



# **CITY OF GROTON SUBDIVISION REGULATIONS**

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These Regulations have been set forth by the City of Groton, Connecticut, Planning and Zoning Commission pursuant to the authority vested in it under the General Statutes of the State of Connecticut.

## SECTION 1 - PURPOSE OF REGULATIONS

- 1.1 These regulations set forth the required procedure for subdivision and re-subdivision of land in the City of Groton. The purpose of these Regulations is to ensure the increased safety in the use of streets; to safeguard residential streets from hazards of excessive traffic; to make possible adequate fire protection; to ensure the orderly development of the City; and to promote the public health, welfare and safety.

## SECTION 2 - DEFINITIONS

- 2.1 Applications: shall mean the maps, prescribed forms and fees duly and correctly completed for approval and submitted to the Planning and Zoning Commission.
- 2.2 Commission: shall mean the City of Groton, Connecticut, Planning and Zoning Commission.
- 2.3 County Soil and Water Conservation District: shall mean the New London County Soil and Water Conservation District established under the General Statutes.
- 2.4 Cul-de-sac: shall mean the terminus of a dead end street or a portion of a street with only one (1) vehicular outlet, whose primary function is to provide access to abutting property.
- 2.5 Date of Submission: shall mean the date of the Commission's meeting at which:  
(1) the completed application,  
(2) all required supporting information and  
(3) the required fee, are received.
- 2.6 Dead End Streets: shall mean a street with only one (1) vehicular outlet.
- 2.7 Developer: shall mean the owner, subdivider, designer, or agent thereof, of the tract or parcel of land being subdivided.
- 2.8 Development: shall mean construction or grading activities to improved or unimproved real estate and includes but is not limited to the installation of required improvements and the disturbance of land related to the construction of a structure; installation of appurtenant utilities and access from the existing or proposed public right-of-way.
- 2.9 Disturbed Area: shall mean an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.
- 2.10 Easement: shall mean a right of use for a specific purpose or purposes which one person or agency may have of a designated portion of land of another.
- 2.11 Erosion: shall mean the detachment and movement of soil or rock fragments by water, wind, ice or gravity.
- 2.12 Final Approval: shall mean the approval of the Final Plan by the Commission under the provisions of Section 8-26 of the General Statutes, as amended.
- 2.13 Frontage: shall mean the boundary of a lot abutting and having permitted vehicular access to an accepted public street or an approved street consistent with these regulations.
- 2.14 Grading: shall mean any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth or any combination thereof, including the land in its excavated or filled condition.

- 2.15 Lot: shall mean a plot or parcel of land occupied, or capable of being occupied, by one (1) principal building and accessory buildings as allowed under the Zoning Regulations.
- 2.16 Merestone: shall mean a boundary monument that shall be made of granite or concrete, three (3) feet long and four (4) inches square at the top, and the center shall be marked with a metal plug, pin, rod, cross or drill hole. They shall be securely set in the ground with the top flush with the finished grade.
- 2.17 Open Space: shall mean land set aside for conservation, recreation, park or play area.
- 2.18 Pavement: shall mean that portion of the street line especially prepared for vehicular traffic and lying between curbs.
- 2.19 Plan: shall mean the plan for a subdivision referred to in Section 8-25 and 8-26 of the General Statutes, as amended, and prepared in accordance with the requirements of Section 6 hereof.
- 2.20 Preliminary Plan: shall mean a tentative plan for a subdivision, submitted to the Commission for advice and recommendations only, and prepared in accordance with the requirements of Section 5.1 hereof.
- 2.21 Regulations: shall mean the Subdivision Regulations of the City of Groton, unless otherwise specified.
- 2.22 Reserved Area: shall mean sections of land reserved for future street connections, public facilities, footpaths, accessways or open space.
- 2.23 Resubdivision: as defined herein means "a change in a map of an approved or recorded subdivision if such change (a) affects any street layout shown on such map, or (b)affects any area reserved thereon for public use, or (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".
- 2.24 Sediment: shall mean solid material, either mineral or organic, that is in suspension, is transplanted or has been moved from its site of origin by erosion.
- 2.25 Soil: shall mean any unconsolidated mineral or organic solid material of any origin.
- 2.26 Soil Erosion and Sediment Control Plan: shall mean a plan that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.
- 2.27 Steep Slopes: shall mean grades in excess of twenty percent (20%).

- 2.28 Street: shall mean the whole right-of-way, which shall be a minimum of fifty-feet (50) in width, reserved for the construction of the road and its appurtenances.
- 2.29 Street Right-Of-Way: shall mean that portion of land between property lines over which a public road is built and the adjacent area reserved for future widening and improvements.
- 2.30 Street Width: shall mean the distance between property lines measured at right angles to the direction of the centerline of the street.
- 2.31 Subdivision: means the division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission for the purpose, whether immediate or future, of sale or building development expressly excluding development for agricultural purposes, and shall include re-subdivision.
- 2.32 Watercourses: shall mean any rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, public or private, vernal, intermittent, or perennial, which are contained within, flow through, or border upon the City of Groton or any portion thereof.
- 2.33 Wetlands: shall mean land, including submerged land, not regulated pursuant to Sections 22a-28 to 22a-35 inclusive, of the Connecticut General Statutes, as amended, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial or flood plain by the National Cooperative Soil Survey, as may be amended from time-to-time, by the Soil Conservation Service of the U.S. Department of Agriculture. 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 - PROCEDURE

- 3.1 No subdivision of land shall be made and no land in any subdivision shall be sold or offered for sale until an application for a plan of subdivision, prepared in accordance with the requirements of these regulations, has been approved by the Commission. Applications for approval of a plan of subdivision shall be made by the developer in writing on a form furnished by the Commission and filed in the office of the City Planning and Zoning Department. The application shall be accompanied by eight (8) copies of a subdivision plan conforming to these regulations, and by the appropriate fee. The developer shall be present at the meeting of the Commission when the application is presented to the Commission.
- 3.2 Official Submission - The date of official submission of a subdivision application shall be the day of the next regularly scheduled meeting of the Commission after submission of the application or thirty-five (35) days after such submission, whichever is sooner. The Commission has the discretion to exclude from consideration on the agenda of the next regularly scheduled meeting an application, even if officially submitted, if the application has not been filed at least 14 days prior to said meeting or if the application is not in good form and accompanied by all required fees, plans and supporting materials needed to document conformity to the requirements of these regulations.

## SECTION 4 - DESIGN REQUIREMENTS

- 4.1 General Considerations - Land to be subdivided shall be of such character that it can be used for building purposes without danger to health and public safety. Every effort shall be made to locate streets, building lots, and open space in a manner that is in harmony with the landscape and results in a minimal disturbance to the natural terrain and vegetation.
- 4.2 Land Subject To Flooding - In areas of special flood hazard, contiguous to water bodies including tidal flooding, proper provisions shall be made for protective flood control measures. Such land as identified on Flood Insurance Rate Maps and in the Flood Insurance Study, shall not be subdivided unless the following conditions are met:
- 4.2.1 Water supply and sewage disposal systems shall be designed and located so as to avoid impairment or contamination from flooding, erosion or related circumstances.
- 4.2.2 Gas, electrical equipment, and transmission lines shall be located and constructed to minimize or eliminate flood damage.
- 4.2.3 Drainage systems shall be designed to reduce exposure to flood hazards.
- 4.3 Lots
- 4.3.1 Lot Sizes - All lots in proposed subdivisions shall conform to the requirements of the Zoning Regulations.
- 4.3.2 Frontage - All lots shall have frontage on an approved street consistent with the Zoning Regulations.
- 4.3.3 Side Lot Lines - Wherever possible, side lot lines shall be at right angles to the road and radial to curves.
- 4.3.4 Lots on Slopes - In the case of lots on sloping land, the finished floor of the principal structure shall be higher than the grade of the road on which its fronts wherever practical. Driveway slopes shall not exceed 15 % slope at any point nor a total average of 12 %.

- 4.3.5 Soil Preservation, Grading & Seeding -
- a. Soil Preservation and Final Grading - In all subdivisions with 10 or more lots, no streets shall be accepted until final grading has been completed in accordance with the approved final subdivision plan for 60% of the lots in a subdivision or section thereof where grading is required. At least four (4) inches of topsoil shall be placed and graded on each lot and suitably stabilized.
  - b. Lot Drainage - Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed as much as possible to avoid concentration of storm water from each lot to adjacent lots and shall be shown on the subdivision plan.
  - c. Lawn-Grass Seed and Sod - Lawn-grass seed shall be sown in accord with suggested practices as outlined in the Connecticut "Guidelines for Soil Erosion & Sediment Control." All lots shall be seeded from the curb line back. Sod or other suitable stabilization techniques may be substituted for seeding.
- 4.3.6 Lot Access - Lot access and frontage shall be as per the City of Groton Zoning Regulations. All lots must be capable of receiving emergency and regular City services.
- 4.3.7 Double Frontage - Double frontage and rear lots shall be avoided except as provided for in the Zoning Regulations.
- 4.3.8 Lot Shape - Lots shall be generally square or rectangular in shape, except where other design criteria make it impractical or undesirable.

4.4 Open Space

The Commission may require open space of up to 10 % of a subdivision to be reserved for the following purposes: for active recreation including parks and playgrounds which shall be suitable and conveniently accessible for their intended use; for passive recreation in the form of land in its undisturbed or "natural" state; for protection of wetlands or watercourses and the buffering of the same; for the preservation of outstanding natural or historical features and the like. Open space shall not include power line right-of-ways.

4.4.1 Payment of Fees in Lieu of Open Space Land Dedication (Effective 2/18/05)

The Commission understands that the dedication of land for open space may not be appropriate or desirable for every subdivision. Therefore, the Commission may authorize the applicant to pay a fee in lieu of open space or authorize a combination of payment and land dedication in lieu of open space as authorized by Section 8-25 of the Connecticut General Statutes. Such formula for payments or combination of payments and dedication of land will be established based on the following procedures:

- a. Payments or combination of both payment and land shall be equal to ten percent (10%) of the fair market value of the total land area prior to subdivision.
- b. The fair market value of the land is to be determined by a licensed appraiser jointly approved by the Commission and the applicant and the appraisal made part of the record. The cost of the appraisal is the responsibility of the applicant.
- c. In cases where there is a combination of both payment and dedication of land, the transfer of land shall occur when the public improvements are accepted by the city. If there are no other public improvements, the deed for the land shall be transferred at the time the subdivision plans are filed.
- d. Payments are due to the City prior to the release of the signed subdivision mylar by the Chairman of the Commission.
- e. Payments generated under the provisions of this section shall be placed in a designated fund account to be utilized for the purposes of reserving dedicated open space, acquisition of new public open space, for recreational or agricultural purposes or improvement of existing open space dedicated to the City.
- f. The open space requirements of this section shall not apply if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration, or if the subdivision is to contain affordable housing, as defined in section 8-39a, equal to twenty per cent or more of the total housing to be constructed in such subdivision.

#### 4.5 Street Trees

Trees shall be planted, to provide shade and to enhance the environment, at approximately fifty foot (50') intervals along the sides of every street abutting lots of the proposed subdivision except where, in the opinion of the Commission, existing trees are to be retained by the developer in sufficient number and location to meet the intent of this section. New trees shall be nursery grown, free from disease, and treated for bark injuries. Such trees shall be planted at least twelve feet (12') from the curb back of the street. Determination of precise locations for trees shall consider future possible locations of driveways and utility connections. The size and species of trees shall be of a type so as to fulfill the purposes of this regulation.

#### 4.6 Street Lights

Street lights shall be shown on the subdivision plan in quantity, location, and type sufficient to assure public safety.

#### 4.7 Unanticipated Field Conditions

Where field conditions require additional construction techniques, such as the need for curtain drains to intercept a previously unknown drainage problem, which will interfere with a subdivision improvement. This information shall be brought to the attention of the Commission and the Planner. The Commission, with the input of the Highway Superintendent, may require additional measures be taken to insure the public health, welfare and safety. Failure to inform the Commission or to take the corrective action may result in not issuing any further building permits within the subdivision.

#### 4.8 Underground Utilities

Underground utilities (electric, telephone, CATV, etc.) are allowed in all subdivisions. In subdivisions of five (5) lots or more, all utilities must be underground, unless a waiver is granted by the Commission as per Section 4.11.

#### 4.9 Existing Streets

Where a subdivision is proposed which has frontage on an existing street, the developer shall be required to install sidewalks along said street frontage. Said sidewalks shall conform to specifications in 7.2. Furthermore, where said existing street does not meet the right-of-way requirements of these regulations, the developer shall be required to provide additional right-of-way.

#### 4.10 Non-Residential Subdivisions

4.10.1 General - A non- residential subdivision shall be subject to all the requirements of these Regulations.

4.10.2 Standards - In addition to these Regulations, the applicant shall demonstrate the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- a. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated there upon.
- b. The developer must demonstrate that the design and construction of streets, curbs and sidewalks and the design and installation of public utilities including water, sewer, electric, gas and storm water drainage is appropriate for the intended use.
- c. Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent, existing or potential residential areas.

#### 4.11 Waiver of Requirements

4.11.1 General - Where the Commission finds that extraordinary hardships or practical difficulties may result from compliance with these Regulations, it may approve waivers to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such waiver shall not have the effect of nullifying the intent and purpose of these Regulations; and further provided the Commission shall not approve waivers unless it shall make findings based upon evidence presented to it in each specific case that:

- a. The granting of the waiver will not be detrimental to the public safety, health, or welfare or have a significant adverse effect on other adjacent property;
- b. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if these Regulations are carried out.

## SECTION 5 - GENERAL REQUIREMENTS

### 5.1 Preliminary Plan (Optional)

If the subdivider elects to submit a non-binding preliminary plan, the Commission will review it on an informal basis so that information can be exchanged to aid in the preparation of an application.

5.1.1 Time and Procedure - A preliminary plan will be placed on the Commission's agenda after review by Planning Staff. Every effort will be made to expedite the review.

5.1.2 Contents - The preliminary plan shall include:

A minimum of 3 copies of the plan at a scale not greater than 1" = 100", showing lots, easements, roads, open spaces, drainage, contours at 10 foot intervals, utilities, vicinity map and other information pertinent to the subdivision.

5.1.3 At the Commission's meeting, the Commission may exchange information with the applicant in order to aid the applicant to prepare a formal application under these regulations. Any advice or recommendation made by the Commission during such exchange of information is informal and is not binding upon the Commission. The applicant must still obtain final approval as defined by the regulations.

### 5.2 DETERMINING NUMBER OF LOTS

The number of lots permitted shall be determined by the following method:

1. Deduct from the gross area of the property, the area of the property in easements and rights-of-way otherwise restricted for development use.
2. Deduct from the gross area of the property that portion of the land that is restricted due to the presence of protected resources.

Such protected resources include: wetlands (tidal and inland); steep slopes; and coastal resources as defined by Section 22a- 93(7) of the Connecticut General Statutes, except shorelands, developed shorefronts and coastal flood hazard areas. The deduction shall be weighted according to the following formula:

% of Property With Protected Resource	% of Protected Resource Area to be Deducted
_____	_____
0-10	10
11-25	25
26-40	40
41-60	60
61-75	70
76-100	75

3. Deduct that portion of land, if any, required to be dedicated for open space and recreation purposes if not included in 2, above. (see 4.4)
4. Divide the remaining acreage of the property by the area of the largest lot required by the Zoning Regulations for that district. The quotient is the number of lots permitted in the subdivision.

### 5.3 SUBDIVISION WITHIN THE COASTAL AREA

Any subdivision proposed to be located within a coastal area as defined in the Municipal Coastal Program shall be subject to a Coastal Site Plan Review pursuant to Article 4, Section 4.6, of the City of Groton Zoning Regulations.

## SECTION 6 - SUBDIVISION PLAN

- 6.1 No plan of subdivision shall be approved unless one (1) copy is on muslin-backed cloth, mylar, or good quality translucent linen sheets not more than thirty-six inches (36") long by twenty-four inches (24") wide or eighteen inches (18") long by twelve inches (12") wide or eighteen inches (18") long by twenty-four (24") wide, and shall be to a scale approved by the Commission. The Plan shall be submitted in the form of two (2) reproducible copies of the original and four (4) copies reproduced by black and white print or similar contact process. The subdivision map shall be prepared by and bear the seal of a land surveyor or engineer, licensed to practice in the State of Connecticut, certifying that the accuracy of the information on the map meets standards for a Class A-2 Transit Survey.
- 6.2 All final plans submitted for approval shall contain the following information:
- a. Name of the subdivision and the owner of record.
  - b. "Live" (signed) Certificate seal of a professional engineer and land surveyor registered in the State of Connecticut.
  - c. Compass points showing true North, distances to the nearest hundredth of a foot, angles or bearings to the nearest second, scale of map, and date. Wherever practical, plans will be oriented with north pointing, generally up. Plans with more than one sheet shall have all sheets oriented the same direction.
  - d. Boundary lines of subdivision with distances and angles.
  - e. Name of abutting property owners.
  - f. Layout of existing and proposed streets, easements, or rights-of-way, including those for utilities, sewers, drainage, either on or off site, with dimensions including tangent points and radii.
  - g. Layout of lots, including open spaces reserved for parks, playgrounds, or other common public uses, with dimensions, angles, curve data, and lot area with all lot numbers.
  - h. Location and description of monuments which shall be placed at corners and angles of all lots and street and at points of curvature and tangency on curved streets.
  - i. Proposed future subdivision.

- j. At least one (1) test hole per acre, or more if there appears to be considerable variation in subsurface conditions, shall be dug to determine soil conditions for drainage. Seepage tests, made in accordance with the practices recommended by the State Health Department will be required in areas served by subsurface sewerage disposal systems. The statement of a registered professional engineer showing the results of these tests, and soil conditions, shall be attached. All subsurface sewage disposal systems shall be subject to a final approval by the City Health Officer prior to installation.
- k. Methods of proposed sanitary sewerage, methods of stormwater drainage into existing natural watercourses, methods of supplying water and all other utilities.
- l. The location of all existing and proposed sanitary and storm sewers, catch basins, manholes, bridges, and culverts. Invert elevations based on NGV Datum of all drainage structures shall be shown.
- m. A statement that all easements and rights for streets, slope rights, drainage, sewerage and utilities, lines and systems and open spaces that may be required by the Commission shall be conveyed to the City of Groton by Warranty Deed in form satisfactory to the Commission at a date to be established by the Commission.
- n. Street profiles, showing accurate and finished grades, cross sections, and other detailed construction plans, including any drainage structures, specifications as to materials.
- o. Contours in sufficient detail to show the general topography, watercourses, and drains as the Commission may require. If grading of lots is to be carried out by the developer, finished grades shall also be shown. If not, typical house location with typical grading for house locations, and driveways will be provided to show that lots are developable. All elevations shall refer to NGV datum.
- p. The final plan shall indicate the location of the Municipal Coastal Boundary (maps are on file at the office of the City Clerk and Building Official) relative to the proposed subdivision. If the proposed subdivision is partially or totally within the designated coastal area, the following information shall be provided: location of wetlands (inland and tidal), other coastal resources as defined in Section 22a-93(7) of the Connecticut General Statutes and in the Municipal Coastal Program, as flood hazard areas, mean high water mark, channel encroachment lines, steep slopes, and the areas of shallow depth to bedrock.

- q. If no regulated wetlands on site, so note on plan.
- r. Note on plan: No lots will be sold or building permits issued until all public improvements are completed and accepted by the City or are bonded for.
- s. Note on plan: Any construction (catch basin, manhole, sidewalk, curb, etc.) within the City of Groton right-of-way is to be in accordance with the City of Groton Highway Department specifications and a permit must be obtained from the City of Groton Highway Superintendent prior to construction regardless of other approvals or permits received for this subdivision.
- t. A title block to provide a place for the signature of the Chairman of the Planning and Zoning Commission and the date approved must be on each subdivision plan.

### 6.3 Erosion and Sediment (E&S) Control Plan

Whenever plans for the proposed subdivision show that it will result in the cumulative disturbance of more than one-half acre of land, the applicant will submit with the subdivision plan an erosion and sediment control plan that presents, in mapped and narrative form, the measures to be taken to control erosion and sedimentation both during and after construction. The E&S plan shall be based on "Connecticut Guidelines for Soil Erosion and Sediment Control", available from the Council on Soil and Water Conservation of the Connecticut Department of Environmental Protection.

#### 6.3.1 The E&S Control Plan shall include the following:

- a. A description of the project and construction activities and a schedule of the major activities to be conducted on the land, including the sequence and anticipated timing of major improvement phases such as clearing, grading, paving, installation of drainage features, utilities and the like.
- b. Location of areas to be regraded, disturbed or stripped of vegetation, contour data indicating existing and proposed grades, and location of wetlands and watercourses.
- c. Location, design and timing of temporary and final soil erosion and sediment control measures, such as, but not limited to, phasing of construction, hay bales, dikes, sediment fence, diversions, waterways, stabilization structures, sediment and debris basins, seeding, sodding, revegetation plans and specifications for all unprotected areas and the like.

- d. The design criteria used in the design of control measures.
- e. The plan shall consider and follow the format and outline as described in Chapter 4, Requirements for Soil Erosion and Sediment Control Plans, of the Connecticut "Guidelines for Soil Erosions and Sediment Control" (January 1985 and as revised).
- f. The plan shall include a description of procedures to be followed to maintain sediment control measures.

6.3.2 After review of the E&S Control Plan by the Commission or its designee, the Commission shall certify that the plan is in compliance with these regulations. Certification of the E&S Control Plan shall be indicated by the Commission's vote to approve a subdivision plan.

6.3.3 The Commission, through its members, agents, and consultants, shall periodically inspect construction projects for which subdivision plans have been approved to verify that E&S controls are consistent with the certified plan.

6.3.4 The bond requirement for subdivision improvements shall also cover the costs of E&S control measures prescribed by the E&S plan.

#### 6.4 FLOOD PROTECTION

The provisions of this subsection shall apply to areas of special flood hazard as determined by the Flood Insurance Rate Map (FIRM) provided to the City of Groton by the Federal Emergency Management Agency.

- a. All proposed subdivisions greater than fifty (50) lots or five (5) acres, whichever occurs first, and other proposed development (including manufactured home parks and subdivisions) shall include with such proposals the base flood elevation data. All subdivision proposals shall be consistent with the need to minimize flood damage.
- b. The Commission shall determine that any proposed subdivision is reasonably safe from flooding. When a subdivision is proposed for land in areas of special flood hazard the Commission shall require written confirmation from the Zoning and Building Official that utilities, water, and sanitary sewer systems are located and constructed to minimize or eliminate flood damage or infiltration.

- c. The application for a subdivision of land in areas of special flood hazard shall be accompanied by assurances that the flood-carrying capacity is maintained within any altered or relocated portion of any watercourse. An approval of the application by the Conservation Commission acting as the Inland Wetland Regulatory Agency shall satisfy this requirement.
- d. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

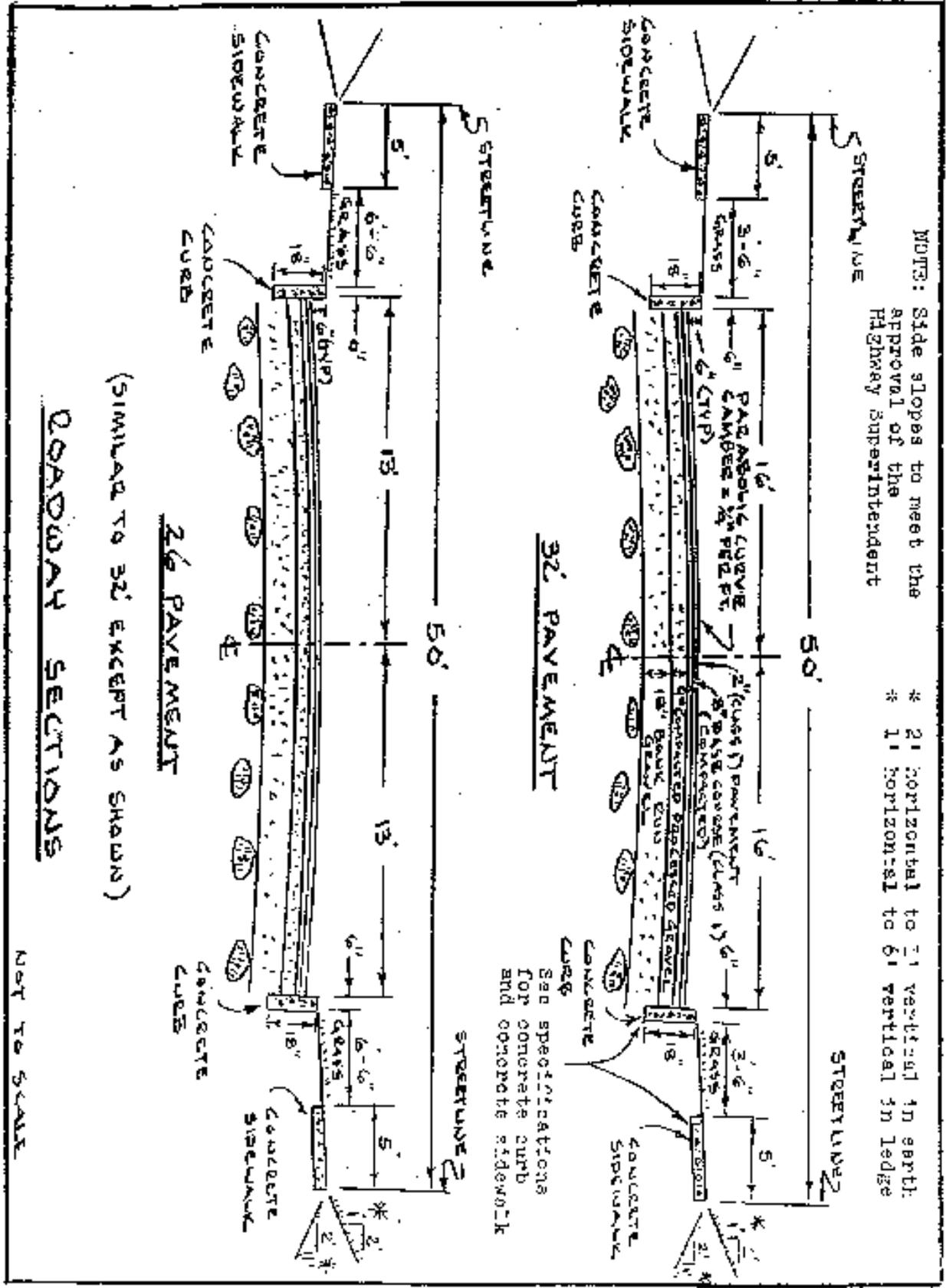
## SECTION 7 - PROPOSED STREETS

- 7.1 Proposed streets shall be in harmony with existing or proposed thoroughfares as shown on any plan of development adopted by the Commission, especially with regard to safe intersections within such thoroughfares. All streets in any subdivision shall have free access to, or shall be continuations of, one or more accepted City streets or State highways. Dead end streets shall not be allowed unless a cul-de-sac of a minimum fifty-foot (50') centerline radius turnaround is provided with a forty-five (45) foot centerline radius paved turnaround. Dead end streets shall not exceed one thousand two hundred feet (1200') in length nor serve over twenty (20) lots. Such dead end streets may have a pavement width of twenty-six (26) feet (see figure 1) where it is not anticipated that they will be connected to an existing street or extended in the future.
- 7.2 Any street within a subdivision shall have a pavement of thirty-two (32') feet in width, except as provided above in Section 7.1. All streets shall have a concrete curb 6" wide and 18" deep on each side of the pavement. Streets with thirty-two (32') feet of pavement width shall have a five (5) foot concrete sidewalk on both sides of the street separated from the curb by a three and a half (3 1/2) foot grass strip. Streets with twenty-six (26) feet of pavement width shall have a five (5) foot concrete sidewalk on both sides of the street separated from the curb by a six and a half (6 1/2) foot grass strip. (See figure 1.)
- 7.3 The developer shall furnish a bond in an amount equal to 100 percent of the cost to guarantee the completion of all public improvements including but not limited to storm water management systems, streets, utilities, and monumentation of property as set forth in the requirements of these Regulations. The bond is to become effective on final approval of plans and is to stay in effect until the streets and all utilities are completed and all monumentation placed to the satisfaction of the Commission. The Commission shall set a completion date (or completion dates) for such streets that can be extended only by a majority vote of the Commission. Said bond may be in the form of a certified check, savings account, or letter of credit and must be acceptable to the City Attorney.
- 7.4 It shall be understood that streets shall be completed to service all improved lots. At the option of the developer, the streets in the subdivision may be divided into sections, with a separate bond and separate completion date for each section. Such sections shall be shown on the plan.
- 7.5 Inspections of work progress, quality, and adherence to these Regulations shall be made by the City Highway Department. Cessation of work or corrections thereto, to conform with these Regulations, may be ordered by the City Highway Department.

7.6 The following specifications shall govern the design and construction of streets within a subdivision.

- a. All slope rights and easements shall be acquired by the developer. Exceptions shall only be under extenuating circumstances and such exceptions are to be approved by the Commission.
- b. Clear visibility, measured along the centerline, shall be provided for at least 300 feet.
- c. Intersections between adjoining street lines should be laid out with an angle of approximately 90 degrees, and never less than 60 degrees.
- d. Grades of streets shall not be less than 1.0 percent or more than 10 percent. 10% grades may be used but not for a distance greater than 500 feet.
- e. All corner lots shall have at least a 5' radius at street intersections.
- f. Merestones shall be set at all angle points, points of curvature, and points of tangency.
- g. Deep fill shall be in layers not to exceed two feet (2') in depth, properly compacted. No frozen material shall be used as fill.
- h. All fill shall be firm. In fill, no boulders over one (1) cubic foot in volume shall be within eighteen (18") of the top of the subgrade. (See figure 1.)
- i. Side slopes shall be designed to assure adequate stabilization and shall not be steeper than one foot (1') vertical to two feet (2') horizontal in earth and in ledge 6' vertical and 1' horizontal.
- j. All drainage pipes shall be capable of carrying two inches (2") of rainfall per hour for six (6) hours over the immediate watershed area. These pipes shall meet the approval of the Commission, and shall not be less than 15" RCP.
- k. No drainage shall be covered until inspected and approved by the City Highway Department.
- l. Catch basins shall have footings and the basins shall be concrete. Type "C" grate-and-frame catch basin covers shall be built to State of Connecticut specifications. The settling basin shall have a minimum depth of two feet (2').

- m. Catch basins shall be provided so that surface water is not carried across or around any intersection, nor for a distance greater than 200' in the gutter. When capacity is exceeded at any point, catch basins shall be provided.
- n. The design and surfacing of all streets, roads, facilities and improvements within the public right-of- way shall be undertaken by the applicant in accordance with all City of Groton Highway Department specifications. Said design shall be incorporated into the subdivision plans submitted by the developer for plan approval.
- o. All concrete sidewalks and concrete curb shall be constructed of 4500 PSI concrete and comply with all City of Groton Highway Department specifications.
- p. After construction is completed the undermining of concrete curbs, sidewalks, streets, etc. for the installation of water services, sewer laterals, electric lines, CATV, etc. is prohibited.
- q. Driveways to be 12' wide at the street line, and wherever feasible, shall be 1½" higher at the streetline than the centerline of the pavement with a 1½" lip at the edge of the pavement.



NOTES: Side slopes to meet the approval of the Highway Superintendent

\* 2:1 horizontal to 1 vertical in earth  
 \* 1:1 horizontal to 6:1 vertical in ledge

See specifications for concrete curb and concrete sidewalk

ROADWAY SECTIONS

(SIMILAR TO 3'2" EXCEPT AS SHOWN)

NOT TO SCALE

## SECTION 8 - HEARING

- 8.1 The Commission may hold a public hearing regarding any subdivision proposal if, in its judgment, the specific circumstances require such action. No Plan of Subdivision of ten (10) or more lots shall be acted upon by the Commission without a public hearing. No Plan of Resubdivision shall be acted upon by the Commission without a public hearing. Notice of the public hearing shall be given by publication in a newspaper of general 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 prior to the date of such hearing and by sending a copy thereof by registered or certified mail to the applicant.

Before a public hearing on any application for Subdivision or Resubdivision, the applicant shall present proof that notice has been deposited at least seven (7) days in advance of the date of the scheduled hearing in a Post Office regularly maintained by the U.S. Government, directed to each of the owners of land within 200 feet of the property with regard to which a Subdivision or Resubdivision is requested, as their names appear upon the last completed assessment roll of the City.

- 8.2 Inland Wetland/Watercourses – If an application involves land regulated as an inland wetland or watercourse under the provisions of Chapter 440 of Connecticut General Statutes and the agency responsible for administration of the inland wetland and watercourses regulations has not already reviewed the application, the applicant shall file a copy of the application to the municipal agency responsible for administration of the inland wetlands regulations no later than the day the application is filed for the subdivision or resubdivision. The Commission shall not render a decision until the inland wetlands agency has submitted a report with its final decision to such Commission. In making its decision, the Commission shall give due consideration to the report of the inland wetlands agency.
- 8.3 Referral to Regional Planning Agency – When a subdivision is proposed that will abut or include land in a neighboring municipality, the Commission shall, before approving the Plan of Subdivision, submit a copy of the plan to the Southeastern thirty (30) days, report to the Commission its findings on the intermunicipal aspects of the proposed subdivision. Such report shall be purely advisory and the failure of the agency to submit a report within thirty (30) days after transmittal shall imply that the agency does not disapprove of the proposed subdivision.

## SECTION 9 - AMENDMENTS

- 9.1 These regulations may be amended by the Commission at any meeting called for the purpose after a public hearing.

Notice of the public hearing shall be given by publication in a newspaper of general 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 prior to the date of such hearing and by sending a copy thereof by registered or certified mail to the applicant.

## SECTION 10 - APPLICATION OF GENERAL STATUTES

- 10.1 Definitions and all mandatory provisions governing public hearings and approval of plans set forth in these Regulations shall at all times be automatically superseded or modified by any of the provisions of Chapter 126 of the Connecticut General Statutes, 1958 Revision, as the same may be from time-to-time amended, which are inconsistent with or expand or restrict the definitions and provisions for public hearings and approval of plans contained herein.

## SECTION 11 - FEE

The Planning and Zoning Commission may establish fees for processing subdivision applications and inspection of subdivision improvements consistent with the provisions of the General Statutes. An application fee for each lot shown on the Subdivision Map shall accompany the application and shall be made payable to the City of Groton. The minimum fee for each application shall be fifty dollars (\$50).

SECTION 12 - SEVERABILITY

Should any section or provision of these Regulations be declared by the courts to be unconstitutional, invalid or unlawful; or become inoperative by virtue of the operability shall not affect the validity of these Regulations as a whole, or any part thereof other than the section or provision so declared to be unconstitutional, invalid or unlawful.

The Subdivisions Regulations for the City of Groton were originally effective on:

November 2, 1965.

Amended May 5, 1980

Amended August 16, 1983

Amended August 31, 1985

Amended January 15, 1991

Amended February 18, 2005

\_\_\_\_\_ David Rose, Chairman