Eastford	796	0.1	3.5	3.0	48	-2.0	465	6.9	\$33,041	2.7
Killingly	8,687	-1.9	9.6	7.3	447	3.2	7,284	0.1	\$29,619	3.5
Plainfield	7,856	-2.3	8.1	5.5	310	0.6	4,865	1.6	\$26,365	4.4
Pomfret	1,917	-1.4	5.2	3.2	119	10.2	1,658	-1.0	\$27,812	-1.5
Putnam	4,339	-2.6	7.8	4.7	337	1.8	5,482	0.3	\$30,335	4.5
Sterling	1,459	-2.4	9.1	5.2	44	2.3	396	-2.7	\$23,764	-5.4
Thompson	4,757	0.9	5.3	3.8	138	5.3	1,608	8.1	\$29,147	-3.7
Woodstock	3,543	-0.6	4.5	3.3	145	9.0	1,587	5.3	\$26,829	3.8
Region	39,623		6.32	4.32	1,779		25,090		\$27,760	
CT	1.7 m	-0.8	5.1	3.4	106,227	3.9	1.6 m	2.3	\$40,525	5.1

Income, 1996

Town	Median Per Capita Income	Median Family Income	Median Household Income	State Income Rank Per Capita
Brooklyn	\$15,697	\$42,002	\$37,026	128
Canterbury	\$14,531	\$45,357	\$41,327	148
Eastford	\$16,433	\$41,417	\$37,933	109
Killingly	\$13,438	\$36,289	\$32,032	164
Plainfield	\$12,035	\$38,114	\$34,588	188
Pomfret	\$19,777	\$50,394	\$40,653	132
Putnam	\$14,550	\$34,383	\$27,837	182
Sterling	\$13,174	\$35,867	\$32,905	180
Thompson	\$14,387	\$38,833	\$34,958	152
Woodstock	\$18,848	\$44,942	\$43,352	108

According to the State of Connecticut's most recent Plan of Conservation and Development, the

areas approved for future development are those immediately adjacent Route 12 north to Route 200. Connecticut will not assist (financially) with projects that are not within in these so-called growth areas. Within this growth area is the former Belding Mill at Route 12 and Blain Road. This facility is the first indication or landmark that persons entering Thompson view. In its current state it is a liability and impediment to potential economic growth.

Employment Trends, 1995-1998

Town	Non-Farm Employment							
	Goods Producing Industries				Service Producing Industries			
	1995	1996	1997	1998	1995	1996	1997	1998
Brooklyn	90	160	190	130	1,090	1,130	1,030	1,110
Canterbury	40	50	60	60	400	430	400	390
Eastford	210	230	270	320	140	120	140	130
Killingly	3,250	3,230	2,860	2,500	4,700	4,570	4,370	4,810
Plainfield	1,890	2,010	1,910	1,910	2,700	2,620	2,860	2,850
Pomfret	660	570	660	700	810	820	820	930
Putnam	1,270	1,320	1,270	1,550	4,150	4,250	4,260	4,290
Sterling	160	160	170	120	260	220	210	260
Thompson	610	610	670	700	860	910	880	910
Woodstock	600	600	610	670	660	660	660	690
Region	8760	8940	8890	8660	16070	16150	15850	16660

Economic Improvement Issues

- Where should commercial/industrial growth take place?
- What type of growth should the Town encourage?
- Compatibility with existing uses and character
- Roles of the Economic Development Commission, Redevelopment Authority and Board of Selectmen
- Transportation Access - Rail and Interstate

Economic Improvement Goals

- Thompson will be a good place to locate and conduct business and that the result is beneficial to both business and consistent with the rural and other special character elements of the Town.
- Thompson, in fifty years, will transform itself from an industrial-age mill town to an information age high tech town and the best town to live and work in Connecticut.
- Thompson will have a realistic and aggressive economic development program that develops small businesses, operates a technology park, and provides an excellent environment for high tech business.

Unemployment Rates

Location	1996	1997	1998	1995
Brooklyn	3.2	5.1	6.8	5.8
Canterbury	4.0	6.0	6.4	5.7
Eastford	3.0	3.5	4.8	4.9
Killingly	7.3	9.6	9.2	8.0
Plainfield	5.5	8.2	7.7	7.3
Pomfret	3.2	5.2	5.5	5.1
Putnam	4.7	7.7	7.7	7.4
Sterling	5.2	8.1	7.5	8.0
Thompson	3.8	5.4	5.5	5.9
Woodstock	3.3	4.5	5.8	4.4
Region	4.32	6.33	6.85	6.25

Economic Improvement Policies and Strategies

- Maintaining and assisting businesses currently based in or operating in Thompson are the priority in terms of the Town's actions
- Economic success will follow better the enhancement and development of the towns strengths rather than trying to recreate the town into something new.
- Improve all aspects of the quality of life in the community to make it more desirable for businesses and people to live and work here.
- The Town's Community Development Office should be the focal point for all information necessary (permitting, financing, etc....) for a person or business seeking to start a business or other activity. The Town Hall should also have information available regarding business assistance.
- The Town should have an Economic Development Commission and should support such a commission's activities to the degree funds are available. This commission should develop a comprehensive economic plan for Thompson and work with the boards of Selectmen, Finance and others to see to its timely implementation.
- The Town should actively participate in regional organizations involved in economic development, including but not limited to the Northeastern Connecticut Council of Governments, Northeastern Connecticut Visitors District, Northeast Chamber of Commerce South Central Massachusetts Regional Planning Agency, and the Quinebaug and Shetucket Rivers Valley National Heritage Corridor.
- The Town should develop and maintain a Home Page on the Internet that speaks to the town's strengths and why business should locate in the town.
- Define and solve the contamination problem at the Belding Mill
- Economic growth should be along the Route 12/131 corridor from Mechanicsville to Quinebaug.
- The industrial zone off of Route 193 north of Thompson Hill should be redefined to a more restricted type of industrial growth that is compatible with the current land use patterns in that area.
- Utilize the Village District Act for Grosvenor Dale, North Grosvenor Dale and Thompson Hill areas as a means to develop economically while protecting these areas distinct character.

Recreation

Thompson enjoys a mix of recreational opportunities provided by the Town, State, Federal Government and through private initiative. The majority of these resources are either outdoor nature (hiking, boating, swimming) resources (Quaddick State Park and West Thompson Dam) or entertainment/fee based (Raceway Golf Course, Thompson Speedway). These resources are not only used by residents of Thompson, but by significant numbers of persons located outside of the Town and the Region.

Recreation Issues

- Lack of sufficient active recreation facilities with neighborhood service areas
- After school and summer programs for working parents
- Coordination of recreation sites - including site maintenance

Recreation Goal

To enhance, promote, and support quality recreational facilities and opportunities for all residents of the community.

1997-98 Thompson Recreation Participation

Adventure Camp -	327
Basketball Camp -	85
Boating Course -	75
Christmas Lighting -	100
Computer Classes -	60
Creative Memories -	8
Family Ice Skating -	83
Golf -	22
Karate -	46
Open Gym -	300
Pumpkin Patch -	140
Purely recreation -	9
Quilting Class -	4
Red Cross Swim -	54
Swim/Gym -	130
Yoga -	12
Youth Basketball -	160
Hershey Track -	20
Bicycle Rodeo -	32
Kid's Yard Sale -	10
Total Recreation Participants -	1,677

Recreation Policies and Strategies

- Youth programing includes before and after school programming, summer day camp and other traditional summer programs, cultural and special events.
- Thompson, through its Recreation Department, should continue to provide activities (such as, but not limited to Karate, art, cooking, swimming, sports leagues and other recreation activities and interests) before and after school for youth in Kindergarten through Grade Six

at school and other locations.

- The Recreation Department in collaboration with other Town, State, Private and Non-Profit groups should provide a "drop-in" youth center for middle and high school youths.
- Thompson should provide and be committed to a Summer Day Camp for youth ages 3 - 14 . Such a program should run nine weeks in length and provide activities such as sports, games, swimming, performing arts, arts and crafts, nature, bus trips and special events.
- The performing Arts are a needed and necessary component of the Town's recreation program throughout the year.
- Programs for adults (sports leagues, computers, fitness, art and others) are very important in fostering a stronger sense of community and to provide outlets for Thompson residents.
- Recreational activities which allow for family participation should be encouraged.
- The Town Recreation Department is the focal point of all publicly sponsored and endorsed recreational activities. As such all other town boards, commissions and departments should work through and with the Recreation Department to ensure that recreational activities are maximized for the Town's residents.
- Resident's access to recreation programs should be enhanced by utilizing Internet Access and providing appropriate administrative support to the Recreation Director.
- Recreation Facility maintenance is critical to the success to the Town's re-creation programs and opportunities.

Land Use Management

Thompson's land use patterns are well established and are not likely to change. , with the exception of an increase in the number of residential dwellings and the decrease in cultivated lands and mill use, land use patterns have changed little since the Town's original plan in 1970:

The various centers, Grosvenor Dale, North Grosvenor Dale, Quinebaug, and Thompson...are densely developed, with mixed uses and irregularly sized lots. These characteristics are most applicable to Grosvenor Dale and North Grosvenor Dale, which are also recognizable for their significant industrial and multi-family use....New residential development can be recognized by its uniform character. These homes - on Rich Road or Oakwood Drive, for example - are on regularly-shaped lots with curvilinear or semi-grid street patterns, and have uniform density. It is this type of single family use which will characterize the majority of Thompson's future residential development.... There are 2,476 acres of public recreation and permanent open space lands in Thompson....However, when one examines the facilities provided, and the groups needing these facilities on a neighborhood basis, deficiencies can be observed in several areas...The largest amount of land devoted to commercial use is classified as general commercial. Most of these uses are located in neighborhood centers, reflecting the concentration of population. They are small stores, and personal service establishments providing convenience shopping for the town's residents. At present there are no shopping centers, nor is there any highway oriented strip commercial development...the concentration of (industrial) these along the French River in Grosvenor Dale and North Grosvenor Dale creates an industrialized area with the confines of what is actually, a rural community.

Thompson Plan of Development, 1970

Thompson has had zoning, subdivision and wetlands regulations in place since 1975, 1969 and 1988 respectively. These regulations are administered by the combined Planning and Zoning Commission and the Inland Wetlands and Watercourses Agency. These are the two primary Town agencies that address land use matters both in response to applications and in protecting the Town's water and other natural resources and land use practices. Thompson currently has the following zoning districts established (please refer to map):

- Residential and Agricultural District (RA - 80)
- Low-Density Residential District (R- 40)

High-Density Residential District ® - 20)
Commercial District (C)
Industrial District (I)
Thompson Common Preservation District (TC)

The Industrial District on the east side of Interstate 395 and along Route 193 is not upon review a true industrial district. In fact, its land use is more reflective of an R-80 zone. It does have several businesses that could be termed "industrial." However, the types of industrial uses that could be allowed are currently not in place and are most likely not compatible with existing land uses (residential and/or commercial). Similarly, the Speedway and neighboring golf course are in an R-80 zone. While the R-80 zone allows for such uses, it does not appear to be to best situation for either traditional uses or the two uses identified. The Thompson Common Preservation District, while clear to its intent, does not provide the intended protections.

The State of Connecticut, in their Plan of Conservation and Development, has identified (with one small exception), no growth areas east of Interstate 395 or north of Route 200. Growth is confined in that plan to the Route 12 corridor to the junction with Route 131. This is significant in that any proposed growth by Thompson outside of these State designated growth areas would normally be viewed as inconsistent with the State's Plan.

Land Use Management Issues

- Commercial and residential uses with erratic development patterns, particularly in Grosvenor Dale and North Grosvenor Dale.**
- Concentration of residences on extremely small lots lacking sufficient frontage accompanied by inadequate street patterns.**
- Industrial zones with significant residential/agricultural usage**
- A lack of rural character and/or historic protection tools**
- Consistency with the State plan of Conservation and development**

Land Use Management Goal

The management of Thompson's land area should be done in a logical manner that allows for a maximization of compatible uses, protection of the Town's character and a minimal intrusion on the rights of property owners.

Land Use Management Policies and Strategies

- The Planning and Zoning Commission should undertake a comprehensive review of current zoning and subdivision regulations and adopt, consistent with the Town's Plan of Conservation and Development, appropriate changes that will best serve the needs and desires of the people of Thompson.