

Memorandum:

To: Pomfret Planning and Zoning Commission

Date: May 9, 2008

From: James D. Rabbitt, AICP, Town Planner

Re: Historic Resources.

The second page of this memo includes the revised text as approved by the Planning and Zoning Commission on April 28, 2008 with an effective date of May 9, 2008.

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Revised language (**Red/italics**) approved on April 28, 2008 with an effective date of May 9, 2008

14.6.7 Architectural Character, Historic Preservation, Site Design, Landscape Preservation. The overall character of the proposed site design and architectural character of proposed structures shall protect property values in the neighborhood and the Town; preserve the existing historic character in terms of scale, density, architecture, materials used in construction of all site features; protect the existing historic patterns of arrangement of structural and natural features, including circulation patterns; and preserve public access to scenic views and vistas.

a. Uses requiring site plan review shall be designed and arranged in such a manner as to protect property values in the neighborhood and the Town; preserve the historic character of existing neighborhoods in terms of scale, density, architecture, and materials used in construction of all site features; protect the existing patterns of arrangement of structural and natural features, including circulation patterns; and preserve scenic views and vistas. To the extent any alterations are proposed to the landscape, and physical features of the property, such alterations shall be consistent with the foregoing standards and with protection of the public's health and safety. The Commission may require modifications to any site plan if it finds such modifications to be reasonably needed to accomplish the foregoing objectives. In making its decision, the Commission may consider the existing physical and historic characteristics of the parcel and the surrounding landscape and land uses, including but not limited to cemeteries and significant or unique natural or scenic resource areas and amenities, as well as the natural, historic and/or architectural significance of any existing structures.

14.4 **Site Plan Requirements.**

14.4.1 **Professional Preparation.** A site plan shall be prepared by a Connecticut registered professional surveyor, engineer or other appropriate professional. Any site plan involving grading, paving, road construction and drainage work and/or any municipal improvement shall require the seal of a Connecticut registered professional engineer. At the minimum, a scale plan shall be provided and is not subject to waiver.

14.4.2 **Standard Elements of the Site Plan.** Unless waived by the Commission upon written request of the applicant pursuant to **Section 13.5** of these regulations, the following information shall be provided on a 24 x 36 inch plan, with scale of 1" = 40'.

- a. Name and address of owner of record, address of property, name of applicant.
- b. North arrow, scale, name(s) of person(s) preparing plan, date of drawing, and any revision dates with description of revisions.
- c. Property boundaries, dimensions, and area.

- d. Dimensions of all yards and buildable area, as required by these Regulations.
- e. Existing and proposed contour lines. For all areas of the parcel within 100 feet of any proposed work (including construction, excavation, filling, grading, and clearing of vegetation), the contour interval shall be no greater than two feet (T-2 or T-3 accuracy). Topography taken from USGS Quadrangle interpolation shall not be acceptable for such areas, but may be used for other portions of the site. The Commission may require the applicant to submit design drawing(s), including cross sections and elevation, of all proposed activity. Additional spot elevations may be required where necessary to indicate drainage patterns.
- f. Locations and specifications of all existing and proposed structures and uses including, but not limited to, buildings, stone walls, fences, sidewalks, driveways, parking and loading areas, exterior storage areas, signs, abutting streets, utility structures, and hydrants. A rendering of any proposed building shall be supplied, with siding materials specified (front, side, and rear elevations shall also be shown).
- g. Locations and descriptions of water supply wells or other water sources and of all sewage disposal facilities, together with percolation and test pit data.
- h. A storm drainage plan showing the location of existing and proposed drainage facilities on the site and those off-site that may be affected by the proposed activity, as well as any points of collected drainage discharges (i.e., discharges other than natural sheet flow) onto or off of the site. The plan must also include pre-development and post-development flow calculations.
- i. Location of wetlands and watercourses and wetlands buffer, with the signature of the soil scientist who identified such features. All wetlands shall be field located. A signature block for the soil scientist certifying that all wetlands and watercourses have been delineated or that there are none on the property.
- j. A landscape plan showing the planting, location and species to be used, the ground cover and surface treatments proposed, and identification of the types and location of existing vegetation to remain in place on the site. The number, location and size of the landscaping material shall be as required by **Section 16**. The Commission may require such plans to be prepared by a professional landscape architect (i.e., American Association of Landscape Architects, ASLA).
- k. Zone of site and of all property within 500 feet.
- l. Names and addresses of current owners of property within five hundred feet of the parcel as shown in Assessor's records, including properties across from any street/road, river, and/or municipal boundary.
- m. Identification of any easements and deed restrictions affecting the property.
- n. 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 FEMA must be shown with a note saying "Limits of Flood Hazard Zone are approximate and are scaled from the Federal Flood Hazard maps". When a lot does not include land within the 100-year flood hazard area, the map shall include the following notation: "This lot does not include land areas within the Federal Emergency Management Agency's 100-year flood hazard area.
- o. Sight line information at proposed driveway cut(s), and statement that plans have been submitted to DOT for review or that review is not required.
- p. Lighting plan **per Section 14.6.9**.

- q. Any other information deemed necessary by the Commission to determine compliance with these Regulations. The Commission may require evaluation reports by Commission-approved independent professionals and other experts, including and not limited to: traffic engineers, hydrologists, soil scientists, geologists.
- r. Boundaries of any sub-regional watersheds that lie within the site, as shown on maps available from the Natural Resources Center of the Department of Environmental Protection.
- s. Wooded areas, specimen trees exceeding 30 inches dbh (diameter at breast height, 5 feet above the ground), rock outcroppings and any unique and fragile natural features.
- t. Stonewalls and monuments, and other structures having historical significance.
- u. Archaeological sites including those known to the State Archaeologist's Office. The Commission may require the Applicant to submit a report from the State Archaeologist's Office.
- v. Historic buildings and sites listed on the National Register of Historic Places.
- w. Location of existing and proposed buildings and structures and the number of bedrooms in each.
- x. Location of proposed subsurface sewage disposal systems and reserve fields, showing distances to adjacent land, distances from all wells within 200' (on or off the tract), and distance from any manure handling systems.
- y. Existing and proposed street and lot lines.
- z. Areas proposed for preservation as open space.
- aa. Identification of surface and groundwater resources on and around the site, including any public or private domestic users of such waters; the depth to groundwater and description of adjacent soils, and an evaluation of the impact of the proposal on existing and potential surface and ground drinking water supplies. The Commission may require additional information necessary to ensure protection of water resources, and may require that the report be prepared by a hydrogeologist or other qualified professional.
- bb. Identification of any chemicals or potential contaminants to be used, stored or produced on site or discharged on or off the site, and a detailed description of methods and procedures by which any chemicals or potential contaminants on site will be stored, used, applied, discharged, and disposed .
- cc. *Any known and/or discovered: natural, scenic, historic, and unique resource areas and amenities, historic sites, cemetery(s), buildings or structures of known and/or anticipated historic or archeological significance.*