

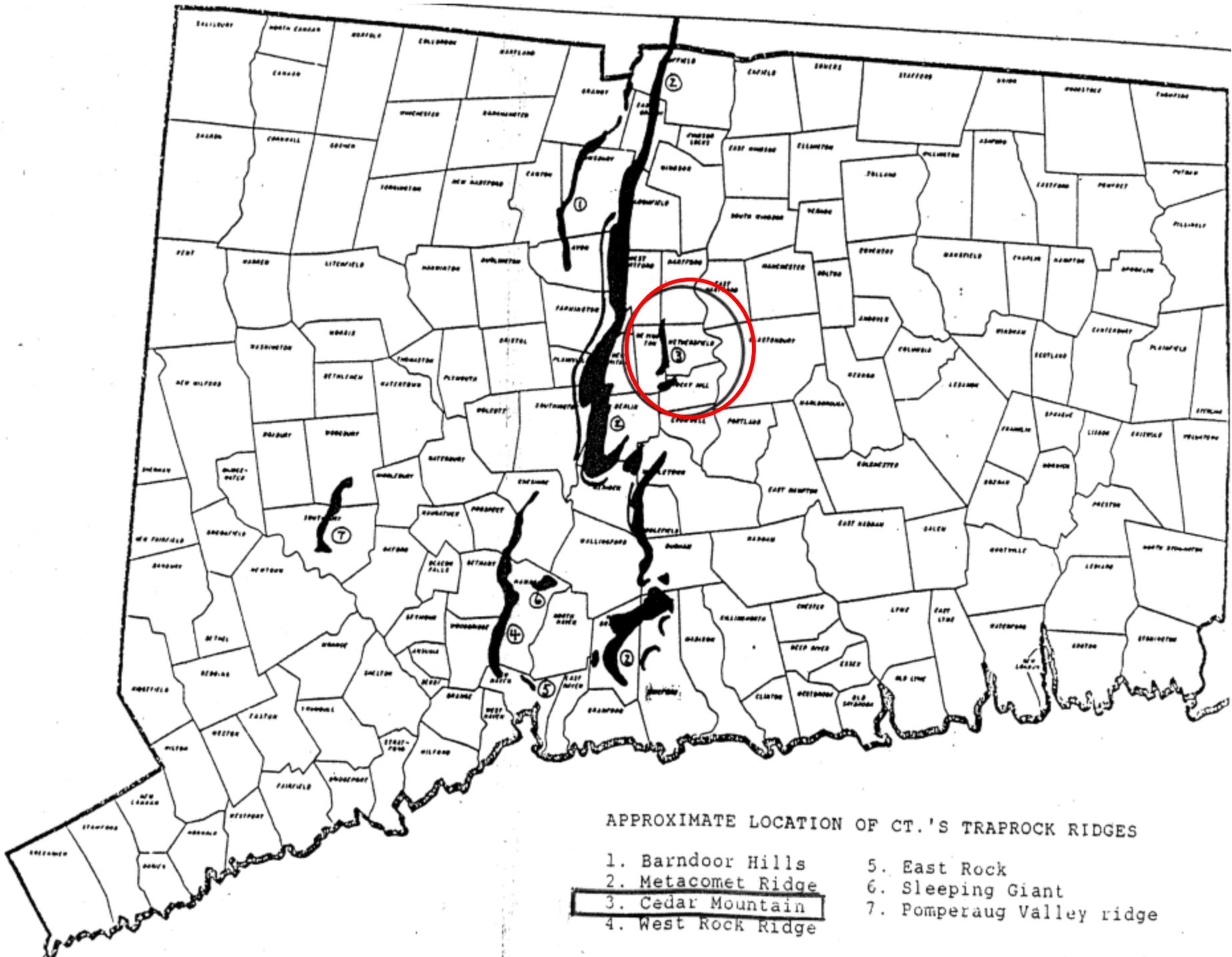
LAND USE, ZONING & OWNERSHIP CEDAR MOUNTAIN

**TOWN COUNCIL PRESENTATION
NOVEMBER 24, 2009**



CONNECTICUT TRAP ROCK MOUNTAINS

- **CEDAR MOUNTAIN IS ONE OF THE SEVEN TRAP ROCK RIDGELINES THAT SHAPE CONNECTICUT'S CENTRAL VALLEY FROM NEW HAVEN TO MASSACHUSETTS.**



APPROXIMATE LOCATION OF CT.'S TRAPROCK RIDGES

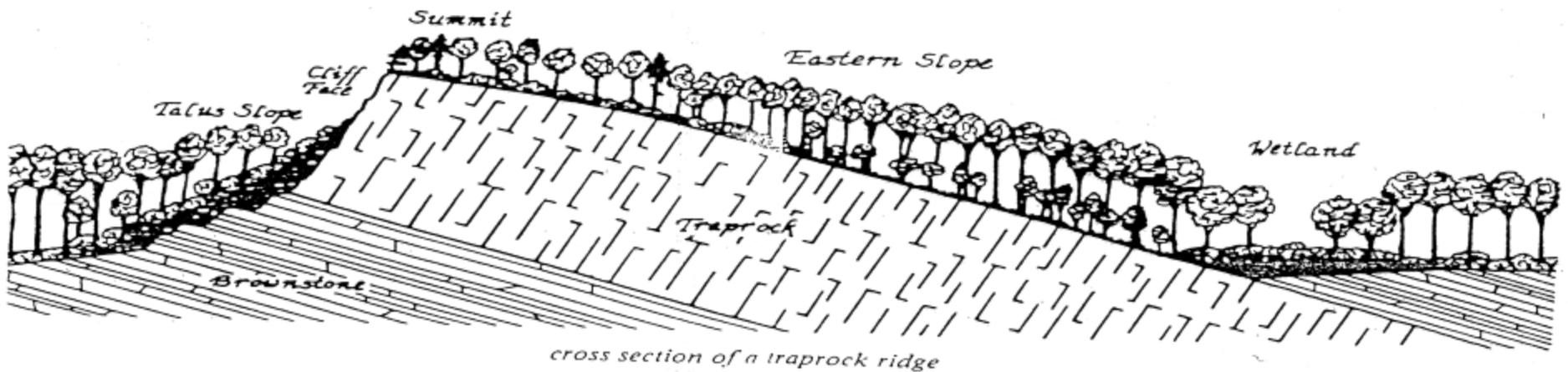
- | | |
|--------------------|---------------------------|
| 1. Barndoor Hills | 5. East Rock |
| 2. Metacomet Ridge | 6. Sleeping Giant |
| 3. Cedar Mountain | 7. Pomperaug Valley ridge |
| 4. West Rock Ridge | |

WHY PROTECT THE RIDGELINES?

- **TO PRESERVE VIEWS AND PROTECT THE AESTHETIC CHARACTER OF COMMUNITY AND REGION.**
- **TO REDUCE EROSION AND TIMBER REMOVAL.**
- **TO DIRECT DEVELOPMENT TO BETTER SUITED LAND.**
- **TO PROTECT UNIQUE LANDFORMS, HABITATS AND WILDLIFE.**
- **TO PRESERVE STEEP SLOPES AND REDUCE STORMWATER RUNOFF.**

PROFILE OF A TRAP ROCK MOUNTAINS

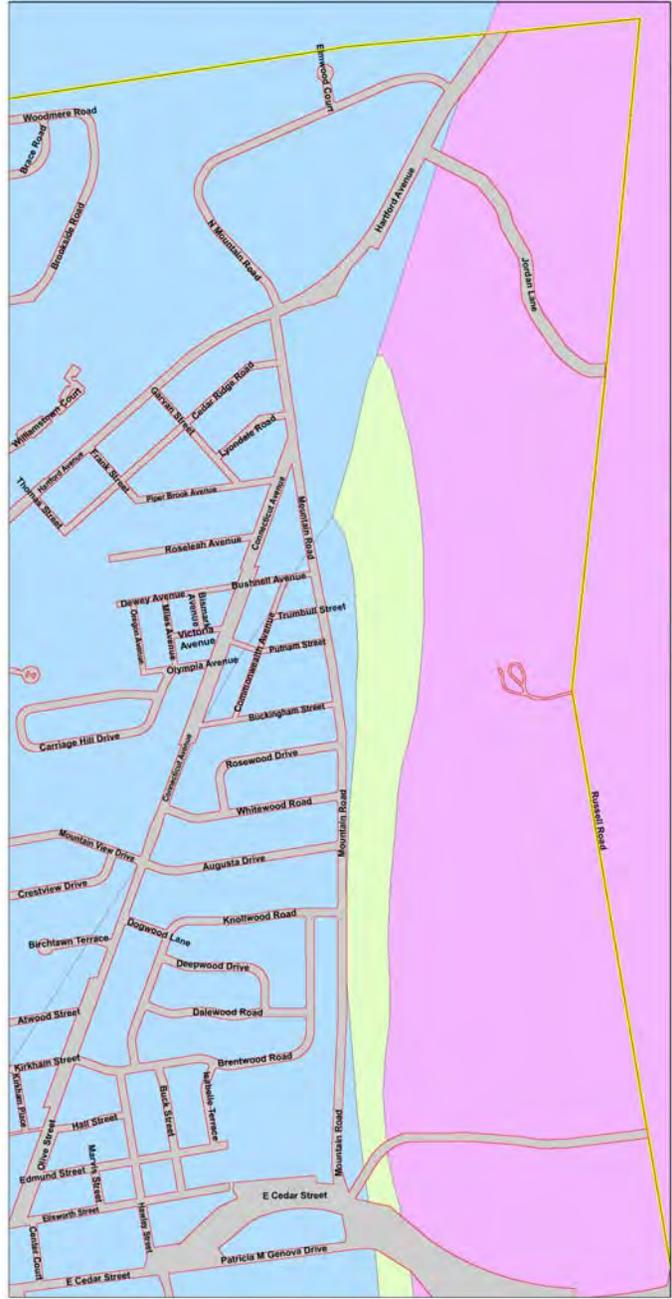
- TRAP ROCKS MOUNTAINS ARE CHARACTERIZED BY CLIFF FACES AND FLATTER EASTWARD SLOPES.
- THE EASTERLY SLOPES RAISE TO WESTERLY SUMMITS AND THEN DROP OFF TO CLIFF FACES OR STEEP ROCKY SLOPES.
- THE SUMMIT, CLIFF FACE AND TALUS SLOPE EXHIBIT EXPOSED AND FRACTURED TRAPROCK.
- SOIL COVERAGE IS DEEPER ON THE EASTERLY FLATTER SLOPE, SHALLOW ALONG THE SUMMIT.



CEDAR MOUNTAIN RIDGE-LINE AREA

Newington, CT

Bedrock Geology



-  basalt (traprock)
-  arkose (brownstone)
-  silty shale



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WHAT IS THE RIDGELINE RESOURCE?

- **THE FIRST STEP IN RIDGELINE PROTECTION IS TO DEFINE AND MAP THE RESOURCES TO BE PROTECTED.**
- **INTERPRETATIONS OF RIDGELINE RESOURCES VARY, SOME DEFINITIONS ARE:**
 - *BASED ON TOPOGRAPHY THE RIDGELINE IS THE CLEARLY VISIBLE ELONGATED CRESTS OF THE TRAPROCK CLIFF FACE.*
 - *BASED ON "A LINE MARKING OR FOLLOWING THE RIDGETOP AND CRESTS OF THE MOUNTAIN".*
 - *"A RANGE OF HILLS OR MOUNTAINS OR THE UPPER PART OF SUCH A RANGE"*
- **SEE: CONNECTICUT GENERAL ASSEMBLY OFFICE OF LEGISLATIVE RESEARCH "RIDGELINE PROTECTION" ATTORNEY D.LEFF, 9-8-1994**

CEDAR MOUNTAIN GEOGRAPHY

- **THE CEDAR MOUNTAIN RANGE EXTENDS FROM SOUTHEAST CORNER OF TOWN (LITTLE BROOK NEIGHBORHOOD) NORTHERLY ALONG THE ROCKY HILL AND WETHERSFIELD BOUNDARY TO HARTFORD CITY LINE .**
- **THE MAJORITY OF THE LAND WITHIN THE MOUNTAIN RANGE HAS BEEN ALTERED BY DEVELOPMENT EXCEPT FOR THE AREA ALONG THE NORTH SIDE OF EAST CEDAR STREET**



CEDAR MOUNTAIN RIDGE-LINE AREA

Newington, CT

Hill Shade Map



N



0 150 300 600
Feet
1 inch = 300 feet



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RIDGELINE PROTECTION CONNECTICUT STATUTES

- **IN 1995 THE CT. GENERAL STATUTES WERE AMENDED TO ENABLE MUNICIPALITIES TO REGULATE TRAP ROCK RIDGELINES, CHAPTER 124, SECTION 8-1aa.**
- **SECTION 8-1aa DEFINES RIDGELINES AS THE TOP OF A FIFTY (50) PERCENT SLOPE WHICH IS MAINTAINED FOR A DISTANCE OF FIFTY (50) HORIZONTAL FEET PERPENDICULAR TO THE SLOPE OF SURFICAL BASALT (TRAP ROCK) GEOLOGY.**
- **NEWINGTON TPZ ADOPTED SECTION 4.4.7 OF THE ZONING REGULATIONS, MAY 20, 2005. WITHIN THE 150 FOOT RIDGELINE SETBACK AREA NO QUARRYING AND CLEAR CUTTING IS PERMITTED, SELECTED TIMBERING AND SINGLE FAMILY RESIDENTIAL USES PERMITTED BY SITE PLAN APPROVAL BASED ON VISUAL IMPACT CRITERIA.**



CEDAR MOUNTAIN RIDGE-LINE AREA

Newington, CT

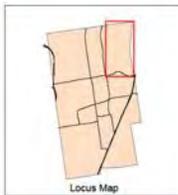
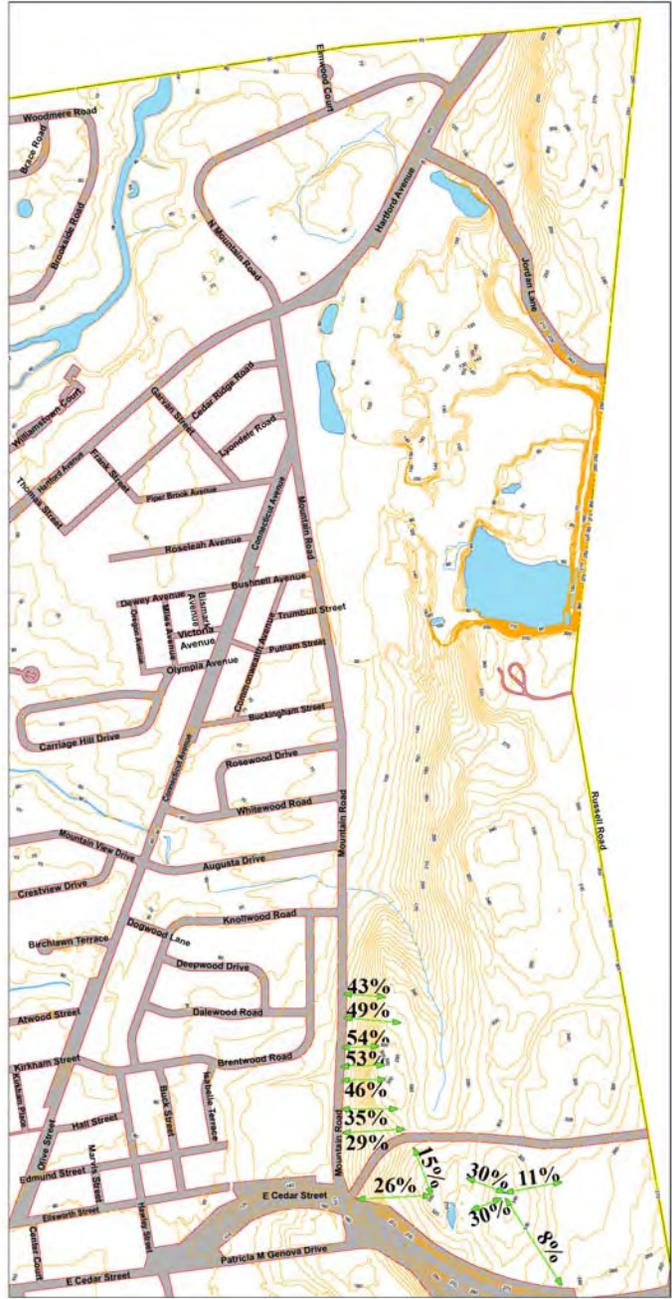


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CEDAR MOUNTAIN RIDGE-LINE AREA

Newington, CT

Steep Slopes



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CEDAR MOUNTAIN LAND USE CHARACTERISTICS

- **THE CEDAR MOUNTAIN AREA EXTENDS APPROXIMATELY 1.8 MILES FROM EAST CEDAR STREET NORTH TO HARTFORD, AN AREA OF 383 ACRES.**

<u>Ownership</u>	<u>Acres</u>	<u>Zoning</u>	<u>Land Use</u>
➤ Cedar Mountain Cemetery	53	R-12	Institutional
➤ Balf Co. (quarry area)	109	I	Industrial
➤ Balf Company	94	R-20	Vacant
➤ State of Connecticut	72	PL & R-12	Institutional/Public
➤ Marcap, LLC	28	CD	Vacant
➤ Town of Newington	5	R-20	Public Open Space
➤ Metropolitan Dist. Commission	4	CD	Public Utility
➤ HDC Hunter Development	9	B-BT	Commercial
➤ Jensen Machine Company	.8	I	Industrial
➤ Connecticut Humane Society	<u>8</u>	PL	Institutional

383 acres

CEDAR MOUNTAIN RIDGE-LINE AREA

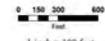
Newington, CT

Land Use Map

- APARTMENT
- CEMETERY
- COMMERCIAL
- CONDO
- EXCESS VACANT NON RESIDENTIAL
- EXCESS VACANT RESIDENTIAL
- EXEMPT
- INDUSTRIAL
- OPEN SPACE CONSERVATION/PASSIVE
- PARKS AND RECREATION
- PRIVATE OPEN SPACE
- RESIDENTIAL < 7,000 SQFT
- RESIDENTIAL > 12,000 & < 20,000 SQFT
- RESIDENTIAL > 20,000 SQFT
- RESIDENTIAL > 7,000 & < 12,000 SQFT
- RIGHT OF WAY
- SCHOOL AND PUBLIC BUILDINGS
- UTILITIES
- VACANT NON RESIDENTIAL
- VACANT RESIDENTIAL



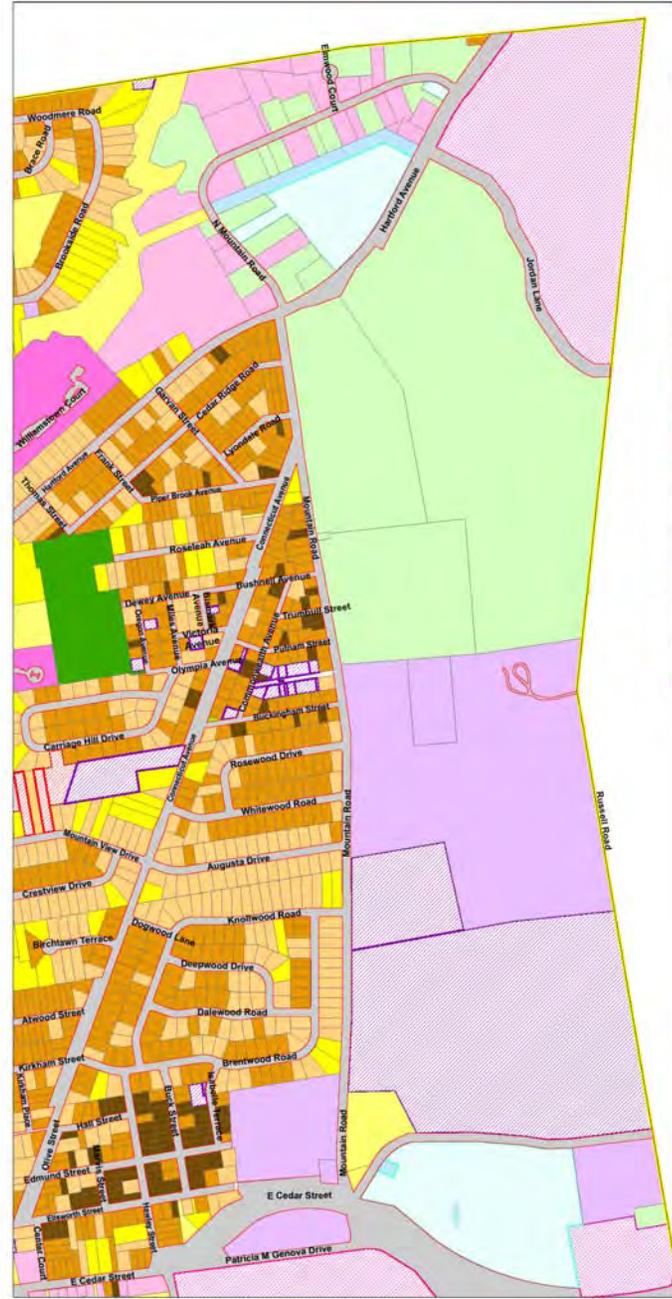
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1 inch = 300 feet



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CEDAR MOUNTAIN RIDGE-LINE AREA

Newington, CT

Zoning Map



- B BUSINESS
- B-BT BUSINESS BERLIN TURNPIKE
- B-TC BUSINESS TOWN CENTER
- CD COMMERCIAL DEVELOPMENT
- I INDUSTRIAL
- PD PLANNED DEVELOPMENT
- PL PUBLIC LAND
- R-12 RESIDENTIAL
- R-20 RESIDENTIAL
- R-7 RESIDENTIAL
- RD RESIDENTIAL DESIGNED
- RP RESIDENTIAL PLANNED - NOTE "A"

NOTE "A"
See Section 3.7 Zoning Regulations



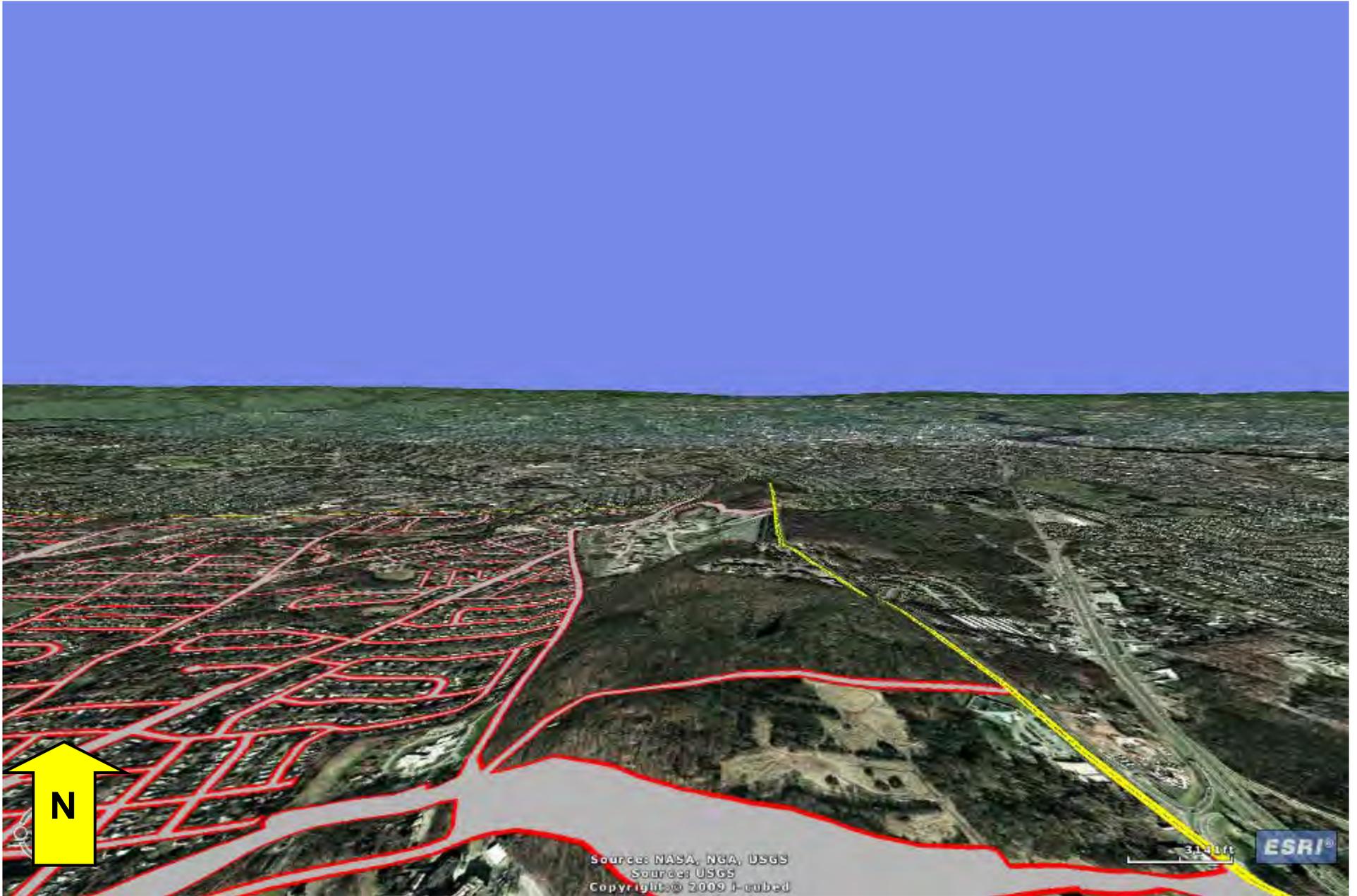
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1 inch = 300 feet

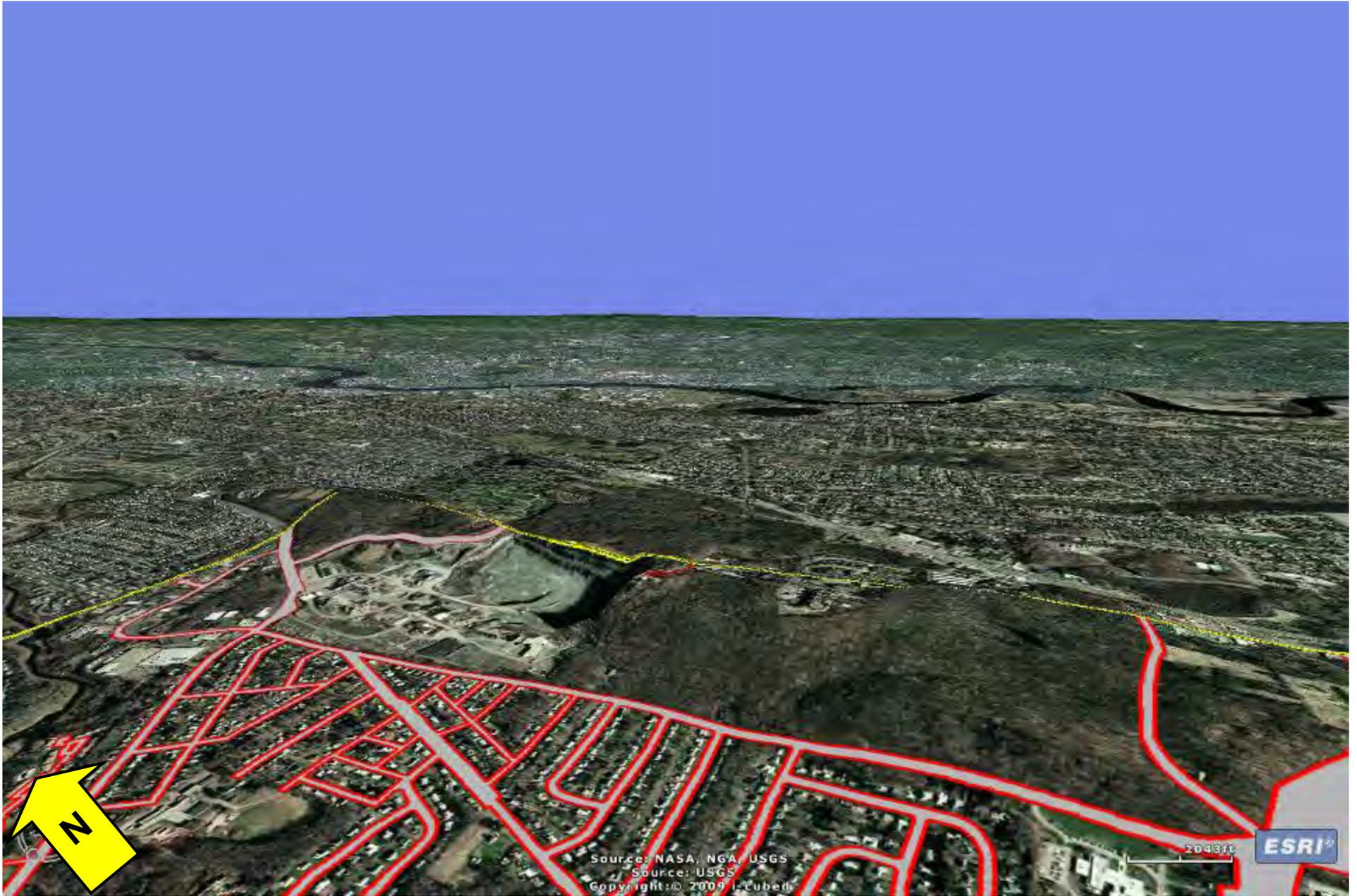


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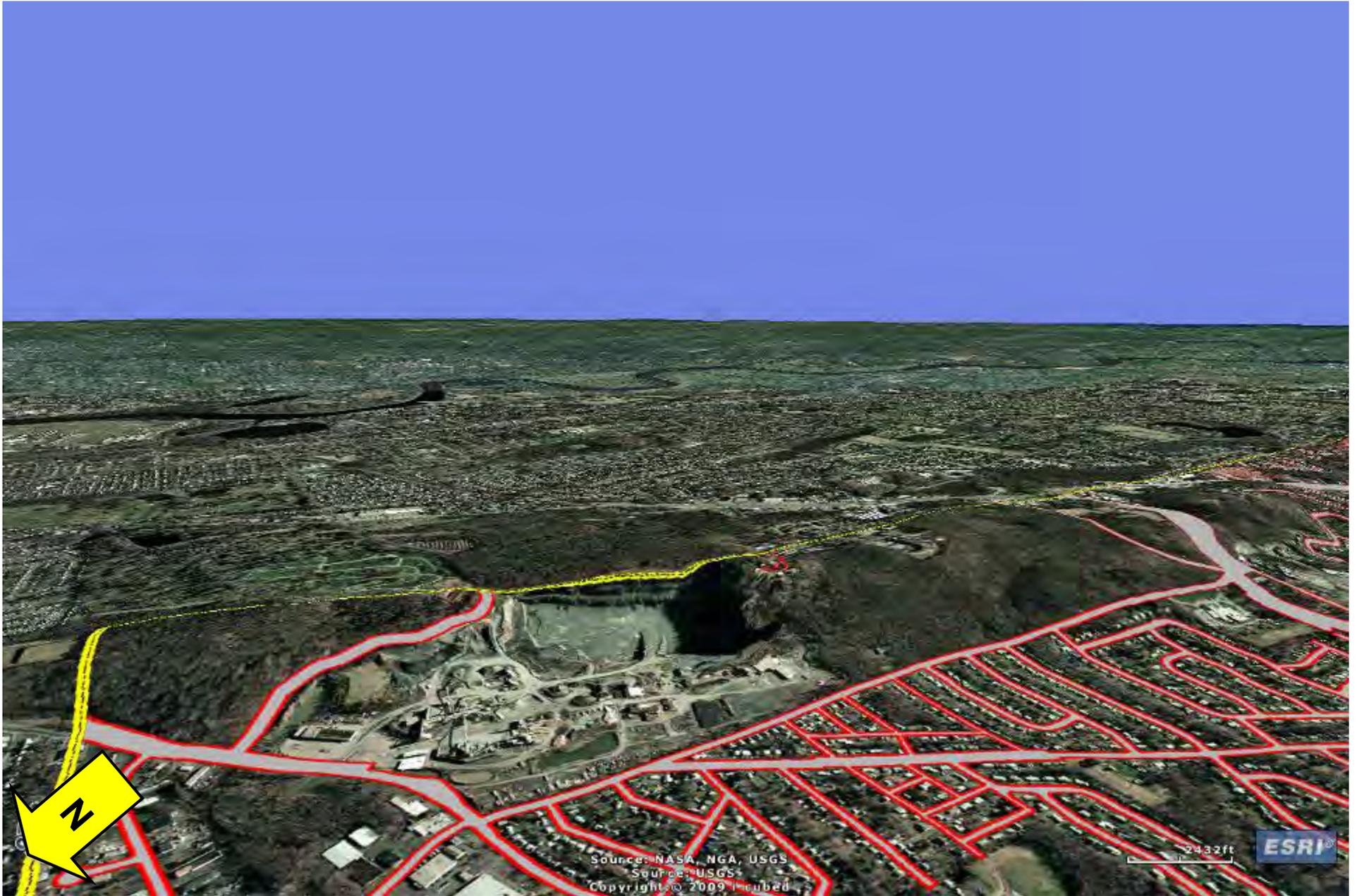
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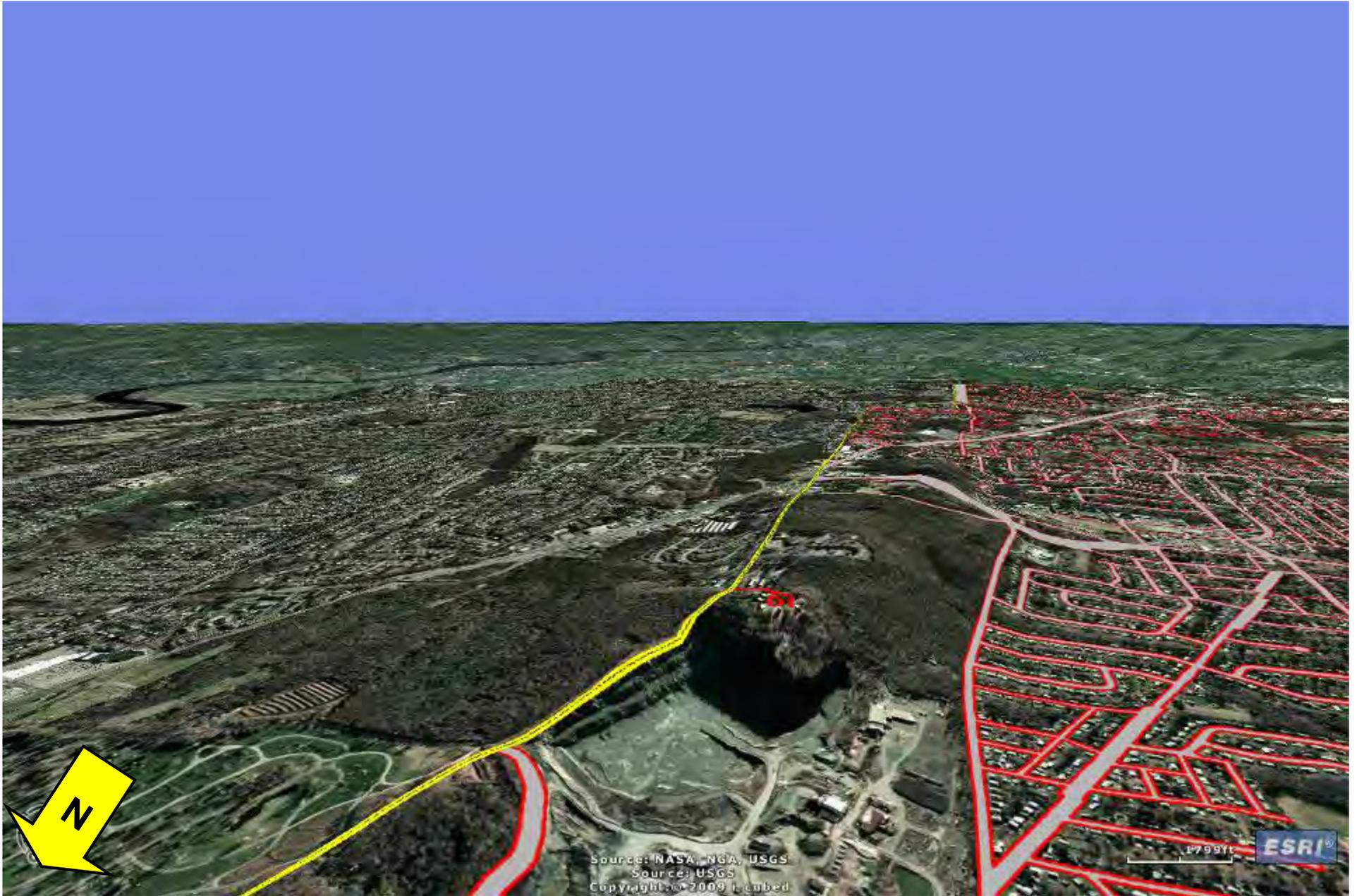
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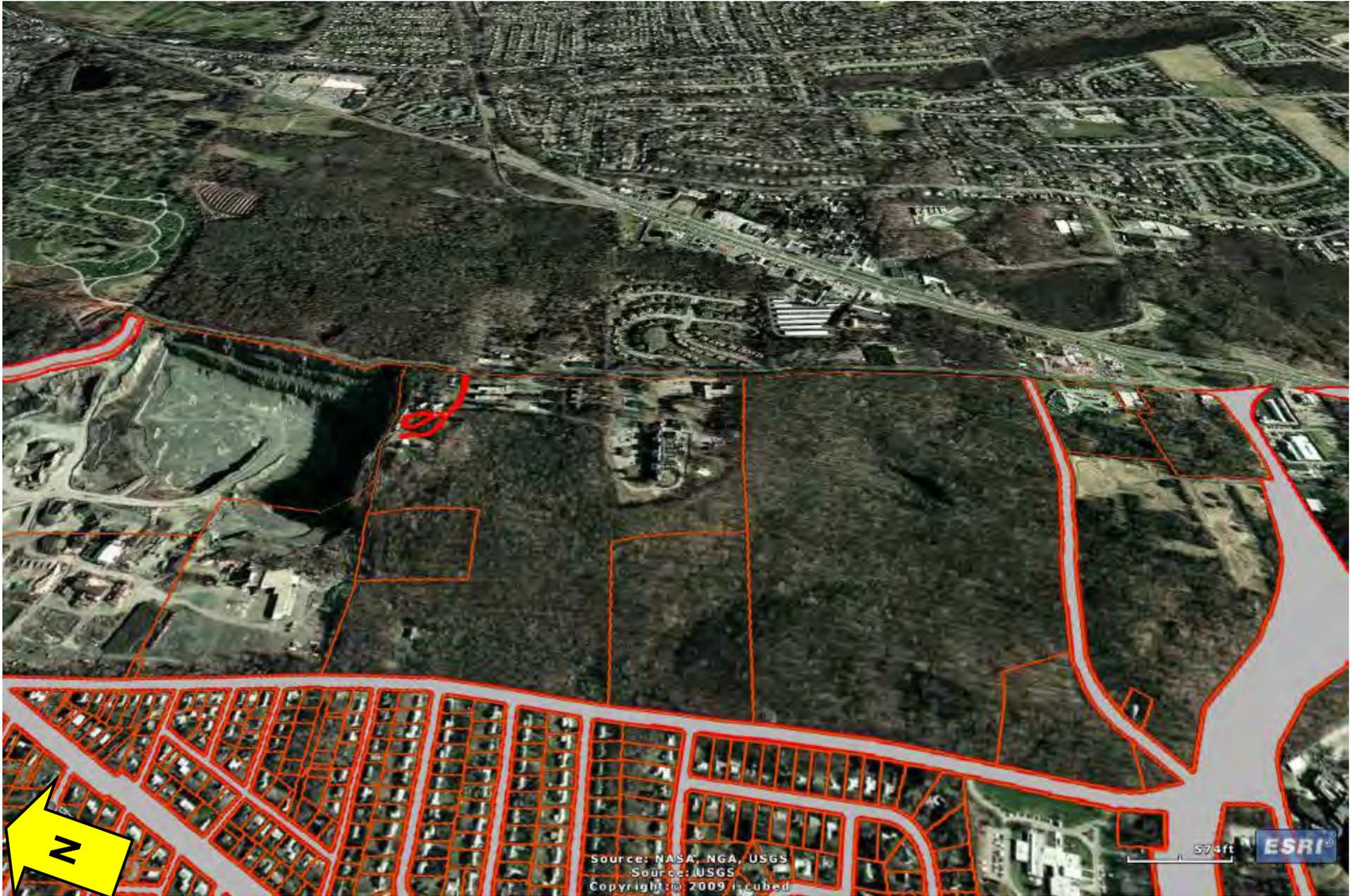




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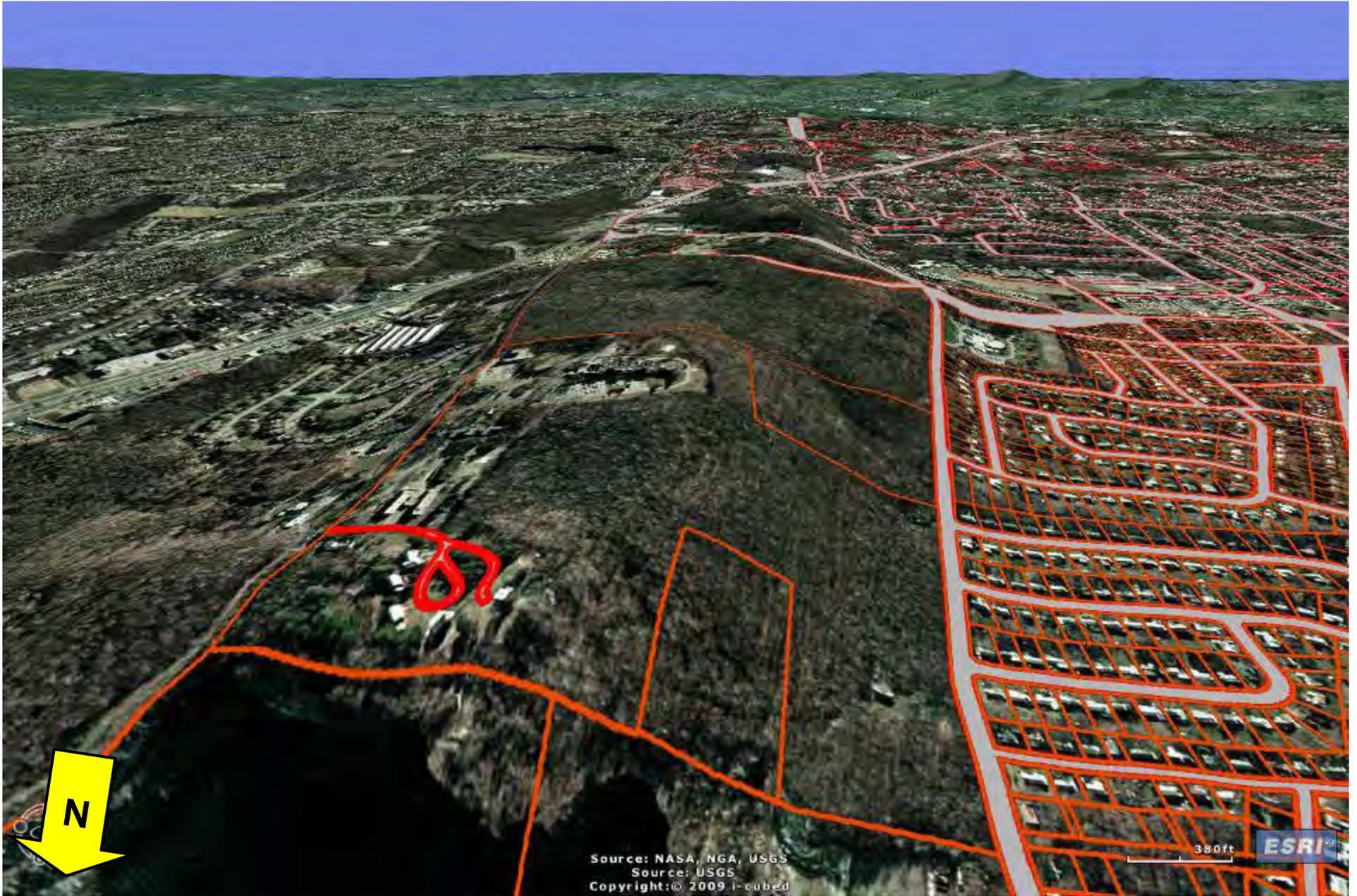
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Credits & References

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