

7.4.16 Headwalls and Channel Protection

- A. Where ~~the storm drainage sewers empty system discharges~~ into any natural drainage course (brook, river, etc.), headwalls at the end of ~~the any~~ pipe are required together with adequate ~~armor~~ ~~rip-rapping~~ of channel banks to provide protection from water erosion; in general, equivalent to provide 50 S.F. of rip-rap for a 15" pipe and increase this amount proportionately for larger sizes of pipe.

- B. Designs for headwall or end walls shall be submitted to the Town Engineer for approval. Where water velocities are high (more than 3 F.P.S., aprons with energy dissipating devices may be required together with adequate ~~armor~~ ~~rip-rap~~.

No changes proposed to the following sections:

- 7.4.17 Snow Removal
- 7.4.18 Building or Structure Elevations
- 7.4.19 Fencing
- 7.4.20 Building Locations
- 7.4.21 Erosion and Sedimentation Control
- 7.4.22 Certification
- 7.4.23 Map Title
- 7.4.24 (Actual field conditions)

- 7.4.25 Additional requirements may be stipulated by the Commission for sidewalks, curbing, retaining walls, pavement construction, stormwater management, etc. on those site plans on which it has conditional approval, if it finds that unusual or special conditions of the property warrant such changes.

- 7.4.26 These requirements may be modified or reduced by the Commission if it finds that unusual or special conditions, including increasing the utilization of low impact development techniques, warrant a waiver from the strict interpretation of these standards.

No changes proposed to the following sections:

- 7.4.27 Completion Period
- 7.4.28 Signature Block
- 7.4.29 Filing of Approved Plans



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NEWINGTON – Low Impact Development Strategies

Recommended Subdivision Regulation Changes

Subdivision Regulations

1

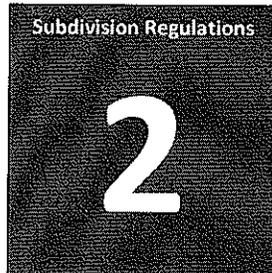
Definitions

The following definitions are recommended for insertion into Section 2.0 of the Subdivision Regulations (Definitions). Deletions are shown as red “strike through” text (e.g. ~~deletion~~) and insertions are shown as red underlined text (e.g. insertion).

IMPERVIOUS SURFACE – Any material or structure on or above the ground that prevents water from infiltrating through to the underlying soil. Impervious surfaces include paved parking lots, rooftops, driveways, patios (i.e., solid or open-joint patios or decks with an underlying impervious surface), paved roads, water surfaces (i.e., pools, ponds, fountains, etc.), and highly compacted soils. Impervious surfaces exclude permeable pavement that is designed, constructed, and maintained to allow stormwater to drain through the surface, including porous asphalt, porous concrete, permeable interlocking concrete pavers, concrete grid pavers, plastic turf reinforcing grids, and similar materials or products identified as “permeable” or “pervious” by the manufacturer, however these surfaces may be considered “impervious” by the Town when calculating a parcel’s impervious coverage. An underground parking structure shall be considered an impervious surface if there is less than 3 feet of soil cover.

LOW IMPACT DEVELOPMENT TECHNIQUES – The application of site design and stormwater management (such as, but not limited to, infiltration of rainwater, treatment of stormwater runoff, and runoff attenuation) in order to mimic the hydrologic conditions associated with an undeveloped site. Such techniques may be found in the *Low Impact Development and Stormwater Manual for the Town of Newington* (2013, as amended), the *Connecticut Stormwater Quality Manual* (2004, as amended), the *Low Impact Development Appendix to the Connecticut Stormwater Quality Manual* (2011, as amended), or other sources acceptable to the Commission.

NEWINGTON – Low Impact Development Strategies
Recommended Subdivision Regulation Changes



Stormwater Management

Section 3.7 of the Subdivision Regulations contains drainage requirements. With the proposed *Low Impact Development and Stormwater Manual for the Town of Newington*, this section should be modified to refer to that manual. Deletions are shown as red "strike through" text (e.g. ~~deletion~~) and insertions are shown as red underlined text (e.g. insertion).

SECTION 3.0 DESIGN REQUIREMENTS

3.7 ~~Drainage and Storm Water~~ Stormwater Improvements

3.7.1 ~~The developer shall be fully responsible for constructing adequate facilities, including the implementation of low impact development techniques, for the control, collection, conveyance and acceptable disposal of storm water~~ stormwater, other surface water and subsurface water, whether originating within the subdivision area or in a tributary drainage area.

3.7.2 ~~The applicable standards for stormwater management shall be as specified in Section 2.1 of the *Low Impact Development and Stormwater Manual for the Town of Newington*:~~

- A. ~~Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).~~
- B. ~~Standard 2 – Peak Flow Control and Flood Protection.~~
- C. ~~Standard 3 – Construction Erosion and Sediment Control.~~
- D. ~~Standard 4 – Operation and Maintenance.~~
- E. ~~Standard 5 – Redevelopment.~~



3.7.3 Such drainage and stormwater improvements shall be designed, constructed and maintained in accordance with the *Low Impact Development and Stormwater Manual for the Town of Newington* adopted by the Commission.

3.7.1 ~~Storm Water~~ Stormwater Facilities

Drainage facilities shall be located in the street right-of-way where feasible, or in the perpetual unobstructed easements, where necessary. Such easements shall be at least twenty(20) feet in width. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured by the developer and indicated on the map. The applicant may be required to dedicate, either in fee or by drainage or conservation easement, land on both sides of existing watercourses to a distance to be determined by the Commission. Low-lying lands along watercourses subject to flooding or overflowing during storm periods shall be preserved and retained in their natural state as drainage ways.

3.7.2 Drainage Discharge

The discharge of all ~~storm water~~ stormwater from a subdivision shall be into suitable streams or other acceptable and suitable ~~storm water~~ stormwater drainage facilities having adequate capacity to carry the additional water. Where the discharge will be into private property, proper easements and discharge rights shall be secured for the Town by the applicant from all affected property owners. Such easements must be acceptably executed before acceptance of drainage plan and recording of the subdivision map. Upon the recommendation of the Town Engineer, the Commission may require the applicant to design the ~~storm water~~ stormwater management system based on the engineering concept of "0" runoff of post development drainage discharge.

3.7.3 Discharge into Town ~~Storm Water~~ Stormwater System

Where a new street intercepts an existing street which has no underground drainage system or insufficient capacity to carry the additional flow, appropriate facilities shall be installed by the developer to intercept and dispose of any drainage from the new street which would otherwise be discharge onto the surface of the existing street or into its drainage system. These improvements shall be the developer's responsibility at no expense to the Town.



3.7.4 Stream Encroachment Lines

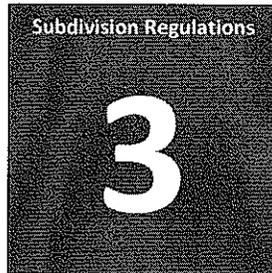
Stream encroachment lines and building lines shall be ~~provided~~ established along any major stream or river for the purpose of preventing encroachment upon and constriction of the natural water channel by buildings, filling operations or other facilities or construction. The width of the channel shall be based on sound engineering calculations anticipating long-range storms and flow, potential and recognizing proper alignment and gradient of the channel. Design shall be computed on the complete upstream development of land based on the existing zoning or the land use as proposed in the Plan of Development, which ever causes the higher run-off, drainage design shall incorporate the recommendations included in studies of "Webster and Rock Hole Brooks, Piper Brook, and South Branch Park Watershed and Town of Newington Comprehensive Drainage Study" and any similar recommendations included in studies of "Webster and Rock Hole Brooks, Piper Brook, and South Branch Park Watershed and Town of Newington Comprehensive drainage Study" any similar future studies where applicable. A note shall be placed on the final map explaining the stream encroachment and building lines and stating the restrictions against encroachment upon the channel in a manner approved by the Commission.

3.7.5 All drainage facilities shall be designed by a professional engineer registered in the State of Connecticut and be subject to the approval and final acceptance of the Town Engineer.

3.7.6 Should field conditions warrant additional drainage installation during construction, the Town Engineer may require this work without plan modifications.

NEWINGTON – Low Impact Development Strategies

Recommended Subdivision Regulation Changes



Street Requirements

Continuous curbing can be an impediment to low impact development techniques since curbs may preclude water from entering low impact development practices such as bio-retention facilities or vegetated conveyance systems. Paved streets are a major component of impervious coverage and stormwater runoff.

Section 3.6 of the Subdivision Regulations should be modified to allow the requirement for curbing to be modified and to allow for narrower pavement widths as part of new subdivisions. Deletions are shown as red "strike through" text (e.g. ~~deletion~~) and insertions are shown as red underlined text (e.g. insertion).

SECTION 3.0 DESIGN REQUIREMENTS

3.6 Street Classification and Improvements

No changes proposed to the sections 3.6.1 through 3.6.12.

3.6.13 Street Curbs

Except where modified or waived by the Commission in order to implement low impact development techniques, curbs ~~Curbs~~ are required on all streets and shall meet the requirements set forth in the Standard Specifications attached to these regulations.

No changes proposed to the sections 3.6.14 through 3.6.17.



SECTION 3.0 DESIGN REQUIREMENTS

3.6 Street Classification and Improvements

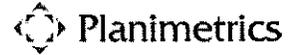
3.6.18 Street Design For New Subdivision Streets

Streets to be dedicated to the Town shall be designed in accordance with the following standards:

STREET DESIGN CRITERIA

Street Classification	Minimum R.O.W. (Feet)	Minimum Paved Width (Feet)
Arterial	80' min.	36' min.
Collector	60'-70'	30' 30-36' min.
Commercial	60'-80'	30' min. -30-36'
Local Residential	50' 60'	26' 30'
Residential Access	50'	24' 28'

If a median is provided on any of the above streets, the impervious surface (minimum paved width) per lane may, with approval of the Commission, be one-half of the above.



Street Classification	Design Speed (MPH)	Minimum Grade (%)	Maximum Grade (%)
Arterial	45	0.6	5%
Collector	35	0.6	6%
Commercial	25	0.6	6%
Local Residential	25	0.6	10%
Residential Access	25	0.6	10%

Street Classification	Minimum Center Line Radius (Feet)	Minimum Sight Distance (Feet)	Curbing Type (A)	Guard Rail Type
Arterial	850	400	Bit. Lip *	Metal
Collector	600	300	Bit. Lip *	Metal
Commercial	300	200	Bit. Lip *	Metal
Local Residential	200-150	200	Bit. Lip	Wood
Residential Access	200-150	200	Bit. Lip	Wood

Cul-De-Sac Type	Minimum R.O.W. Radius (Feet)	Minimum Pavement Radius (Feet)	Minimum Grade (%)	Maximum Grade (%)	Curbing Type (A)
Permanent Residential (B)	55-65	45-55	1.5%	5%	Granite
Permanent Commercial (B)	80	70	1.5%	3%	Granite
Temporary	40	40	1.5%	10%	Bit. Lip

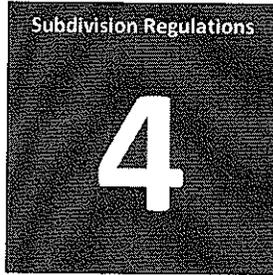
Notes:

- * Except in the Town Center Business District -- Granite is required.
- (A) The Town Plan and Zoning Commission may vary the requirement for curbing and/or the type of curbing this standard depending on the existing situation, and the recommendation of the Town Engineer, and the overall desire to implement low impact development techniques.
- (B) The Commission may authorize the installation of a landscaped center island



NEWINGTON – Low Impact Development Strategies

Recommended Subdivision Regulation Changes



Submission Requirements

Section 6.3 of the Subdivision Regulations identifies information to be submitted as part of an application. The information to be submitted as part of an application should be modified to ensure the locations of key resources are identified. Deletions are shown as red "strike through" text (e.g. ~~deletion~~) and insertions are shown as red underlined text (e.g. insertion).

SECTION 6.0 SUBDIVISION PLAN APPLICATION SUBMISSION REQUIREMENTS

Section 6.3 Utilities and Improvement Plan

A Utilities and Improvement Plan shall be submitted drawn to the same scale as the Record Subdivision Plan and shall be prepared by and bear the seal, imprint and signature of a Professional Engineer, licensed to practice in the State of Connecticut, certifying that the "~~The~~ Subdivision Regulation of the Town of Newington area a part of this plan and approval of the plan is contingent on compliance with all requirements thereof." One final mylar reproducible Utilities and Improvement Plan map approved by the Commission and signed by the Chairman or Secretary shall be filed in the Engineering Department. This map shall bear the seal, imprint and signature of the developer's professional engineer.

The Utilities and Improvement Plan map shall contain the following information:

- a. All lot lines (with accurate bearings and distances).
- b. The width of all streets, rights of way and easements.
- c. Location, and size, design specifications (including rate of slope and flow line elevations at inlets, outlets, structures and grade changes), and construction details for-of the existing and proposed storm drainage systems showing:
 - i. low impact development techniques, and
 - ii. rate of slope and flow line elevations at inlets, outlets, structures and grade changes for-conventional drainage facilities.



- d. Location, width and type of existing and proposed sidewalks.
- e. Location of all existing and proposed public sanitary and water supply utilities, fire hydrants, monuments, manholes, catch basins and special structures showing flow line elevations where applicable.
- f. Location of existing and proposed easements for drainage, sewage, water and other utilities.
- g. Location of existing structures, which may present special conditions and thus warrant the attention of the Commission.
- h. Stations indicating proposed elevations along the centerline of the street at 50-foot intervals tied in with stations on the profile map.
- i. Seal, imprint and signatures of the Engineer and Surveyor.
- j. Typical section of street, ditches and water courses.
- k. Elevations at 50-foot intervals on all ditches and water courses.
- l. The following notes shall be shown on map:
 - i. Elevations on N.G.V.D. at two (2) foot contour interval (system year shall be noted) for flat areas (less than 3 percent slopes) one (1) foot contour interval shall be shown. The method by which the topography was obtained shall be stated on the plans and certified to by the Land Surveyor.
 - ii. Iron pins to be set at all lot corners and angle points.
 - iii. Designated milestones.
 - iv. Elevation at lot corners and proposed building corners indicate proposed grades to provide proper surface drainage. Arrows indicate direction of surface water flow. Note: building corners only need to show proposed "footprint"
 - v. Town (2) trees per lot as per Section 3.12
 - vi. Actual field conditions may be different or changed from those conditions assumed in the preparation of this plan and in such circumstances, the Town Engineer may direct that certain modifications or amendments be effected and constructed to ameliorate such changed conditions.
- m. The works "Approved by the Newington Town Planning and Zoning Commission" with a designated place for the signatures of the Chairman or Secretary.
- n. Hydrologic soil classes based on information available from the United States Department of Agriculture Natural Resource Conservation Service and/or highly pervious soils as found from on-site testing.
- o. Any tree with six inch (6") caliper or larger.
- p. Any area identified on the Natural Diversity Database as maintained by the Connecticut Department of Energy and Environmental Protection.
- q. Proposed limits of disturbance / compaction and the method of enforcing such limits.
- r. Construction details for utilities and improvements.
- s. The location and extent of impervious surfaces anticipated to be installed as a result of the proposed development.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: December 6, 2013
Re: **Town Planner Report of December 11, 2013**

1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:**

a. Saputo Sign on Fenn Road: as of this writing I have not inspected it, but I will prior to the meeting.

2. **Old Performance Bonds held by Town:** See attached.

3. **Newington Junction TOD Planning:** The TOD Committee has not met since my last report, but a meeting has been tentatively scheduled for the week of December 16, 2013.

4. **"Low Impact Development" Regulations Project:** The draft zoning and subdivision regulations are ready for TPZ action. A review of them is on the December 11, 2013 agenda for discussion.

5. **Revision to Sign Regulations:** The Sign subcommittee has not met since my last report.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

12/06/2013

TOWN PLAN & ZONING DEVELOPMENT BONDS

Project Name/ Address/ID #	Staff Comments	Bond Amount/ Date Funds Deposited	Full Name of Depositor
<p>2</p> <p>Niro Landscaping 46 Commerce Court #24-02</p>	<ul style="list-style-type: none"> • Compliance inspection by town staff: landscaping was <u>not done</u>. Letter sent 6/27/2013. • Owner responded 6/26: out-of-town; will respond more fully upon return in August. • Left phone message 9/24/13. • Follow-up letter sent (11/25/13) • Owner informed me that property is "in receivership" (12/4/13). 	<p>\$6,000 2002</p>	<p>Peter Niro Commerce Court Realty 860-666-1891</p>
<p>4</p> <p>The Bar 512 Cedar Street</p>	<ul style="list-style-type: none"> • Compliance inspection by town staff: landscaping was <u>not done</u>. Letter sent 6/24/2013. • Owner will apply for Site Plan Modification (9/23/13). • Spoke with owner's surveyor re doing the above (9/30/13). • Follow-up email sent to surveyor; he replied that the owner has not contacted him (11/25/13). 	<p>\$2,500 1995</p>	<p>Anthony Gallicchio, owner.</p>

12/06/2013

TOWN PLAN & ZONING DEVELOPMENT BONDS

<p>6 Fountain Pointe 435-485 Willard Avenue #45-06</p>	<ul style="list-style-type: none"> Owner is working on the outstanding items. Follow-up email sent to developer (11/25/13) 	<p>\$5,000 2007</p>	<p>Richard Rotundo, owner.</p>
<p>7 Global Granite 3320 Berlin Turnpike #18-08</p>	<ul style="list-style-type: none"> Compliance inspection by town staff: paving and fencing not done. Letter sent 8/7/2013. 9/25/13: Left message for owner. 9/27: owner returned my call. 	<p>\$37,000 2008</p>	<p>GGM Properties LLC</p>
<p>15 LA Fitness 3563 Berlin Turnpike #42-07</p>	<ul style="list-style-type: none"> 8/27/13: Compliance inspection by staff; final paving not done. 	<p>\$5,000 2009</p>	<p>Newington-Berlin Retail LLC</p>
<p>18 ZAG Machine 39 Progress Circle</p>	<ul style="list-style-type: none"> Inspected 10/21/11: final course of paving not done. 9/30/13: letter sent to owner; returned by Post Office. 10/11: ED Director recommended I try to contact owner in New Britain. 	<p>\$4,200 1992</p>	<p>Adam Z. Golas, owner</p>

TOWN PLAN & ZONING DEVELOPMENT BONDS

<p>25</p> <p>95 Waverly Drive (Lot #23) #01-04</p>	<ul style="list-style-type: none"> Residential driveway installed too close to side line. Letter sent 7/22/13. 8/1: homeowner will try to work out with neighbor. 9/30: Owner called; neighbor will sell him a strip of land. 10/10: Owner called; trying to contact surveyor to draw plans. 	<p>\$5,000 2006</p>	<p>Jaime Ibarrola 860-604-3096</p>
<p>26</p> <p>Newington Professional Center (Reno Properties) 1268 and 1300 Main Street #15-10</p>	<ul style="list-style-type: none"> 7/31/2013: Inspected by staff; numerous deficiencies noted. 8/1/13: Email sent to owner; he replied that he will have his construction manager address this. Follow-up email sent (11/25/13) 	<p>\$20,000 09/12/2011</p>	<p>Newington Professional Center C LLC</p>
<p>27</p> <p>IHOP Restaurant 3280 Berlin Turnpike</p>	<ul style="list-style-type: none"> Letter sent to developer (11/12/13). Developer returned phone call; asked to have bond released due to extreme passage of time (11/12/13) TPZ decision: wait until spring, and then consider additional plantings (11/27/13). 	<p>\$5,700 2000</p>	<p>Boylan Development Services, Inc.</p>

12/06/2013

TOWN PLAN & ZONING DEVELOPMENT BONDS

28	Mills Construction 63 E. Cedar Street	\$1,500	2000	
29	Target Richards Street	Mature sycamore tree to be preserved. <ul style="list-style-type: none"> Inspected site: tree looks healthy (12/2/13). 	\$10,000 2003	
30	Premier Development 148 Maple Hill Ave	Rear lot and new house. <ul style="list-style-type: none"> Email sent to developer, asking if he knows what the bond was for (12/4/13). 	\$5,000 2003	
31	MORETCO ?	<ul style="list-style-type: none"> No info on file as to what this is. 	\$3,338 2006	
33	Rockledge Drive street trees #03-01	<ul style="list-style-type: none"> In default (no street trees). Owner claims residents do not want trees; has offered to forfeit the bond, with no restrictions (11/25/13). Letters sent to all homeowners to see if any are willing to let the Town plant street trees in front yard (12/4/13). 	\$10,000 7/24/2007	Premier Building and Development