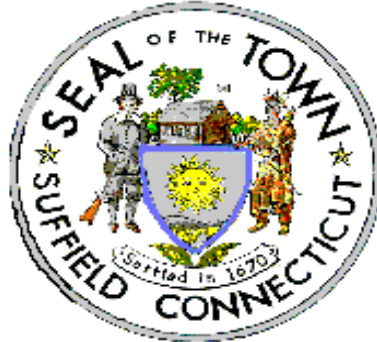


ZONING AND PLANNING COMMISSION



SUBDIVISION REGULATIONS

(Amended through February 10, 2006)

TOWN OF SUFFIELD

This pamphlet is a reprint of Appendix B, Subdivision Regulations, of the Code of Ordinances of the Town of Suffield, Connecticut, published by order of the Board of Selectmen.

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* **Note** - Printed herein are the subdivision regulations of the Town adopted by the zoning and planning commission on February 20, 1973 with amendments. A history note appears at the end of each amended section indicating the date of adoption of the amendment.

APPENDIX B

SUBDIVISION REGULATIONS SUFFIELD, CONNECTICUT

100. AUTHORITY AND GENERAL REGULATIONS

The Zoning and Planning Commission of the Town of Suffield, pursuant to the provisions of Section 7 of 1.949 Special Act No. 528, an Act Establishing a Zoning and Planning Commission for the Town of Suffield, hereby adopts the following regulations as the Subdivision Regulations of the Town of Suffield. These regulations may be amended from time to time in accordance with the procedure outlined in the general statutes. The following regulations shall supersede any subdivision regulations heretofore adopted which may be inconsistent herewith, which inconsistent regulations are hereby repealed. These regulations and any amendments thereto shall become effective on the twentieth (20th) day after publication of their adoption as provided in General Statutes Section 9-28, as the same may be amended from time to time.

200. DEFINITIONS

201. Applicant: Any person, firm or corporation or partnership who shall apply to the omission for approval of a subdivision or resubdivision either for himself or itself or as agent for himself or itself or as agent for others.

202. Commission: The Zoning and Planning Commission of the Town of Suffield.

203. Cul-de-sac: The turn-around portion of a dead-end street. (6/25/01)

204. Date of Submission: The date of receipt as defined in General Statutes Section 8-7d, as the same may be amended from time to time.

205. Dead-End Street or Dead-End Street System: A Street or connected series of streets with its only means of entrance and exit through one common point. (6/25/01)

206. Gradient: The number of feet rise in 100 feet of horizontal distance, expressed as percent.

207. Resubdivision: "Resubdivision" as the same is defined in General Statutes Section 8-18, as the same may be amended from time to time: which word is defined at the date this regulation is enacted as follows: "Resubdivision" shall mean a change in a map of an approved or recorded subdivision or resubdivision if such change:

- (a) Affects any street layout shown on such map;
- (b) Affects any area reserved 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.

208. Street: Any way which is an existing Town or State Highway or any way shown on a recorded subdivision map duly approved by the Town Zoning and Planning Commission, or any map duly recorded and approved prior to the adoption of Subdivision Regulations. (4/2/90)

209. Subdivider: The owner of record at the time of filing of an approved subdivision plan.

210. Subdivision: "Subdivision" as the same is defined in General Statutes Section 8-18, as the same may be amended from time to time: which word is defined at the date this regulation is enacted as follows "Subdivision" means the division of a tract or parcel of land into three or more parts or lots for the purpose, whether immediate or future, of sale or building development, expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision.

211. Zoning Regulations mean those zoning regulations which are in effect when the Final Plan for a subdivision is filed with the Commission.

300. GENERAL REGULATIONS

301. No subdivision of land shall be made until a plan for such subdivision has been approved by the Commission.

302. Should a developer have built upon the same tract or parcel of land two or more houses, or have divided said tract or parcel of land into three or more lots, and it seems otherwise evident to the Commission that he is in fact developing a subdivision even though no application for said subdivision has been made, the Commission may declare said tract or parcel a subdivision and require the developer to make application as required in these regulations, unless the developer can reasonably prove to the Commission that his actions do not constitute a subdivision. Failure to follow the action of this Commission shall make the developer liable to appropriate penalties as indicated in Paragraph 303 of these regulations, and no further building permits will be granted to said tract until the developer has complied.

303. Penalty: Any person, firm or corporation making any subdivision of land without the approval of the Commission shall be fined not more than five hundred dollars for each lot sold or offered for sale or so subdivided. The Town may enjoin such action by a subdivider by action for injunction and/or may recover such penalty by civil action; the remedies shall be cumulative, not alternative. (12/17/90)

304. Land to be subdivided: Land to be subdivided shall be of such character that it can be used for residential purposes without danger to health and safety. Land not to be subdivided for residential purpose includes land that:

- (a) Is subject to flooding;
- (b) Cannot be adequately sewered;

(c) Could be a hazard to public health, safety, welfare, property or life of present or future residents;

(d) Is classified as wetlands which cannot be used for construction purposes as determined by the Inland Wetlands and Watercourses Agency. (4/7/80)

305. All subdivision plans must conform to the Zoning Regulations of the Town and to the subdivision regulations herewith prescribed, and they shall be guided in their layout by the Plan of Development covering the area involved, before receiving final approval.

306. Lot sizes and geography

(a) The size of lots shall be as required by the Zoning Regulations of the Town of Suffield, and the dimensions, shape, orientation and ground conditions of each lot or parcel shall be conducive to its maximum usefulness.

(b) Land of such geophysical nature, that in its present state, cannot safely be used for building purposes because of hazards such as danger to health, peril from fire or flood, inadequacy of public drainage systems, difficult site drainage, temporary flooding, erosion, steep slopes, or any other condition deemed by the Commission to make the land unfit for building purposes, shall not be approved for residential subdivision unless the Commission is satisfied that the proposed engineering for treatment of the site will eliminate such hazards.

(c) Larger lot sizes than the minimum under the zoning regulations may be required by the Commission in areas to be served by private sewage disposal systems where adverse soil or topographic conditions make such necessary in order to meet the requirements of the Director of Public Health.

307. Existing Streets

Relationship to existing Streets: Proposed subdivisions and any proposed streets therein shall be planned to coordinate with existing streets as follows:

(a) Abutting streets: Proposed subdivisions abutting an existing Town street or a State highway shall provide for proper widening of the right-of-way of such street or highway to the width appropriate for the classification given such street or highway by the Commission. Provision shall also be made for improvements in the travel way as to width, grade and alignment (vertical and horizontal), base, drainage and pavement as, in the opinion of the Commission, may be necessary for the creation of the subdivision.

(b) Access: Any proposed street in a subdivision shall connect to an existing Town Street or State highway or to another street in the proposed subdivision or to a street in another subdivision approved by the Commission where the applicant has access rights.

(c) Suitability of access: The existing street to which the proposed subdivision street connects shall be of sufficient width and have a suitable travel way, grade and alignment as determined by the Commission to provide adequate access for fire protection, other emergency, utility and high-way maintenance services to the subdivision and sufficient to accept the traffic to be

generated by the proposed subdivision street without undue hazards to vehicles and pedestrians. (5/21/90)

308. Waivers

Where conditions exist which affect the subject land and are not generally applicable to other land in the area and where strict conformity to these subdivision regulations would cause undue hardship to the landowner or where the particular requirement of the subdivision regulation would not be of benefit to the public, then such requirement may be modified or waived by the Commission provided that no waiver shall be granted that would have significant adverse effect on adjacent property or on the public health and safety. All requests for modifications or waivers shall be submitted in writing and must receive a three-quarters vote of all the members of the Commission.

Each waiver or modification of the requirements shall be voted upon separately and the reasons for each such modification or waiver shall be entered in the records of the Commission and noted on the subdivision plan prior to affixing signatures for filing.

Waivers may be granted or modifications approved for the following:

- (a) Installation of sidewalks: Where the Commission finds that such facilities will serve no useful purpose.
- (b) Open space: Where the amount of land to be set aside would be insignificant or lot sizes are to such size that common open space would be superfluous.
- (c) Curbs and gutters: Where subdivision lots are on existing streets that have adequate drainage, pavement and proper grading to make such improvements unnecessary or on new streets where topography or other physical factors make such improvements nonessential.
- (d) Design standards: Minor deviations to engineering standards due to physical characteristics of the land or problems created by existing improvements may be permitted provided that resulting design changes are minimal.
- (e) Other waivers as provided. (4/11/88)

309. The Commission may prescribe the extent to which and the manner in which streets shall be graded and improved and public utilities and services provided and in lieu of the completion of such work and installations previous to the final approval of a plan, the Commission may accept a bond in an amount and with surety and conditions satisfactory to it scouring the Town the actual construction and installation of such improvements and utilities within a period specified in the bond. The Commission, in lieu of the completion of the work and installations referred to herein, previous to the final approval of a plan, may provide for the assessment or the method whereby the Town is put in an assured position to do such work and make such installations at the expense of the owners of the property within the subdivision.

400. FORM AND CONTENTS OF PLAN OF SUBDIVISION

401. No plan of subdivision shall be approved unless it is drawn on sheets of permanent transparent drafting material not larger than 24" by 36" and to a scale of 1" = 40'. Prior to filing the plan of subdivision the owner shall also submit four (4) copies reproduced by black and white print or similar process, and one permanent transparency. The plan shall contain the following statement: "The Subdivision Regulations of the Suffield Town Zoning and Planning Commission are a part of this plan, and approval of this plan is contingent on completion of all the requirements of said Subdivision Regulations, excepting only any variances or modifications made in writing by the Suffield Town Zoning and Planning Commission, and attached hereto," together with the following information: (12/5/77)

- (a) Name of record owner of land;
- (b) Name of subdivision, if any, and subdivider;
- (c) Certificate of registered professional engineer and/or land surveyor;
- (d) North point, scale of map and date;
- (e) Boundary lines of subdivision and accurate distances and bearings shall conform to Class A-2 Transit Survey as set forth in the Code of Connecticut Technical Council, Inc.;
- (f) Names and addresses of abutting property owners within two-hundred (200) feet of property line (including across the street) according to the most recent Assessor's records. A separate list of these abutters/addresses shall be submitted as part of the subdivision application; (11/19/04)
- (g) Layouts of lots, showing accurate dimensions, angles, building lines, and zone or zones, and location of any monuments or markers to be placed at corners or angles of all lots. Dimensions of lots on curved streets shall be given in arc lengths;
- (h) Accurate location and description of monuments to be placed at corners and angles of all streets, at all curvature, and points of tangency of curved streets, with accurate reference to some existing recognized governmental monument or marker;
- (i) Layout of existing streets and proposed new streets, easements, rights-of-way including those for utilities, sewers, and drainages, either on or off site, open spaces reserved for parks, playgrounds, or other common or public uses. Bearings and dimensions shall be accurate, and shall include arc length, radius, and central angle of all curves. The map at scale one inch equals five hundred (500) feet locating the subdivision within the surrounding proposed and existing street system;
- (k) Locations and outlines of all existing buildings within or two hundred (200) feet adjacent to the proposed subdivision, and all wetlands, waterways, and other significant site features, including stone walls, fences, trees 24 inches in diameter measured four (4) feet above the ground, wooded areas, rock ridges and outcroppings on the site; (6/25/01)

(l) A tabular summary which includes: (6/25/01)

1. The proposed and required lot area and frontage for each lot required by the Zoning Regulations;
2. The total land area, including ratio of wetlands to non-wetlands;
3. The percentage and area of proposed open space to be included in the subdivision, including the ratio of wetlands to non-wetlands;
4. The average lot area (in square foot) proposed in the FRD.

402. Additional accompanying statements and data required as part of the "Subdivision Plan":
(6/25/01)

(a) At least one test hole per lot 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 procedure recommended by the State Health Department will be required in areas served by subsurface sewage disposal systems. The statement of a registered professional engineer showing results of these tests, and soil conditions, shall be attached;

(b) The location of all existing and proposed sanitary and storm water sewers, catch basins, manholes, bridges, and culverts. Invert elevations of all drainage structures shall be shown;

(c) Methods of proposed sanitary sewerage, methods of storm water drainage into existing sewers or into existing natural watercourse, method of supplying water;

(d) Methods of dedication of proposed easements, rights-of-way, and open spaces which may be required in Sections 604, 605, 801, and 802, and shall contain a written acknowledgment of the developers responsibility for maintenance, and the assumption by him of liability for injuries and damages that may occur on any land to be dedicated for public use, until such land has been legally accepted by the Town of Suffield;

(e) Final street plan profiles drawn in ink on plan profile paper at scales of one inch equals 40 feet horizontally and one inch equals four feet vertically: one print on a stable transparent material, and four black line prints on white paper;

(f) Contours, in sufficient detail to show general topography, watercourses and drains. In general, contours shall be shown at no less than two (2) foot intervals; (6/25/01)

(g) Flow-line elevations for all brooks shall be given at one hundred (100) foot stations and the location and size of all culverts shall be given;

(h) Approved plan of the Suffield Conservation Commission concerning Inland Wetlands and Watercourses; (4/11/88)

- (i) Approved plan of the Suffield Conservation Commission for Erosion and Sediment Control; (4/11/88)
- (j) Report of the North Central Health District concerning septic systems and/or wells if proposed; (4/11/88)
- (k) A street lighting plan; (4/11/88)
- (l) A one hundred (100) scale plan which shows the following:
 - 1. All property lines as they abut the outside perimeter of the subdivided tract together with the outside perimeter dimensions and bearings for description purposes;
 - 2. All proposed lot lines and lot numbers without dimensions, together with easements, rights-to-drain, open space, conservation easements, slope rights and power and utility easements (permanent or temporary);
 - 3. All utilities and associated structures including storm water drainage systems (and curtain drains if any), sanitary sewer system, if any, public water systems, if any, (including) hydrants; shown graphically to scale with appropriate symbols, structure numbers, pipe sizes and length of run, percent of grades, but no top of frame or invert elevations;
 - 4. A transparency of number three (3) above to which shall be added drainage areas from off-site contributing to site and leaving the site (pre-and-post subdivision), drainage areas contributing to each inlet structure; all of which shall be coordinated with an attached detailed storm water drainage analysis and computations; (4/11/88)
- (m) A tree plan shall be prepared which shows the location and species of proposed street trees located outside of the street right-of-way line of existing or proposed streets approximately ten (10) feet from said right-of-way. Street trees shall be required at a minimum of forty (40) feet apart on both sides of all streets, shall be not less than three (3) inches in caliper measured four (4) feet above grade, and shall be a variety of non-invasive species; (6/25/01)
- (n) To facilitate the review of the subdivision plan, at the time of filing, the applicant shall stake the centerline of all proposed streets no greater than every one hundred (100) feet with the center line station as marked on the plans. An application shall be considered incomplete without staking; (6/25/01)
- (o) A plan showing the general location of proposed buildings (building envelope) and driveways for each lot; (6/25/01)
- (p) Four (4) full-size copies of all plans and supporting materials, and eight (8) half-size reductions of all plans; (6/25/01)

(q) Upon completion of construction and prior to final acceptance by the Town, the applicant shall provide final as-built drawings submitted on mylar transparencies and in Disk/CD AutoCad format; (6/25/01)

(r) A report containing the final decision of the Suffield Conservation Commission for subdivision involving regulated activities under the Suffield Inland Wetlands and Water Courses Regulations. (2/15/02)

403. Index map

If more than one (1) sheet is required to show the entire subdivision, one print on a stable tracing material and four black line prints on white paper of a map showing the entire street system at a scale of one inch equals one hundred (100) feet shall also be submitted.

404. Resubdivision

Necessity to provide information: All plans of resubdivision shall include sufficient information to enable the recorded original subdivision plan to be identified in the Town records. Requirements and procedures of subdivision shall normally be followed for all resubdivisions.

405. Master development sketch

Where all land proposed for development or land under ownership of applicant is not included in the proposal, a master development sketch shall accompany the original submission. This sketch, at a scale of not less than one inch equals one hundred feet, shall show proposed rights-of-way and lot layout. Additional information may be required by the Commission where any part of the subdivision would be affected by development of another part. Sections in proposed order of development shall be labeled with Roman numerals and each section shall be applied for and processed individually.

500. (Reserved)

600. GENERAL REQUIREMENTS FOR SUBDIVISION OF LAND

601. An adequate subsurface storm water drainage system shall be provided unless, in the opinion of the Commission, the natural topography and/or easy access to natural watercourses make storm drains unnecessary. Drainage plans shall be based on seepage tests made in a sufficient number of test holes by a professional engineer, whose data shall be submitted to the Commission with the drainage plans.

602. In the case of subdivisions to which water, sewers and/or electric street lighting are to be furnished from a public source, all necessary mains, branch offsets to each lot, fire hydrants and street lighting equipment shall be installed as approved by the corporation or municipal department having jurisdiction.

603. The Commission may impose reasonable and necessary conditions in connection with the approval of subdivision plans.

604. Where it is necessary to discharge water from a public right-of-way across private land is not included in the subdivision, the developer shall obtain from the owners of said private lands an agreement which grants to the Town of Suffield a right to permanently discharge water across said lands, and shall submit copies of said agreements to the Commission at the time of application for subdivision plan approval.

605. Where it is necessary to drain a public highway across lands included in the subdivision, the plans shall provide an easement for the discharge of water in favor of the Town of Suffield. The location of such easements shall be satisfactory to the Commission.

606. Easements shall be obtained prior to subdivision plan approval. Subject to utility design standards, the following minimum easement widths shall apply:

- (a) Sanitary – twenty (20) feet;
- (b) Storm – twenty-five (25) feet;
- (c) As approved for all other purposes.

607. Metal boundary-marker pins shall be permanently established at the corners of each lot. If it is impractical to establish pins at a corner, reference pins shall be established on the lot line as close as possible to the corner.

608. Metal boundary-marker pins shall be permanently established to define all easements.

609. Agriculture buffers shall be established adjacent to actively farmed land in accordance with Sec. 804 of these Regulations and shall be identified on the subdivision plan. Interior boundaries shall be identified in the field by metal boundary-marker pins placed on the lot lines. (11/9/87)

610. Street signs, in accordance with Town standards, shall be provided and installed by the developer. Where the Chief of Police determines the traffic signs are warranted, said signs shall be provided by and installed by the, developer in accordance with Town and/or State standards. (4/11/88)

700. ACCESS TO LOTS AND ADJOINING LANDS

Land shall not be subdivided in such a manner as to prejudice the possibility of further subdivision of the land or of the convenient subdivision of adjoining lands.

- (a) There shall be direct access to each lot from a public street; (4/21/90)
- (b) There shall be access provided by street-width reserve parcels to allow further subdivision of the lands and to provide access into adjoining lands. The location of the access reserve parcels shall be determined by the Commission, and any such reserve parcel shall be

designated as a future street on all subdivision plans. The Commission may require the developer to deed to the Town said reserve parcels, or otherwise give rights to said parcels;

(c) Reserve strips controlling access to land dedicated or to be dedicated to public use will not generally be permitted, nor will reserve strips of land which may prove to be un-taxable for improvements be permitted.

701. Preservation of natural features.

Due regard shall be given to the preservation and potential enhancement of natural features, large trees, scenic points, and other assets of a community nature.

(a) All watercourses shall be protected during the construction stage of the subdivision, and shall be left in a condition satisfactory to the Town Engineer or his authorized representative;

(b) No watercourse shall be disturbed, re-routed or otherwise altered unless approved by the Suffield Conservation Commission and the Town Engineer and all other local, State and/or Federal requirements are satisfied. (5/9/88)

702. Dedication of streets

Approval of a final subdivision plan shall not constitute an acceptance by the Town of any street, as defined in Section 207, included in the plan. However, the filing of an approved final subdivision plan in the office of the Town Clerk shall constitute an irrevocable offer of dedication to the Town for acceptance as a street of any land shown as a street on said plan. Said offer of dedication shall be binding upon the owner of said land, his heirs, successors and assigns.

703. Flexible Residential Development (FRD)

For subdivisions proposed in the R-90 and R-45 and R-25 zones on parcels of thirty (10) or more acres with five (5) or more lots, or for those choosing to utilize Flexible Residential Development subdivision procedure, reference is made to Section VI of the Zoning Regulations. (6/25/01)

704. Undergrounding of Utilities

All utilities shall be placed underground wherever new streets are installed. Undergrounding of utilities shall be required in general, unless specifically waived by the Commission. Location shall be in accordance with Town standards.

705. Provision of buffer strips

The Commission may regulate the location and orientation of lots along existing streets for public safety and may require the installation of planting strips along existing streets for the purpose of providing buffer screens for present or future residences abutting such streets. (4/7/80)

800. REQUIRED OPEN SPACES

801. The Commission shall require such open spaces for passive or active recreation as it may deem proper. Areas shall be conveniently accessible to all lots and shall be accessible from public ways. Land reserved for such purposes shall be of suitable area, dimensions, topography and natural character for the purpose intended. The Commission may require that the area or areas so reserved shall be located and laid out for use in conjunction with similar areas of adjoining subdivisions or of probable future subdivisions or as part of additions to areas shown in the Plan of Development for open space uses. Areas reserved for park or playground purposes shall not contain less than one acre of land, but may be part of a similar area in an adjoining subdivision so that the total area is not less than one acre, unless otherwise specifically approved by the Commission. Land to be reserved for open space purposes shall amount to twenty (20) percent of the gross area of the subdivision. Land so reserved shall be graded to properly dispose of surface water and shall be left in condition for the purposes intended, as required by the Commission. Should the Commission determine that an open area should be fenced; such fencing shall be installed and paid for by the developer. (11/9/87, 12/18/00, 6/25/01)

802. In order to permit the subdivision of land most suitable for residential use; to preserve for farming, land most suitable for such use; and to accomplish the purpose of the requirements for public open lands.

- (a) When part of a parcel of land under one ownership, is to be subdivided for residential use and the balance of such parcel is to be reserved for farming or future development;
- (b) When the required open spaces may be properly and more advantageously located in that part of such parcel of land not immediately to be developed;
- (c) When the proposed plan, Section 402(a), shows all the land in such parcel, and either a tentative layout of future subdivision or the adequacy of the balance of the parcel to provide for future open spaces for the entire parcel;
- (d) When the developer shall agree to dedicate an area of land in the undeveloped portion of such parcel equal to the requirements for open spaces in the developed portion or portions and shall grant to the Town an option to accept such dedication when such undeveloped portion is hereafter subdivided.

Then the Commission may waive the requirement for the immediate provision of open spaces in a subdivision which is part of a larger parcel of land.

803. Land dedicated as permanently preserved open space shall by legal instrument approved by the Commission be by one (1) or more of the following: (6/25/01)

- (a) Deeded to the Town of Suffield;
- (b) In the form of a conservation easement;
- (c) Deeded to the Suffield Land Conservancy or similar non-profit organization;

- (d) Deeded to the State Department of Environmental Protection with a conservation easement;
- (e) In the form of an agricultural easement;
- (f) Deeded to a homeowners' association.

803.1. Such legal instrument shall:

- (a) Provide that no structure may be erected on such open land except that which is approved by the Commission;
- (b) Provide that the Town of Suffield, its agents, servants and employees may, without liability, enter upon such land and remove, or cause to be removed, any thing, object or condition which may be deemed to be a nuisance or in the nature of a nuisance.

803.2. If a homeowners association is established, it must be legally established and fulfill the following requirements:

- (a) The association must be established prior to filing of the approved subdivision plan;
- (b) Membership must be mandatory for each homebuyer and any successive buyer and recorded in all deeds;
- (c) Open space restrictions must be permanent and not just for a given period of years;
- (d) The association must be responsible for liability insurance, taxes and the maintenance of recreational and other facilities;
- (e) Homeowners must pay their pro rata share of the cost of the assessment levied by the Town or same may become a lien upon the delinquent member's house, lot and share of the open space in that subdivision;
- (f) The instrument establishing the association must be submitted for approval by the Commission as part of the subdivision application;
- (g) Each lot owner shall own a proportionate share of the common open space shown on the subdivision plan and a statement to that effect shall be indicated on said plan. (4/7/80)

804. Open space fee

In lieu of providing open space the Commission may accept a fee equivalent to ten percent (10%) of the fair market value of the land to be subdivided. The fair market value shall be determined by an appraiser jointly selected by the Commission and the applicant (cost to be born by applicant). A developer shall be exempted from payment of such fee if twenty percent (20%) of the total housing units to be constructed in the subdivision is affordable housing. Also

exempted are transfers of subdivision, of less than five (5) parcels to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle, or first cousin for no consideration. Fees shall be held by the Town Treasurer in a fund reserved for the preservation or acquisition of open space. (12/17/90, 2/25/91)

805. Agriculture buffer strips

Buffers adjacent to actively farmed land shall be established in residential subdivisions. Said buffer strips, when required shall be no less than thirty (30) feet in width and may be required up to a width of one hundred (100) feet, (depending on the type of agriculture or farm use, the topography and the proposed design and planting of such strip). It shall be the responsibility of the developer, subject to approval by the Commission, to provide an effective barrier that will reasonably protect adjacent residential living areas from dust and spray drift. It shall be the responsibility of individual lot owners where such buffers are established on their lots, to maintain the buffer in accordance with the designed intent. Such responsibility shall be specifically noted on the subdivision plan and in the deeds of affected lots. Where a buffer strip is part of a common open space: the responsibility for maintenance will be assumed by a Homeowners Association or by other arrangement that is acceptable to the Commission.

In addition, the following statement shall be noted on the subdivision plan: "This property abuts or is in proximity of an active agricultural or farming operation which is a permitted zoning use. Agricultural operations sometimes emit noise, run-off, odor, dust or chemical spray drift during either the day or night that are annoying or irritants to some people. (11/19/04)

If abutting actively farmed land comes under development then these requirements are voided. (11/9/87)

806. Aircraft Noise

Properties lying within or partially within the sixty-five (65) decibel or higher noise exposure contours (as shown on the Bradley International Noise Abatement Maps) as amended, applicant shall be required to provide warnings to potential buyer. Said warnings shall be, at minimum, noted on the subdivision plan and shall be placed in the deed of each property transferred for residential use. The warning shall state that: "This property lies within or partially within the sixty-five (65) decibel noise exposure contour for Bradley International Airport as depicted on map dated _____. Aircraft noise experienced may be annoying to some people or detrimental to their well being." (2/16/98)

900. PROPOSED STREETS AND TECHNICAL REQUIREMENTS

901. Street design standards

- (a) Streets in each subdivision shall be laid out so as to provide for continuation of the principal streets adjoining or entering the subdivision and/or for the proper production of streets in the proposed subdivision into adjoining land where there are no existing streets. Said streets shall be laid out so as to maintain harmony with existing or proposed

thoroughfares shown in any plan of development for the Town adopted by the Commission. They shall be so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs, and special attention shall be given to assure safe intersections with present and proposed thoroughfares;

(b) Streets designated to accommodate presently or at any future time traffic other than that of the immediate neighborhood shall be indicated as secondary thoroughfares and if required by the Commission shall be not less than sixty (60) feet wide. Principal thoroughfares as indicated on the Town Plan shall be of such width as the Commission may deem necessary. All other streets shall be not less than fifty (50) feet wide. Thoroughfares shall have grades not greater than five (5%) percent and the curves of radii not less than three hundred (300) feet, measured at the centerline.

902. Ingress and egress

Normally a subdivision shall have two means of ingress and egress. In the case of physical or other hardship, the Commission shall determine whether a subdivision will require two entrances and exits or a divided roadway for safety purposes. (5/9/88)

903. Streets shall be built to establish Town of Suffield standards, but streets which may be used as secondary to principal thoroughfares, may be required to have pavement of greater than minimum width. Such requirement will be determined by the Commission after pre-application scrutiny.

904. Curbs, gutters, and sidewalks, where required in the opinion of the Commission, shall be constructed in accordance with the specifications of the Town of Suffield.

905. Dead-End Streets or Dead-End Street Systems will only be allowed under the following conditions:

(a) To provide access to undeveloped rear land surrounded by subdivided land, or to solve a topographic problem;

(b) The turn-around diameter of the cul-de-sac right-of-way shall be at least one hundred-ten (110) feet, and shall have a minimum pavement radius of forty-five (45) feet to the outside curb;

(c) A dead-end street or dead-end-street system(s) shall be limited to twelve-hundred (1,200) feet as measured from the edge of the connecting street to the center of the proposed cul-de-sac unless waived by the Commission for severe topographic reasons or for the purpose of fulfilling Subdivision Regulation Sec. 801 when said street has public water and has no more than a total of thirteen (13) lots in the R-90 zone, fifteen (15) lots in the R-45 zone, or twenty (20) lots in the R-25 zone. (11/19/04)

906. Minimum gradient for streets with curbs and gutters shall be not less than 1.0 percent. Maximum gradient shall not be generally more than ten (10%) percent.

907. Street line deflections will require an inside radius of at least seventy-five (75) feet.

908. Street intersections shall be straight line intersections and as nearly at right angles as possible, and in no case shall be less than sixty (60) degrees. Intersection right-of-way lines at street intersections shall be connected by a curve of at least twenty-five (25) foot radius.

909. Street jogs with centerline offsets of less than two hundred (200) feet shall be prohibited.

910. Proposed street names are subject to approval of the Commission. No street name in use in Suffield shall be used, and no street name phonetically similar to any street name in use in Suffield shall be used.

911. Lot and block standards

(a) Each subdivision lot must front on an approved street at least fifty (50) feet in width (unless it fronts on a State Highway marginal access street), whether the street is private or public. An existing street shall have adequate right-of-way width, suitable road surface, and suitable drainage for increased traffic;

(b) Block width shall not be less than two hundred-forty (240) feet, and block lengths shall not generally be longer than one thousand-two hundred (1200) feet, nor less than six hundred (600) feet. In blocks longer than one thousand (1000) feet; pedestrian crosswalks may be required to serve community facilities such as schools or shopping centers. Such walkways shall not be less than ten (10) feet wide and shall be straight from street to street with fencing on each side and walks installed.

912. Engineering and Construction

(a) All engineering and construction shall be in accordance with the requirements of the Town of Suffield Engineering Standards and Specifications, as the same may be amended from time to time, which standards and specifications are on file in the Commission's office and available for inspection during regular business hours of said office;

(b) The developer shall be required to carry away by pipe or open ditch, based on recommendations of the Town Engineer, any spring water that may exist. The developer shall have designed by a licensed professional engineer a storm water drainage system that shall contain where necessary, culvers, catch basins, head walls, storm sewers and other structures or facilities suitable to give the streets and adjacent lots proper drainage. It will be the responsibility of the developer to install an adequate storm water drainage system which will handle the runoff from a fifty (50) year storm;

(c) A culvert or other drainage facility shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. Size of facility based upon potential development and anticipated runoff from a fifty (50) year storm shall be subject to approval by the Town Engineer. The culvert or drainage facility from the subdivision shall continue to a natural watercourse;

- (d) Downstream drainage effect of each proposed subdivision outside the area of the subdivision shall also be calculated. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility during a fifty (50) year storm, the Commission shall not approve the subdivision until the subdivider has made such provision for the improvement of such potential condition as the Commission deems reasonable to require of the subdivider. The Commission shall notify the chief administrative officer of the Town of such potential condition where facilities may be involved prior to final approval;
- (e) Where a subdivision of land proposes building lots on an existing approved road, or where the tract of land to be subdivided presently receives storm water drainage from an existing road or watercourse, it will be the responsibility of the developer to provide an approved storm water drainage system suitable to give the existing road and adjacent lots of the proposed subdivision proper drainage;
- (f) The engineering and construction in the field shall be in accordance with plans which have been approved by the Commission, except that filed changes may be authorized by the Town Engineer or his authorized representative;
- (g) The site shall be graded in accordance with plans which have been approved by the Commission, except that field changes may be authorized by the Town Engineer or his authorized representative, provided that the drainage characteristics of the site are maintained. The grading of the land on each lot shall be such that each lot is adequately drained;
- (h) When building storm sewers are constructed prior to house construction, the piping shall be installed to a point not less than six (6) feet within the lot if sidewalks are proposed;
- (i) The construction in the field shall be carried on with a minimum of nuisance to the general public, and effective measures shall be taken to reduce the hazards of dust and flooding;
- (j) Safety precautions and measures shall be implemented during the construction to protect the public against hazards which may be caused by construction machinery and heavy equipment, earthmoving, erosion slopes, excavated holes and similar construction works;
- (k) Adequate environmental protection is to be achieved, in part, through recommendation of the Hartford County Soil and Water Conservation District. Data concerning soil characteristics of the parcel of land to be subdivided shall be submitted in written form with an overlay indicating soils classification. Test pit data may be part of the subdivision;
- (l) Stumps, logs, branches or other construction debris such as scrap lumber, metal, concrete, asphalt or other discarded material shall be removed from the construction site. In no case shall such material be buried or left on the site. This requirement shall not prohibit the use of wood chips or like products for mulching or other landscape purposes. (4/11/88)

913. Sanitary sewage

Sanitary sewage disposal: Provision shall be made for Sanitary Sewage disposal as follows:

(a) Where a subdivision in the opinion of the Commission is within a reasonable distance of an existing sewer line, a complete sanitary sewer system shall be installed and connected to the existing Town sewers by the developer or subdivider. Said sanitary sewer systems shall be designed and constructed in accordance with the Suffield Sewer Commission's Regulations and Specifications for Housing Developments as adopted. October 1966, as the same may be amended from time to time. A copy of the regulations can be obtained at the Office of the Suffield Sewer Commission located in the Suffield Town Hall;

(b) Where a subdivision is located beyond the range of an existing sewer, but is in an area planned to be served by a future extension of the sewer system, the subdivider shall install a complete capped sanitary sewer system and shall make provisions for a future house sewer lateral connection from the street sewer to each dwelling. He shall provide a surety bond, based on the estimated cost of installing a capped sewer system in all streets of the subdivision to cover the cost of installing such sewers at the subdivider's expense. The capped Sanitary Sewer System shall be designed and constructed in accordance with the Suffield Sewer Commission Regulations and Specifications for Housing Developments as adopted October 1966; as the same may be amended from time to time. Under such conditions septic tank systems shall also be installed to serve each dwelling;

(c) Where a subdivision is located in any area of the Town to which future extension of the sewer system is not planned, septic tank systems shall be used in accordance with current State Sanitary Code Regulations. Lots to be served by septic tank systems shall contain sufficient land of proper character to permit satisfactory performance of septic tank disposal fields. (In general: where public water supply is available such lots shall have an area of at least one-half (1/2) acre; where both private sewage disposal system and a well are to be located on the same lot, such lot should have at least one acre. These areas may be reduced, but not less than the minimum requirements for the zone, where the subdivider submits a certificate of a licensed sanitary engineer stating that the facilities as planned can be safely accommodated on each lot.) The Commission may require a report from a licensed Sanitary Engineer demonstrating that a suitable sanitary waste system can be provided on each lot for the proposed subdivision where lots are not to be served by public sewers.

914. Commercial pipelines

Subdivision of land upon which there exists high pressure pipelines shall show either on the subdivision plan or on supplementary maps signed by a licensed surveyor or engineer suitable for filing with the Town Clerk, the exact location of the pipeline as actually located by the surveyor or engineer signing the map. This location map shall also show along the centerline of the pipe, vertical profiles of the pipe and the existing terrain. The following requirements are considered as minimum requirements to lessen hazards of such pipelines:

(a) Building set back lines on both sides of such pipelines and forty (40) feet distant from the centerline of pipe shall be established;

(b) Where septic tanks are to be utilized, such septic tanks and all appurtenances and connections shall be on the same side of the pipeline as is the building they will serve;

(c) Proposed streets shall cross such pipelines at right angles or nearly so. In such street crossings, the pipe shall be enclosed in a casing which at least meets the requirements of the specifications in American Petroleum Institute (API) Code No. 1102 issued by the API entitled "Recommended Practice on Form of Agreement and Specifications For Pipe Line Crossings Under Railroad Tracks" except that the minimum distance from the top of the casing to the proposed road surface shall be four feet, six inches and its casing shall extend the full width of the right-of-way.

915. Fire hydrants

(a) Fire hydrants shall be installed at the developer's expense in all subdivisions serviced by a public water system; (4/11/88)

(b) In residential subdivisions the hydrants shall be spaced at intervals not exceeding one thousand (1000) feet, unless a greater space between hydrants is approved by the Fire Marshal or his authorized representative;

(c) In no event shall the distance between a hydrant and any house location in a subdivision exceed five hundred (500) feet;

(d) In retail business subdivisions the hydrants shall be placed at intervals not exceeding five hundred (500) feet, unless a greater space between hydrants is approved by the Fire Marshall or his authorized representative.

916. Monuments

All monuments shown on the final plan shall be installed. They shall be reinforced concrete, not less than four (4) inches square and four (4) feet long with brass or copper plug or drill hole with cross marking the center of the four (4) inch square, all set flush with proposed grades. Except that markers indicating lot boundaries may be iron pins one (1) inch inside diameter, four (4) feet long.

917. Passive solar design

An applicant for a residential subdivision shall demonstrate to the Commission that in developing the plan, the uses of passive solar energy techniques were considered. The purpose of such techniques is meant to encourage energy conservation; primarily by taking advantage of southerly exposures to the maximum extent possible. By proper lot design and house orientation, a wider range of choices are made available to the future owner regarding building design alternatives which can maximize the solar access advantage. The passive solar energy techniques considered shall as a minimum include:

(a) House orientation: In order to take maximum advantage of the winter sun for heating purposes, a building's longest plane would be positioned no more than thirty (30) degree's off the east/west axis (see diagram below). For the Commission's consideration and for the information of the future lot owner, the subdivision plan will show house orientations which

would provide the best solar access. Such information shall be included as supporting data on a separate plan as called for under Sec. 402.;

(b) Street and lot layout: Street patterns and lot lines generally determine building orientation. Where no topographic constraints exist, streets shall have east/west orientation to the greatest extent possible, preferably within thirty (30) degree's of the east/west axis. Where this orientation is not possible or desirable, side lot lines adjacent to intercardinally positioned streets are encouraged to be placed as close as possible to the north/south axis (see sketch below);

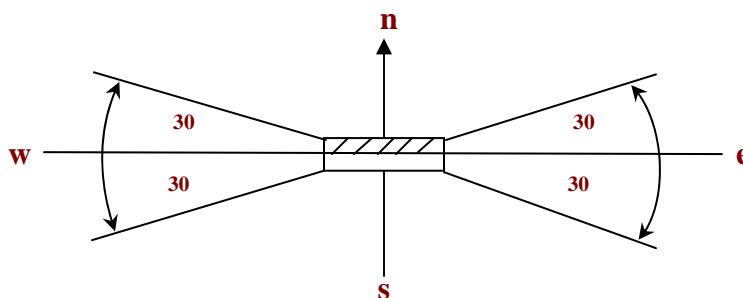
(c) Vegetation trees can serve as valuable tools in conserving energy in residential, buildings. If existing plant materials serve as wind barriers at the north or northwest of homes, they should be retained. Street trees should be planted by type and location to avoid conflict with a building's southern exposure;

(d) Natural and man-made topographical features: Adequate solar orientation is dependent upon the slope of the land. When open space is part of a subdivision proposal, consideration shall be given to placing this area on north facing slopes not conducive to good solar orientation. Consideration shall be given to the placement of lots on south facing slopes favorable to good solar access;

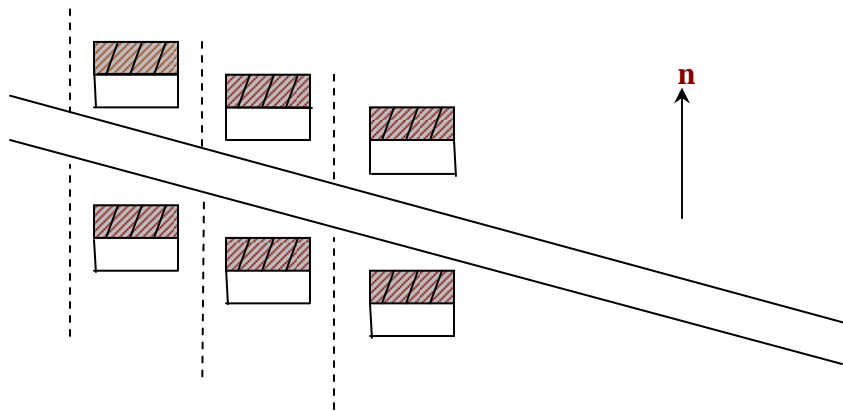
(e) Protection of solar access within the development: For the information of the future lot owner, areas shall be shown on each lot where tree removal would be necessary to provide solar access for the building's south facing wall. Lots with major yard areas to the south of the building are encouraged as these are under the owner's control. Where necessary, the placement of solar easements on lots is encouraged.

NOTE: Passive Solar Design Definitions:

1. Passive solar energy techniques: Site design techniques which maximize solar heat gain minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season;
2. Solar access: The access to unobstructed direct sunlight required by a solar collector for its efficient operation, generally determined as having the south walls of a building receiving uninterrupted sunlight between the hours of 9:00 a.m. and 3:00 p.m. on December 21;
3. Building orientation: The relationship of a building's longest axis to the south compass point;



(4) Lot orientation on intercardinal streets: (11/9/87)



918. Street lighting

Streetlights shall be installed in subdivisions, at the developer's expense, unless waived by the Commission and shall be installed in accordance with construction standards of the Connecticut Light and Power Company (CL&P). Ornamental poles shall be used wherever underground wiring is installed. Lighting shall be in accordance with standards of the Illuminating Engineering Society and all proposals shall be referred to the Board of Selectmen for review.

In residential subdivisions, "half-code lighting" shall be used unless the Commission determines otherwise following review by the Board of Selectmen. For major thoroughfares and collector streets and, in commercial or industrial areas, * "full-code lighting" shall be installed unless the Commission determines otherwise following review by the Board of Selectmen.

* "Full-code lighting" requires a light on every pole at spacing of 100 feet to 140 feet using 100 watt, 9500 lumen high-pressure sodium luminaries. (4/11/88)

1000. APPLICATION AND PROCEDURE

[1000.1] The Commission will receive applications for subdivision or resubdivision plan approval at regular scheduled meetings in accordance with a schedule which is filed annually in the office of the Town Clerk. All such applications should be submitted to the Commission office not less than fifteen (15) days prior to a regular meeting for review as to its completeness. All required approvals; local, State and/or Federal, as the case may be, shall be submitted with the application. (4/11/88)

1001. The procedures of the Commission in considering subdivision or resubdivision plans and appeals from the actions of the Commission thereon shall be in conformity to Section 8-1 of the General Statutes as the same may be amended from time to time, provided however that the Commission may hold a public hearing on any subdivision and shall hold a public hearing regarding any resubdivision or regarding any subdivision of twenty-five (25) or more lots.

1002. Fees as permitted by Section 8-1c of the General Statutes and as provided by ordinance adopted by Suffield Town Meeting of March 1, 2001.

NOTE - The schedule of fees for processing subdivision applications has been set out as Appendix I to these regulations.

1003. The filing of all approved subdivision and resubdivision plans shall be governed by the provisions of Section 8-2a of the General Statutes as the same may be amended from time to time.

1004. No final plan shall be endorsed for filing until the fees provided for in Section 1002 hereof have been paid and until either improvements have been made or a bond has been submitted and approved by the Commission as required in Section 1101.

1005. All work in connection with a subdivision shall be completed within five (5) years from the approval date and such approval endorsed upon the plan shall state the date on which such five (5) year period expires. Failure to complete all work within such five (5) year period shall result in automatic expiration of the approval of such plan provided that the Commission shall file on the land records of Suffield notice of such expiration and shall state such expiration on the filed subdivision plan, and no further conveyances of lots shall be made without Commission approval of a new application for subdivision of the subject land. If lots have been conveyed during such five (5) year period, the bond on said subdivision shall be called in order to complete the work required to serve those lots. "Work" for purposes of this section means all physical improvements required by the approval of the plan, other than the staking out of lots, and includes, but is not limited to the construction of roads, storm drainage facilities, water and sewer lines, the setting aside of open space and recreation areas, installation of telephone and electric services, planting of trees or other landscaping and installation of retaining walls or other structures. (12/5/77)

1100. BONDING REQUIREMENTS (11/19/04)

1101. Before approval of a subdivision is granted by the Commission, an estimate of all costs for street improvements, storm sewers, sidewalks, utilities, fire hydrants, street lights, traffic signs, trees, monuments and pins and all improvements proposed in the subdivision construction plan, shall be approved by the Town Engineer and submitted to the Commission. Detailed and accurate estimates shall be prepared by the developer's Connecticut licensed professional engineer.

Prior to the commencement of the construction of any public improvements, the developer shall submit a bond, as described below to the Commission. The amount of all bonds shall be determined by the Town Engineer as described above and shall include a contingency of ten percent (10%) of the amount of the construction estimates prepared by the developer's engineer. All bonds shall be in a form acceptable to the Commission's counsel. Bonds shall be in the form of:

- (a) Irrevocable letter of credit from a financial institution licensed to do business in the State of Connecticut with the Town of Suffield as beneficiary. Said letters shall allow for partial

withdrawals and must be for a period of not less than one (1) year with provisions to be automatically renewable for successive periods of one (1) year;

(b) Performance bond issued by an insurance company or other surety licensed to do business in the State of Connecticut, together with a Power of Attorney issued by said insurer or surety, authorizing the person signing to act on behalf of said insurer. All companies issuing performance bonds shall have a rating of A3 or higher by Moodys Financial Rating Services or a similar rating from an alternate rating service. The developer shall submit evidence that the issuing company's rating complies with the provisions of this section;

(c) Passbooks or certificate of deposit with the Town listed as co-owner of the account, together with a written bond agreement as prepared by the Commission's counsel. All accounts shall use a third (3rd) party tax identification number for tax purposes. Withdrawals from those accounts shall be limited to the Town for the duration of the bond.

1102. Following the submission of the initial bond and partial completion of public improvements, the developer may request one (1) bond reduction. The reduced bond amount shall be based upon estimates prepared by developer's engineer and shall include those items listed in Section 1101 above. All requests for bond reduction shall be reviewed by the Town Engineer. The amount of the reduced bond shall be established by the Commission and shall include a contingency amount of ten percent (10%) of all uncompleted work. In no event shall any bond be reduced to less than one-third (1/3) of the amount of the original bond or ten thousand dollars (\$10,000), whichever is greater. (11/19/04)

1103. The Commission shall conduct an annual review of outstanding bonds in order to determine the status of each project and may, at its discretion, require a developer to increase the bond amount. Such determination shall take place after review and verification of such need by the Town Engineer. (4/11/88)

1104. If the Commission at any time determines that the Town is in danger of not being assured of proper completion of subdivision improvements without expense to the Town, then the Commission may initiate action that will place the Town in an assured position to satisfactorily complete all planned improvements. (4/11/88)

1105. At the time that a developer requests a release of bond, the developer shall also:

(a) Request acceptance of any streets, easements, or improvements that are part of a subdivision or resubdivision;

(b) Submit deeds or other documents for streets, easements or other improvements;

(c) Submit "As Built" drawing of all improvements;

(d) Submit a Maintenance Bond in an amount equal to ten (10%) percent of the total construction cost for all public improvements. Said bond shall be written to expire two (2) years from the date of acceptance of streets and/or other bonded public improvements to insure the Town against any defects which become apparent during that period. (4/11/88, 5/15/89, 11/19/04)

1106. The Town shall not release any bond until the Commission has received from the Town Engineer, certification that all work to be performed by the developer under the bond has been completed in substantial compliance with the final plan of subdivision or resubdivision, as approved by the Commission and to any specifications or conditions made a part of such plan. (4/11/88, 11/19/04)

1107. Where a bond is required and no streets or other public improvements subject to acceptance by as Town Meeting are involved, a developer may petition the Commission for release of such bond following verification by the Town Engineer that all bonded improvements have been satisfactorily completed. (4/11/88)

1200. VARIANCE, AMENDMENT AND REPEAL OF REGULATIONS

1201. The requirements of the foregoing regulations may be modified or varied when in the opinion of the Commission, specific circumstances surrounding a subdivision, or conditions of the land in such subdivision, indicate that such modification or variance will better carry out the purposes and intent of these regulations.

1202. Revision of regulations

These regulations may be amended from time to time by the Commission in accordance with the provisions of Section 8-1 of the General Statutes as the same may be amended from time to time.

1203. Any subdivision regulations heretofore adopted which are inconsistent herewith are hereby repealed.

Effective February 20, 1973

1300. ROAD SPECIFICATIONS

1301. Definitions

(a) AASHTO refers by number, letter, or both to the latest standard or tentative standard of the American Association of State Highway and Transportation Officials as to material specifications or methods of testing; (2/10/06)

(b) ASTM refers by number, letter, or both to the latest standard or tentative standard of the American Society for Testing and Materials as to material specifications or method of testing;

(c) ConnDOT Specifications refers to number, letter, or both to the State of Connecticut Department of Transportation, Bureau of Highways, Standard Specifications Form 814 (2004) or as amended, as to construction;

(d) Streets or Roads shall mean and include streets, avenues, boulevards, lanes, highways and other thoroughfares which afford a principal means of access to abutting property. Streets for purposes of these regulations shall be further classified as follows: (6/25/01)

<u>Road Classification</u>	<u>Definition: Vehicle Trips per Day (vtd)</u>	<u>ROW Width</u>	<u>Pavement Width</u>
Arterial	greater than 5,000 vtd	60 feet	32 feet
Collector	1,000 to 5,000 vtd	60 feet	30 feet
Local	200 to 1,000 vtd	50 feet	26 feet
Limited Local (Dead-end streets)	less than 200 vtd	50 feet	24 feet

(e) Commission shall mean the Town of Suffield Zoning and Planning Commission;

(f) Town shall mean the Town of Suffield.

1302. Roadway Requirements

(a) General: Proposed streets shall be in harmony with the existing and proposed Town street system and Town's plan of development. As far as practicable, streets shall follow the natural contours of the land;

(b) Geometric Data: The following table of geometric data shall be used designing streets:

<u>Minimum Street Standards</u>	<u>Arterial</u>	<u>Collector</u>	<u>Local</u>	<u>Limited Local</u>
ROW Width	60'	60'	50'	50'
Pavement Width	32'	30'	26'	24'
Maximum Grade	5%	8%	8%	8%
Minimum Grade	1%	1%	1%	1%
Minimum Length of Vertical Curve	100' but not less than 30' for each 1% algebraic difference in grade			
Minimum Curb Radius at Intersection	25'	25'	25'	25'
Minimum Site Distance	In accordance with AASHTO standards. * (2/10/06)			
Permanent Cul-de-Sac R.O.W. Diameter	NP	NP	110'	110'
Pavement Diameter	NP	NP	NP	NP
Temporary Cul-de-Sac Diameter	NP	NP	110'	110'
Pavement Diameter	NP	NP	90'	90'

NP – Not Permitted

* Applicants shall determine the eighty-fifth (85th%) percentile of operating speed on existing streets by conducting a speed study or by determining the AASHTO site distance requirements for the posted speed limit plus ten (10) miles per hour. (2/10/06)

(c) Street Classifications: The developer shall be required to identify the proposed designation of street classifications on the subdivision map at the time of applications but the final determination of those classifications will be at the discretion of the Commission;

(d) Embankment Slopes: No banks adjoining a street right-of-way shall have a slope greater than two (2) to one (1), except when modified in rock formation;

(e) Width Requirements: Streets which are now or may be in the future used as minor arterioles, or collectors may be required to have right-of-way and pavement widths greater than the minimum widths listed in Section 1302 (b). Such determination will be made by the Commission after study of the subdivision plan.

(f) Vertical Grades:

1. On land of difficult topography, a safe and appropriate street pattern may be approved where short distances of streets do not exceed a ten (10) percent grade;

2. Except where allowed by the Commission, all new streets shall have a vertical grade which averages not more than three (3) percent for a distance of fifty (50) feet from an intersection of any other street.

(g) Cross Slopes: All streets shall have a crown of not less than ¼ inch per foot of pavement width.

1303. Clearing and Grubbing

(a) Area to be Cleared: This work shall consist of clearing the ground of trees, stumps, brush, rubbish and all objectionable material within the roadway and to the slope limits of roadway excavation, embankments and fill areas, except that these limits maybe reduced as necessary to confine this work within the highway limits. This work shall also include the clearing of the ground necessary for the construction and installation of drainage structures, ditches, channels, fences and other highway appurtenances;

(b) Method of Clearing: Within the excavation lines all trees shall be cut off and stumps removed:

1. Within the fill lines where an embankment is to be made not more than five (5) feet in depth, trees, stumps, roots, etc. shall be removed. Where embankments exceed five (5) feet in depth, trees, stumps, roots, etc., shall be cut off to within six (6) inches of the ground surface.

(c) Disposal of Material: All trees that are cut shall be removed from within the limits of the highway before the grading is started. The contractor shall dispose of all such trees, stumps, brush, etc., in a manner suitable to the Town;

(d) Backfilling: All excavations made below subgrade surface by the removal of trees, stumps, etc., shall be filled with suitable material which shall be compacted thoroughly in accordance with the provisions governing formation of embankments.

1304. Excavation and Backfill

(a) Excavation:

1. All excavation shall be made in conformity with the requirements of the plans, cross sections, or as directed by the Town;
2. When ledge rock is encountered, this material shall be excavated to a depth of not less than two (2) feet below subgrade;
3. If blasting is required in rock excavation all possible care shall be taken to avoid injury to persons and property. Sufficient warning shall be given to all persons in the vicinity of the work before blasting.

(b) Embankments:

1. Embankments shall be constructed of earth, rock, or a mixture of earth and rock. Stumps, trees, sod, or other organic matter shall not be incorporated in embankments. The depth of each layer shall not exceed 12 inches before compaction;
2. Frozen material shall not be used. No embankment layer shall be deposited on surfaces of snow or ice, nor shall it be placed on frozen or unstable surfaces;
3. No stone over five (5) inches in its greatest dimension shall be placed within twelve (12) inches of the elevation of the subgrade;
4. The entire area of each layer shall be compacted with rollers or compactors, exerting a pressure of not less than three hundred (300) pounds per lineal inch of compression wheel or roller width;
5. All fill material shall be compacted at a moisture content suitable for obtaining the required density. In no case shall the moisture content be more than three (3%) percent drier than the optimum moisture content determined by the AASHTO Designation T-99, Method C;
6. Loam, topsoil and unsuitable material shall be removed prior to placing embankments;
7. All loam and topsoil suitable for seeding and planting removed from cut and embankment areas shall be stockpiled in approved locations for use in roadside seeding.

(c) Gravel Backfill:

1. This material shall be used as a foundation for structures, to replace unstable material, backfilling around drainage structures, backfilling trenches where unsuitable material or ledge has been encountered and elsewhere as indicated on plans, drawings or required by specifications;
2. The material shall meet the gradation requirements of Section H.02.01 of the ConnDOT Specification;
3. When gravel fill is used for foundation for structures, to replace rock or unsuitable material in trenches, or backfilling around drainage structures, it shall be deposited in layers not over six (6) inches in depth and each layer thoroughly compacted before the addition of other layers unless other compaction methods have been approved.

1305. Subgrade and Slopes

- (a) All soft and yielding material and other portions of the subgrade which will not ready compact shall be removed and all loose rock and boulders over five (5) inches in size shall be removed or broken off to a depth of not less than one (1) foot below subgrade. Any material removed shall be replaced with suitable gravel and compacted;
- (b) The subgrade shall be thoroughly compacted with a smooth steel wheel roller weighing not less than ten (10) tons;
- (c) Any portion of subgrade which is not accessible to a roller shall be compacted with hand tampers or mechanical vibrators;
- (d) Slopes shall have a uniform surface as shown on the plans, cross section or as directed;
- (e) In no case shall earth slopes steeper than one (1) foot vertical to two (2) feet horizontal be constructed. In erodible soils, flatter slopes will be required;
- (f) All slopes, except those in rock or ledge formations, shall be seeded or turfed as soon after construction as practicable and after all loose stone or other unsuitable material is cleared;
- (g) Should the foundation material beneath the subbase become churned up and mixed with the subbase material, the contractor shall remove and replace it with new subbase material to the required depth. Such replaced subbase material shall be thoroughly compacted as specified above.

1306. Subbase

- (a) The roadway subbase shall meet the requirements and be installed in accordance with Section 2.12 of ConnDOT Specifications;

- (b) The foundation for the subbase shall be prepared in accordance with Section 2.09 of ConnDOT Specifications, and shall be shaped carefully to the required cross section and compacted thoroughly;
- (c) Where underdrains and outlets are required, they shall be in place and functioning before any subbase materials placed;
- (d) The requirements for subbase shall be based upon samples taken at two hundred (200) foot intervals by an independent laboratory employed by the developer. Test pits shall extend to a minimum depth of five (5) feet below proposed pavement elevation or to rock and condition of ground water and mottling shall be determined. Tests shall include mechanical analysis, liquid limit and plasticity index;
- (e) Depth of subbase shall be based upon the test data as will be the need for underdrains;
- (f) Subbase course shall be compacted to a density of ninety-five (95%) when tested in accordance with AASHTO T-100 Method D. Compaction testing by an independent laboratory shall be required at intervals of one (1) per five hundred (500) lineal feet of roadway, with a minimum of three (3) years;
- (g) Should the foundation material beneath the subbase become churned up and mixed with the subbase material, the contractor shall remove and replace it with new subbase material to the required depth. Such replace subbase material shall be thoroughly compacted as specified above.

1307. Processed Aggregate Base

- (a) The roadway processed aggregate base shall meet the gradation requirements and be installed in accordance with Section 3.04 of the ConnDOT Specifications;
- (b) The developer shall supply certification from a soils laboratory satisfactory to the Town that this material is in compliance with the specifications;
- (c) Minimum thickness of processed aggregate base will be as show on Plate No. 1.;
- (d) Processed aggregate base course shall be compacted to a density of 95% when tested in accordance with AASHTO T-100, Method D. Compaction testing by an independent laboratory shall be required at intervals of one (1) per five hundred (500) lineal feet of roadway.

1308. Bituminous Concrete Pavement

(a) Bituminous Concrete Binder Course:

1. The materials and installation of the bituminous concrete binder shall be in conformance with Section 4.06 of ConnDOT Specifications;

2. Depth of bituminous concrete binder course shall be as shown on Plate 1.

(b) Bituminous Concrete Surface Course:

1. The materials and installation of the bituminous concrete surface course shall be in conformance with Section 4.06 of ConnDOT Specifications;

2. Depth of bituminous concrete surface course shall be as shown on Plate 1.

1309. Curbing (11/19/04)

(a) Requirements:

Machine formed bituminous concrete Cape Cod curbing shall be installed on each side of all new streets except that all curved curbing at intersections from point of curvature to point of tangency shall be of granite.

(b) Materials and Installation:

1. Bituminous concrete cape cod curbing shall conform to and be installed in accordance with the applicable sections of Section 8.15 of ConnDOT Specification;

2. Granite curbing shall conform to and be installed on a six inch (6") gravel base in accordance with Section 8.13 of ConnDOT Specifications.

1310. Drainage

(a) General:

1. This item shall consist of the complete storm sewer installation at the locations and to the lines and grades designated on the plans or as directed and in conformity with these specifications;

2. All materials, labor, equipment and appurtenances necessary for a complete installation, whether or not all such materials and appurtenances are show on the plans or described in the specifications, shall be furnished by the subdivider.;

3. All existing pipes, drains, conduits and drainage structures which are not to be changed in location shall be carefully supported and protected from injury by the subdivider and in case of injury, they shall be restored by him to its original condition.

(b) Pipe:

1. Reinforced concrete pipe shall conform to the requirements of AASHTO M-170, Class IV. Developer shall provide certification to the Town Engineer;

2. Mortar for reinforced concrete pipe joints shall be a 1:2 Portland cement-sand mixture, with a minimum of water. No mortar shall be used after it has partially set;
3. Asphalt coated corrugated metal pipe and asphalt coated corrugated metal pipe elbows shall conform to ConnDOT Section M.08.01-2 Specification.

(c) Construction Methods:

1. Pipe shall be laid in open trench two (2) feet plus the outside diameter of the pipe in width. All rocks, cemented gravel, old masonry or other hard materials shall be excavated to at least six (6) inches below the pipe at all points, such space and all other cuts below the pipe grade shall be filled with compacted gravel bedding of one-half (½) stone;
2. When soft or unsuitable material is encountered, the depth of excavation below the pipe shall be increased and such space shall be filled with thoroughly compacted gravel or broken stone;
3. Trenches shall be maintained in a safe condition at all times and adequate sheeting and shoring shall be installed when so required;
4. When blasting is required for rock excavation adequate provisions for safety shall be provided and such work shall be performed in compliance with applicable local requirements;
5. The bottom of trenches shall be sufficiently graded to insure uniform bearing for the full length of the pipe(s);
6. All pipe(s) shall be bedded in firmly compacted gravel or stone bedding from six (6) inches below the pipe to the centerline of the pipe. Backfill from the centerline of the pipe to twelve (12) inches above the top of pipe shall be firmly compacted gravel or other suitable material;
7. Commencing at the lowest point in the system, the pipe(s) shall be carefully laid true to line and grade with the bell or groove and upgrade;
8. Joints in the reinforced concrete pipe(s) shall be filled with mortar. Joints in the concrete pipe(s) shall be thoroughly wetted before making the mortar joint;
9. The inside of the joint shall be wiped and finished smooth;
10. The stopper shall be kept in the pipe mouth when the pipe laying is not in progress.
11. Trenches shall be backfilled only after the pipe(s) have been inspected and approved and locations of the pipe(s) and appurtenances have been recorded;

12. Trenches located in paved or improved areas shall be backfilled with approved granular material or gravel fill. Trenches in unimproved areas may be backfilled with existing material;

13. Backfill material shall be free from frozen lumps, wood, and other extraneous material;

14. Rock fills or boulders shall not be placed closer than two (2) feet from the pipe at any point;

15. The ends of the pipe(s) which enter masonry shall be neatly cut to fit the inner face of masonry;

16. Dry conditions shall be maintained at all times and under no circumstances shall the pipe(s) be laid or appurtenances installed in water.

(d) Underdrain:

1. Perforated or plain asphalt coated corrugated metal pipe for underdrains or outlets shall conform to ConnDOT M.08.01.03 Specifications.

2. The aggregates for filling the trench shall consist of clean, tough, durable pieces of broken stone or screened gravel meeting the following gradation requirements:

<u>Square Mesh Sieves</u>	<u>Percent</u>
Passing 5/8"	100
Passing 1/2"	90-100
Passing 3/4"	30-100
Passing #4	0-80
Passing #8	0-35
Passing #100	0-2

(e) Structures:

1. All structures including manholes, catch basins, drop inlets, endwalls, etc. shall be constructed in accordance with the standard details of the Town of Suffield or ConnDOT Specifications;

2. Concrete shall meet the material requirements and shall be placed in accordance with Section 6.01 of the ConnDOT Specifications.

(f) Rip Rap:

Material and method of placement shall be in accordance with Section 7.03 of ConnDOT Specifications for Modified Rip Rap. All rip rap shall be installed on bed of gravel not less than six inches (6") in depth.

1311. Sidewalks

(a) Requirements:

Concrete or bituminous concrete sidewalks shall be constructed where shown on the plans and/or required by the Town of Suffield in accordance with these specifications. The depth of the concrete sidewalks shall be five inches (5") with a cross slope not less than 1/4" per foot towards the street. Width shall be four feet constructed on a six (6") inch deep base of compacted process gravel. Base shall extend six (6") inches beyond the width of the sidewalk on both sides. Concrete walks shall be a one-half (1/2") pre-molded joint at intervals not exceeding sixteen (16) feet. Bituminous concrete sidewalks shall have a compacted depth of no less than two (2") inches with other dimensions similar to the concrete sidewalk above.

(b) Materials and Installation:

1. Concrete sidewalks shall conform and be installed in accordance with Section 9.21 of ConnDOT Specifications.
2. Bituminous concrete sidewalks shall conform and be installed in accordance with Section 9.22 of ConnDOT Specifications.

1312. As-Built Maps

(a) Complete as-built maps showing all improvements shall be prepared and Certified Plans shall be on reproducible 3 mil mylar and shall show the following:

1. North Arrow;
2. Bench Mark – Indicate elevation, datum used, with exact location and description noted;
3. Location, size and material of all underground utilities including sanitary sewers, drainage, water, electric, telephone, gas transmission mains, shall be shown with depths indicated at intervals of not more than five hundred feet (500'). Location of manholes, catch basins, end walls, wyes, tees, risers, etc. shall be noted;
4. Scale shall be noted;
5. Name of subdivider or other responsible person, along with firm and project name shall be indicated;
6. Date construction was completed (month and year only), and date of finished As-Built map shall be indicated;
7. Revisions shall be noted and re-dated;
8. Profiles of newly constructed gravity pipelines shall be shown;

9. As-Built pipe grade in percent shall be shown as well as invert elevations at every structure;
10. The name of the Professional Engineer or Surveyor shall be shown on said plan with the plan scaled by the Professional;
11. Houses or other structure shall be located and noted on the plan along with corresponding house number or lot number, if available;
12. Location, size and depth of all utilities entering homes shall be shown;
13. All drainage outfalls shall be profiled for a distance of not less than fifty feet (50') from the outlet structures.

APPENDIX I

SCHEDULE OF FEES FOR PROCESSING SUBDIVISION APPLICATIONS

Sec. 1. Purpose.

Section 8-1c of the General Statutes empowers a municipality, by passage of an ordinance to establish a schedule of reasonable fees for the processing of subdivision applications by a combined planning and zoning commission. The fee schedule passed by said ordinance shall supersede any specific fees set forth in the General Statutes. (7/27/90)

Sec. 2. Subdivision schedule of fees.

The Town of Suffield hereby adopts the following schedule of fees for the processing of applications by the Suffield Zoning and Planning Commission:

- a. Subdivision/Resubdivision - New: \$300.00 per each building lot over two (2)
(minimum of \$600.00) plus \$60.00 DEP fee.
(11/19/04)
- b. Modification of prior approval per lot for Subdivision/Resubdivision: \$200.00 per each building lot over two (2)
(minimum of \$400.00) plus \$60.00 DEP fee.
(3/1/01)
- c. Application including new road construction: \$1.00 per linear foot. (7/27/90)

Sec. 3. Financing Cost of Special Study

Certain applications for extraordinarily large and/or significant projects pose environment, traffic, and/or other problems beyond the expertise of the Zoning and Planning Commission's staff to evaluate and make appropriate recommendations. In such instances, if the Commission, after reviewing the matter with its staff, reasonably concludes that an outside, independent study of consultation is necessary for the Commission to decide the issue before it, the Commission may require an applicant, as a condition of processing its application, to pay for the cost of such study or consultation. In such cases, the applicant will be required to place a sum of not to

exceed \$10,000.00 into a fee account, the balance of which will returned to them after the study and/or consultation is completed. (3/1/01)