



Memorandum

To: Zoning Commission
From: Gary Lorentson, P & Z Administrator
Department: Planning and Zoning
Address: 2725 Main Street
Date: January 21, 2009

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Re: Adopted Revision to the Zoning Regulations to Ensure Compliance with the Connecticut DEP Phase II Stormwater General Permit Program Requirements.

Section 3.1.2 Erosion and Sediment Control
3.1.2.2 Definitions

Add new number 3) "Construction Wastes" means any construction debris, by-products or residue that may cause adverse impacts to water quality including but not limited to the following: discarded building materials, concrete truck washouts, asphalt fragments, chemicals, litter, sanitary wastes and property clearing and grubbing wastes including stumps.

Renumber 3 thru 11

Section 3.1.2.4 Exemptions

Add New Language 1) A single family dwelling that is not a part of a subdivision of land shall be exempt from these regulations if the disturbed area of such development is cumulatively less than one acre, however, the developer shall protect the nearest downstream catchbasin from receiving sediment during the period of disturbance and shall sweep the street of dirt and debris to prevent sediment from being transported downstream.

Section 3.1.2.5 Erosion and Sediment Control Plan

2) A

Add 7g) the provisions for controlling construction wastes.

2) B

Modify 4d) the proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads the location of all construction wastes and, if applicable, new property lines.

Section 3.1.2.8 Conditions relating to soil erosion and sediment control.

- 1) The estimated costs of measures required to control soil erosion and sedimentation, as specified in the certified plan, that are a condition of certification of any ~~modified~~ site plan, if such a ~~modified~~ site plan is submitted for review by the Planning or Zoning Commission, may be required to be covered in a performance bond or other assurance acceptable to the Commission in accordance with the provisions specified in the appropriate sections of the zoning and subdivision regulations of the Town of Stratford, as amended.
- 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 schedule for installation prior to ~~side-site~~ development are installed and functional.
- 3) No change
- 4) All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan. **Maintenance shall be performed in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. If additional maintenance is required to protect surface waters or wetlands from pollution, the SESC Plan shall include a description of the procedures required to maintain in good and effective operating condition all erosion and sediment control measures identified in the plan.**

Section 10.1.5 Coastal Industrial District Standards

Replace Existing Language with New language 2) ~~A calculation of predevelopment and post-development storm water runoff showing a zero percent increase in volume and rate of runoff.~~

- New**
- 2) **The applicant shall prepare pre-development and post-development calculations of the stormwater runoff and provide a design that demonstrates a zero impact to the Town's storm drainage system, including natural waterway systems. Accordingly, the applicant shall evaluate the impacts to downstream conditions. The analysis shall include impacts from the quantity of runoff as well as the quality of the runoff. The drainage collection system shall be designed in accordance with the requirements of the Connecticut Stormwater Quality Manual, as amended, as well as the requirements of Town stormwater ordinances. In addition to Best Management Practices currently available and in the absence of specific design criteria which may not be identified in these documents or other requirements of the Town, the applicant shall, at a minimum, design the stormwater collection system to retain the first inch of runoff on site, and provide a zero increase in the peak rate of runoff from the site for the 25 year storm, with an evaluation of the impacts from a 50 and 100 year storm. After the evaluation is complete, if a larger design storm is warranted as determined in consultation with the Town Engineer, the applicant shall design the drainage for no net increase in the runoff from the 100 year storm.**

Section 3.24 Environmental protection standards

Add New

Any use which results in the contamination of air, ground, water or the natural environment, beyond the specific limits prescribed below is prohibited. **Any use giving off objectionable noise, dust, vibration, light, gases or noisome or noxious fumes and odors noticeable off the premises or other physical hazard is prohibited.** When an applicant is required to submit a stormwater management plan they shall prepare pre-development and post-development calculations of the stormwater runoff and provide a design that demonstrates a zero impact to the Town's storm drainage system, including natural waterway systems. Accordingly, the applicant shall evaluate the impacts to downstream conditions. The analysis shall include impacts from the quantity of runoff as well as the quality of the runoff. The drainage collection system shall be designed in accordance with the requirements of the Connecticut Stormwater Quality Manual, as amended, as well as the requirements of Town stormwater ordinances. In addition to Best Management Practices currently available and in the absence of specific design criteria which may not be identified in these documents or other requirements of the Town, the applicant shall, at a minimum, design the stormwater collection system to retain the first inch of runoff on site, and provide a zero increase in the peak rate of runoff from the site for the 25 year storm, with an evaluation of the impacts from a 50 and 100 year storm. **After the evaluation is complete, if a larger design storm is warranted as determined in consultation with the Town Engineer, the applicant shall design the drainage for no net increase in the runoff from the 100 year storm.**

Special Cases

Section 20.2.2.5 Public Health and Safety

Replace existing Language with new language B) Storm drainage facilities shall be designed to achieve at least a zero impact runoff based on a minimum 25-year storm flow with culvert designed for a 100 year storm flow.

New

B) The applicant shall prepare pre-development and post-development calculations of the stormwater runoff and provide a design that demonstrates a zero impact to the Town's storm drainage system, including natural waterway systems. Accordingly, the applicant shall evaluate the impacts to downstream conditions. The analysis shall include impacts from the quantity of runoff as well as the quality of the runoff. The drainage collection system shall be designed in accordance with the requirements of the Connecticut Stormwater Quality Manual, as amended, as well as the requirements of Town stormwater ordinances. In addition to Best Management Practices currently available and in the absence of specific design criteria which may not be identified in these documents or other requirements of the Town, the applicant shall, at a minimum, design the stormwater collection system to retain the first inch of runoff on site, and provide a zero increase in the peak rate of runoff from the site for the 25 year storm, with an evaluation of the impacts from a 50 and 100 year storm. After the evaluation is complete, if a larger design storm is warranted as determined in consultation with the Town Engineer, the applicant shall design the drainage for no net increase in the runoff from the 100 year storm.

Section 5.4.8 Affordable Housing Development, Utility and Driveway Requirements

Replace existing language with new language E. ~~There shall be a storm drainage system which shall collect, carry off and dispose of surface water run off. A calculation of pre-development and post-development storm water runoff showing a zero percent increase in volume and rate of runoff shall be provided.~~

New E. The applicant shall prepare pre-development and post-development calculations of the stormwater runoff and provide a design that demonstrates a zero impact to the Town's storm drainage system, including natural waterway systems. Accordingly, the applicant shall evaluate the impacts to downstream conditions. The analysis shall include impacts from the quantity of runoff as well as the quality of the runoff. The drainage collection system shall be designed in accordance with the requirements of the Connecticut Stormwater Quality Manual, as amended, as well as the requirements of Town stormwater ordinances. In addition to Best Management Practices currently available and in the absence of specific design criteria which may not be identified in these documents or other requirements of the Town, the applicant shall, at a minimum, design the stormwater collection system to retain the first inch of runoff on site, and provide a zero increase in the peak rate of runoff from the site for the 25 year storm, with an evaluation of the impacts from a 50 and 100 year storm. After the evaluation is complete, if a larger design storm is warranted as determined in consultation with the Town Engineer, the applicant shall design the drainage for no net increase in the runoff from the 100 year storm.



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