



TOWN OF THOMPSON

Planning & Zoning Commission

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Minutes – PZC Subcommittee Meeting-Subdivision Regulations
Thursday, February 10, 2022, 7:00 PM
ZOOM Meeting

p. 1 of

Tyra Penn-Gesek is inviting you to a scheduled Zoom meeting.
Topic: PZC Subdivision Regulations Subcommittee - Article III
Time: Feb 10, 2022, 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting

<https://us02web.zoom.us/j/86915441609?pwd=YUkxVFU0Z1pueUxSblV0K2lNK0FmUT09>

Here are the zoom link & the You Tube link for the minutes of last night's meeting. I'll send you a new zoom link for next week before the end of the day.

YouTube: https://www.youtube.com/watch?v=FIUFiduX_dl

Zoom link: https://us02web.zoom.us/rec/share/b8yalNtatBH2z3ux4aSFV-JJHu5VncEQtgysnK-gd_LVPfcm9VVWwnfws68xgF7d.8blz7_C-OJzK8l2h
(Passcode: F0a9j?M+)

1. Call to Order, Roll Call

<i>Ray Williams</i>	<i>John Lenky</i>	<i>Alvan Hill</i>
<i>Jane Salce</i>	<i>Kies Orr</i>	<i>Randy Blackmer</i>

Absent: Charlene Langlois, Michael Krogul, Dave Poplawski, Brian Santos, John Rice, Joseph Parodi-Brown
Staff Present: Tyra Penn-Gesek, Planner, Cindy Dunne, ZEO, Gloria Harvey, Recording Secretary

2. Discussion of Proposed Revisions to Subdivision Regulations

ARTICLE III – Application Procedures & Commission Consideration

Commented [P1]: Will re-number as Article III

SECTION 1 – Preliminary Plan

~~a. A Preliminary Plan~~ The submission of a preliminary plan submitted for subdivision is an informal opportunity for the applicant to ~~get~~ receive feedback from the Planning & Zoning Commission, ~~and~~

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~~the~~ Conservation ~~Commission & and the~~ Inland Wetlands Commission. ~~regarding issues that may be questionable or of particular concern to the site in question.~~ A ~~Ppreliminary Pplan~~ of a subdivision is recommended for all subdivisions of ~~four (4)three (3)~~ lots or more. In view of the fact that a ~~Ppreliminary Pplan~~ submission is not required, no comments or suggestions made therein shall constitute prejudgment of any plan or bind the Commission.

- ~~A. The Preliminary Plan of a proposed subdivision or resubdivision should be drawn on tracing paper or a print thereof, and show:~~
- ~~B. The subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan;"~~
- ~~C. The names of the record owner and the applicant and the name of the designer, engineer, or surveyor;~~
- ~~D. The existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;~~
- ~~E. The proposed system of drainage, including adjacent existing natural waterways, in a general manner;~~
- ~~F. Minimum Class D survey showing the boundary lines of proposed lots with location and dimensions;~~
- ~~G. The names, location, and widths of adjacent streets;~~
- ~~H. And the topography of the land in a general manner.~~

~~H.3~~ Persons wishing to submit such ~~Ppreliminary Pplans~~ must notify the ~~Commission ZEO~~ in writing ~~ten (10)~~ calendar days prior to the date of the next regularly scheduled meeting ~~of the Commission~~ in order to be placed on the agenda.

~~H.3~~ The Commission's discussion of a ~~Ppreliminary Pplan~~ of a subdivision does not constitute an approval, which can only be made by the Commission after submission of a formal application under the Provisions of Article II, Section 2.

SECTION 2 – Formal Application

A. Time Table

All applications, maps, plans, documents, and data required by these Regulations shall

~~1. be submitted by mail or handed to the Thompson Planning & Zoning Commission or its authorized agent at the office of the Commission in the Town Hall to the ZEO. Any application received less than five days prior to the next regularly scheduled meeting may not be discussed by the Commission~~

~~i.~~

~~ii. All applications and materials required by these Regulations should shall be filed with:~~

~~iii. 2. To the Inland Wetlands Commission no later than the day of filing with the Planning & Zoning Commission.~~

~~b. Any application received less than five (5) days prior to the next regularly scheduled meeting may not be discussed by the Commission.~~

~~6.3~~ The official date of receipt of applications and requests shall be the date of the next regularly scheduled meeting of the Commission immediately following the day of submission at the office of the Commission, or ~~thirty-five (35)~~ days after such submission, whichever is sooner.

Commented [MB2]: Be consistent when referencing numbers: see "three (3) lots" & "five (5) days" below. Recommend keeping existing format "ten (10) calendar days" because it is easier to find.

T. Penn: agree that it should be consistent throughout & will make it so. In the zoning regulations, the formatting followed the convention that numbers less than 10 would be spelled out, whereas values 10+ would be represented numerically.

Commented [MB3]: To address concerns about the meaning of "days" recommend removing the words "calendar days" globally and provide a new definition as follows "Day(s) means calendar day(s) unless otherwise specified." No specific definition is provided in either the zoning or subdivision statutes, but in zoning when business days are intended the statute specifically says "business days" and never makes a specific reference to "calendar days", only a reference to "days"

T. Penn: this is a good suggestion

Commented [MB4]: Why is Provisions capitalized?

T. Penn: no good reason, just an error

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Commented [MB5]: Comment [P2]: Is this business days or real days?

Ditto of comment on consistent number referencing (i.e. "five(5) days") Also comment from Planner asks "Is this business days or real days?"

Commented [MB6]: C.G.S. Section 8-26(e) states "If an application involves land regulated as an inland wetland or watercourse under the provisions of chapter 440, the applicant shall submit an application to the agency responsible for administration of the inland wetlands regulations no later than the day the application is filed for the subdivision or resubdivision." It does not state "the application" (which would be the PZC subdivision application), rather it suggests that an inland wetlands application is submitted to the wetlands agency, which is the Thompson Inland Wetlands Commission (IWC). The IWC currently has an application form for a conceptual subdivision approval, which it uses to provide its decision regarding such subdivisions to the PZC. In the case of a subdivision proposing the alteration of wetlands/watercourses outside of the proposed lots involving new road construction and stormwater discharges that alter wetlands and/or watercourses, then a separate IWC individual permit application is necessary. This will be addressed in future revisions to the Inland Wetlands and Watercourses Regulation.

Commented [P7]: Concur & will amend according to Marla's suggestion

Commented [MB8]: Consistency for referencing #s – recommend keeping current language

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4. For the purpose of these regulations the number of lots shall be determined by the cumulative number of lots which have been created out of the original tract as the original tract existed on the effective date of Subdivision Regulations in the Town of Thompson, which is February 3, 1969.

B.

C.B. SECTION 3 Required Documents

The applicant shall submit to the Commission an application consisting of the following documents:

- a.1. A written application completed in full on forms prescribed by the Commission, signed by the Applicant; if subdivision or re-subdivision is proposed by a person, firm, or corporation other than the owner of the land to be subdivided, the application shall also be signed by the owner or his the owner's lawful agent.
2. A NON-REFUNDABLE application fee of \$350.00 per lot shown on the subdivision map proposing public improvements or a fee of \$150.00 per lot shown on the subdivision map proposing no public improvements as described in the Table of Fees (Appendix ...). A land use fee for Any fees required by the State of Connecticut per Section 22a- 27j of the Connecticut General Statutes as amended. All application fees shall be made payable to the Town of Thompson.

TECHNICAL REVIEW FEE: if determined necessary by the Commission determines it necessary to obtain specialized technical review to fully and properly review and evaluate the application, the fees for such expertise shall be paid by the applicant within ten (10) days of the Town's written notice of the actual or estimated fees. If the applicant fails or refuses to deposit the actual or estimated fees, the application will be

- b.3. considered incomplete as of the next regularly scheduled meeting of the Commission, which shall be sufficient grounds for denial of the application without prejudice.

1. A Sanitary Report and approval as required by Article IV, Section 11 of these regulations. (Water Supply and Sanitary Requirements).
4. The applicant shall submit a letter of approval from NDDH certifying that the lots as proposed will be suitable for on-site sewage disposal systems. The letter will confirm that the test pits as numbered correspond to testing in the field. The letter shall also state which date of revision of the plan was approved. Any changes in the plan after NDDH approval will require further review from NDDH prior to approval by the Commission. Tyra will check Chapter 126 for clarification.
2. Two (2) 24" x 36" copies and fifteen (15) 11" x 17" reductions of the proposed plan for the development of the property showing all information required by these regulations. The Commission reserves the right to require additional copies as necessary for review by the Commission or other interested parties.
- 3-5. At a minimum, a PDF file and two copies of all required documents for each application needing approval shall be submitted and accompanied by the same number of copies of a site plan on 11 x 17-inch paper. The ZEO or the Commission, as applicable, may require additional copies.
6. The plan, which shall show the following:
- The subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan;" Strike Preliminary Plan
 - The names of the owner of record and the applicant and the name of the designer, engineer, or surveyor;
 - The existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;

Commented [MB9]: Prior posted comment from Planner states "[J]. Blanchette - Page 14 Section 2 – formal application – I noticed the removal of #4. The usefulness of this phrase is in determining open space. Open space is only required for subdivisions of 4 or more lots. So without this phrase someone could do a 3 lot subdivision every other year and never have to provide open space."

Question: is the 4 lot threshold by statute, or an assumption based on the current subdivision regs?"

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Commented [MB10]: Comment [P3]: Will need to carry over the Table of fees from the Zoning Regulations into the Appendices.

Why aren't they in the posted draft sub regs for public comment?

Commented [MB11]: Recommend keeping for consistency

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Commented [MB12]: Need definition for "NDDH" The Northeast District Department of Health.

T. Penn: that definition is already included

Commented [MB13]: Prior posted comment from Planner states "I took this from what was Section 13, as it seemed to have better detail than just "a letter from NDDH!"

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Commented [MB14]: Is the plan submitted with the subdivision application form intended to be a "preliminary plan" or was this language kept in error when language for this paragraph was moved from Section 1 "Preliminary Plan"? The required information referenced for the plan appears to be insufficient for the PZC to make an informed decision, such as FEMA flood hazard area and wetlands delineations by a qualified soil scientist. Suggest the PZC review Plainfield's Subdivision Regulations Section 6, Subdivision Plan Requirements with special focus on 6.11 Subdivision Map (<https://cms9files.revize.com/plainfieldct/Document%20Center/Department/Planning%20-%20Zoning/Regulations%20-%20Ordinances/subdivisionregulations.pdf>)

T. Pen n: "preliminary plan" does appear to be included in error. The PZC should look at this again and decide whether ... [1]

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- iv. The proposed system of drainage, including adjacent existing natural waterways, in a general manner;
- v. Horizontal accuracy may be to a surveying standard of Class B or C, depending on the lot size and the location of proposed work in relation to boundaries;
- vi. The names, location, and widths of adjacent streets;
- vii. And the topography of the land in a general manner.

~~e.7.~~ An Erosion and Sediment Control Plan as required by Article ~~III~~IV, Section ~~6-5~~ of these ~~r~~Regulations.

~~d.8.~~ A certificate of public convenience and necessity as required by Section 16-262m of the General Statutes of the State of Connecticut, if water is to be supplied by a water company by means of a community water supply system as defined in that section.

~~e.9.~~ Copies of all other approvals filed with local, state, or federal commissions or agencies in connection with the proposed development, and any contingencies of those approvals.

~~10.~~ State Highway or Town Road Connection: For any access-ways or rights-of-way proposed, the justification of the nature and intent of such access-ways shall be described; e.g. whether the access-way is proposed as a private road, shared driveway or Town road.

~~f.11.~~ Where a proposed street or storm drainage system joins with a State Highway and/or Town Road, the applicant shall present a letter or other documentation giving evidence that the construction plans have been submitted to the Connecticut Department of Transportation and/or the Town of Thompson Public Works Director with an application for a permit for such connection in accordance with the General Statutes of the State of Connecticut. Any applicant who receives a Connecticut Department of Transportation permit which requires an alteration to the plan as submitted & approved by the Commission shall resubmit that portion of the plan for review & approval by the Commission. Connections to town roadways require submission and approval by the Town of Thompson Public Works Director.

~~g.12.~~ Two (2) copies of storm water runoff-stormwater management report complying with Article ~~III~~IV, Section ~~54~~ of these regulations as amended.

~~h.13.~~ An agreement signed by the applicant, and by the owner of the land if other than the applicant, granting to officials and agents of the Town and of the Commission permission to enter onto any part of the land that is the subject of the application for the purposes of inspection and, in the event of the failure of the applicant to make required improvements, in order to make such improvements.

~~i.14.~~ The applicant shall send notice of the proposed subdivision to land owners as determined based upon the Assessor's records within a radius of 500 feet by certified mail, return receipt requested, to abutting owners within 500 feet of any boundary line and mailed not less than ~~ten (10)~~ days nor more than thirty ~~(30)~~ days before the scheduled public hearing of the subdivision application to the Commission. Receipts of notice of proposed subdivision shall be submitted to the Commission or ~~it's~~its designated agent no later than the Wednesday five days prior to the scheduled Public Hearing. A template for the letter of notification to abutters is included as Appendix F. Consensus of Commissioners 200 feet is adequate.

~~j.15.~~ The Commission may require an environmental assessment where it determines that the subdivision may contain significant natural and/or cultural resources, based on the National Resources Inventory, Inland Wetlands Commission report, Conservation Wetland Commission's

Commented [MB15]: Recommend moving "And" to the end of vii. and adding, at a minimum, additional requirements for the location of (1) wetlands delineated by a qualified soil scientist and any FEMA flood hazard zones (see Plainfield Subdivision Regs Section 6.11 for suggested language, link referenced above)

T. Penn: concur

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Commented [MB16]: Comment [P4]: J. Blanchette - Is there a reason for notifying abutters within 500'? The zoning regs require 200' for special permits.

Commented [MB17]: Comment [P5]: Again, are these business days or real days?

Also Recommend keeping # reference for consistency

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~~report.~~ Commission’s report, Plan of Conservation and Development, State Archaeologist’s report, or other pertinent information reviewed by the Commission.

SECTION 4-3 – Application Process & Consideration

After it has been determined by the ~~Commission~~ ZEO that the application is complete, and

- ~~1.A.~~ has been received by the Inland Wetlands Commission, two (2) copies shall be retained for study by the Commission and other interested agencies. ~~If a subdivision abuts or includes land in another town, three additional copies shall be submitted to the Regional Planning Agency. The ZEO shall transmit copies of the maps and plans to other boards, commissions, public agencies, officials, and consultants as in the opinion of the Commission may be advisable, for their information, review, and recommendations. If a subdivision abuts or includes land in another town, the applicant shall submit three additional copies shall be submitted to the Northeast Connecticut Council of Governments (NECCOG).~~
- ~~B.~~ The Commission shall transmit copies of the maps and plans to other boards, commissions, public agencies, officials, and consultants as in the opinion of the Commission may be advisable, for their information, review, and recommendations. The Planning and Zoning Commission shall not render a decision until the Inland Wetlands Commission has submitted a report. If time for a decision by the Planning & Zoning Commission elapses prior to ~~the thirty-fifth day~~ 35 days after a decision by the Inland Wetlands Commission, the time period for a decision shall be extended to thirty-five days after the decision of the Inland Wetlands Commission. This provision shall not be construed to apply to any extension consented to by the Applicant.

- ~~2.~~ C. The Commission may waive the application fee requirement for:

1. The resubmission of an application disapproved by the Commission within the previous 90 days, or
2. Submission or a revision of a previously approved subdivision when such revision does not constitute a re-subdivision ~~or~~
3. Submission of a plan solely for the purpose of correcting an existing illegal subdivision.

AD. PUBLIC HEARING

1. A public hearing ~~(shall? may?)~~ be held on any subdivision of ~~four (4)~~ three (3) lots or more. In addition, a public hearing regarding application for approval of a subdivision of less than four (4) lots shall be held by the Commission, if it in its judgment, the circumstances require such action. The Commission shall hold a public hearing on any application for a re-subdivision. ZEO Site Plan Review by Commission for 3 Lots.
2. Public Hearings are scheduled within ~~sixty-five (65)~~ days of the date of receipt of the application by the Commission, and shall be completed within ~~thirty-five (35)~~ days thereafter. Notice of a public hearing shall be given in accordance with Section 8-26d of the General Statutes of the State of ~~Connecticut.~~ Consensus of Commissioners to carry over.

BE. –DECISION

A decision on a proposed subdivision must be made within ~~sixty-five (65)~~ days of the completion of the public hearing. When no public hearing is held, a decision must be made within ~~sixty-five (65)~~ days of the date of receipt of the application. The applicant may consent to one or more extensions of time, which may be up to a total of an

1. additional ~~sixty-five (65)~~ days. 8-7D
2. The failure of the Commission to act within the prescribed time shall be considered as an approval, and a certificate to that effect shall be issued by the Commission on demand, in accordance with Section 8-26 of the General Statutes of the State of Connecticut

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Commented [MB18]: Suggest adding the language “an application” before the words “has been” to read “and an application has been received by the Inland Wetlands Commission”

T. Penn: will edit as requested.

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Commented [MB19]: Comment [P6]: The PZC has yet to decide if this is a “shall” or “may” situation. I believe the public hearing is not required by statute, except for re-subdivision.

If, indeed, it is not required to hold a public hearing by statute, the PZC may consider whether to set a “shall” threshold for subdivisions over a certain size or number of lots.

Commented [MB20]: Comment [P7]: It may make sense to add the text about the purpose of the public hearing that was recently adopted into the Zoning Regulations here.

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3. In granting approval, the Commission may modify the proposed RECORD SUBDIVISION MAP, plans, or documents in order to preserve the purpose and intent of these ~~regulations~~.
4. If the Commission does not approve the application and all the accompanying maps, plans, certificates and documents as presented, it may modify and approve, or disapprove the application. ~~The Commission shall state in its records the reasons for its decision, and give notice as required by law. The Commission shall provide public notice of its decision as required by law.~~
Change to 8-7D
5. Commission approval shall include and be conditioned upon the following as applicable to the particular application:
 - a. Date when construction of roads, drainage and other improvements is authorized and a date when such construction shall be complete, which completion date shall not be later than five ~~(5)~~ years after the date when construction is authorized
 - b. Completion of any required road, drainage, or other subdivision improvements, prior to endorsement of the RECORD SUBDIVISION MAP or, in lieu of such completion prior to endorsement, execution of an agreement and posting of a performance bond payable to the Town of Thompson and acceptable to Town Counsel guaranteeing such completion. ~~The performance guarantee shall be in an amount established by the Commission as to the amount estimated necessary to complete all improvements if the Town were required to do so; standards and conditions for the bond are described in~~ **Tyra will put correct citation in document. Performance Bonds and Bonding for Improvements mean the same. Maintenance Bond needed to protect the town for a year after the subdivision is completed. Tyra will research further.**
 - c. Presentation of written conveyances and Certificates of Title in a form satisfactory to the Town Counsel for roads, easements, open space, parks or playground dedicated to and accepted by the town; and easements for storm drainage, sanitary sewers and rights of way to be dedicated to the Town, describing the land involved and the privileges of the Town. Such land not to be dedicated to the Town shall also be confirmed by written conveyance satisfactory to the Town Counsel, describing the land involved and the privileges of the owner. All conveyances shall be accompanied by an appropriate map delineating the land involved in accordance with the standards of these regulations, unless such land is shown on the RECORD SUBDIVISION MAP;

Presentation of a copy of an approved permit from the Connecticut Department of Transportation for any proposed street or storm drainage system which joins with a State Highway; ~~Driveway Construction Permit for each proposed lot issued by the Board of Selectman, indicating that the applicant is familiar with the regulations~~

- ~~a. contained in the Town of Thompson Driveway Ordinance, and will construct such driveways in conformance with the specifications set forth in the ordinance;~~
- ~~a.b. A letter of approval from the Director of Public Works, indicating that any proposed driveway locations on the plan conform to the specifications set forth in the Town of Thompson Driveway Ordinance.~~
- b.c. Presentation of evidence that final arrangements have been made for provision of any proposed public water supply by a public utility company; Section 8-25a of the General Statutes of the State of Connecticut;

Commented [MB21]: This is an incomplete sentence.

T. Penn: I need to look at this more closely. I think it was meant to be a placeholder for a reference to where in the document bonds are detailed.

Follow up comment: this was definitely meant to be a placeholder. Bonding is discussed in section 8-9, but I notice that we don't seem to have a section for performance bonding, just bonding for improvements & maintenance. Should probably add that, or at least clarify within the section. Also recommend combining Sections 8-9 into one section for all bonding.

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- ~~ed~~ Presentation of results of NDDH percolation tests and approvals and recommendations;
- ~~ec~~ Presentation of a copy of report and plans showing final approval from the Thompson Inland Wetland Commission to conduct of any activity necessary to complete required streets, drainage, and other subdivision improvements in regulated wetlands;
- ~~e~~ ~~Where the subdivision involves construction of improvements or excavation, grading or depositing of materials in a Special Flood Hazard Area, presentation of a copy of Certificate of Compliance by the Building Official of the Town of Thompson.~~ **Consensus of Commissioners to come back to it at another meeting. Refer to Chapter 541.**
- ~~f~~ Presentation of one (1) mylar each of the approved RECORD SUBDIVISION MAP, the CONSTRUCTION PLANS and GRADING PLAN, for required signatures, incorporating all modifications and conditions specified by the Commission, if such map and plans have been modified since submission of the application, three (3) blue line or black line prints thereof shall also be presented;
- ~~g~~ **The applicant shall also deliver the RECORD SUBDIVISION MAP, CONSTRUCTION PLANS and GRADING PLAN in digital format prior to the signing of final mylars. All digital mapping data shall be provided in a format accessible to Town staff. Specify which staff should get the digital mapping date. Follow up with Donna.**
- ~~h~~ **If the applicant is unable to provide the required digital data a service fee will be required, as shown in the Table of Fees (Appendix ?)**
- ~~gi~~ Authorization, by vote of the Commission, for the Commission Chairman or Secretary to endorse the RECORD SUBDIVISION MAP when all conditions of approval have been met. The final ~~mylar-mylar~~ shall be endorsed with the date of Commission approval.

~~a~~ **F. FILING AND RECORDING**

- ~~b~~ **1.** The endorsed RECORD SUBDIVISION MAP, showing any modifications upon which final approval of the subdivision was contingent, shall constitute the approved subdivision map.
- ~~e~~ **2.** The date of endorsement of the RECORD SUBDIVISION MAP shall be noted on the map by the Chairman or Secretary of the Commission as well as the date, five ~~(5)~~ years from approval hence, when approval may expire as provided in Section 8-26c of the General Statutes of the State of Connecticut.
- ~~d~~ **3.** Within ~~ninety~~ (90) days after delivery of the endorsed map to the applicant, the applicant shall file and record the map in the Office of the Thompson Town Clerk, except that the Commission may by resolution extend the time for such filing and recording for two ~~(2)~~ additional periods of ~~ninety~~ (90) days; the map shall remain valid until the expiration of such extended time.
- ~~e~~ **4.** Filing and recording fees shall be paid by the applicant.

~~f~~ **F. AS-BUILT PLANS**

Before release of any performance bond, or before the Commission endorses any RECORD SUBDIVISION MAP to permit filing or recording with the Town Clerk when no performance bond has been posted, the applicant shall present construction plans, meeting the standards of the regulations showing streets, drainage, and other subdivision improvements as built, including the location of any water mains, sanitary sewers, and gas mains, and also showing clearly where the as- built plans differ

Commented [MB22]: Need to verify that such a certificate is not required by the Flood Prevention Ordinance. Why was this removed?

T. Penn: The removed item to which Marla referred is this: Where the subdivision involves construction of improvements or excavation, grading or depositing of materials in a Special Flood Hazard Area, presentation of a copy of Certificate of Compliance by the Building Official of the Town of Thompson.

It was removed based on the following comment from D. Held of Provost & Rovero: This would typically be associated with infrastructure in the development, not houses. This is not the purview of the building official. This should probably be removed.

The PZC may wish to consider whether they want to amend the previous text and restore it.

Follow up comment: I have more information on this: the Flood Prevention Ordinance was mistakenly removed from the current code and moved to the historic (i.e. obsolete) record of the ordinances. Following a conversation with Donna Hall, she was able to clarify that the ordinance needs to be revised and restored. She further clarified that the provision that was removed is appropriate and should be retained, so I'll add it back in to the final draft.

Commented [MB23]: Where is the Table of Fees Appendix? – is not included in posted copy.

Commented [MB24]: Comment [P8]: These items are meant to REPLACE Section 14 in the current regs.

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from the approved CONSTRUCTION PLANS. In lieu of such submission, an applicant's land surveyor and engineer may update and certify the mylars of construction plans approved by the Commission.

g.G. RELEASE OF BOND

~~h.1.~~ **Performance Guarantee:** ~~b~~**B**efore release of any performance bond, or before the Commission endorses any RECORD SUBDIVISION MAP to permit filing or recording with the Town Clerk when no bond has been posted the following conditions shall have been met:

~~i.1.~~ The roads, drainage, and other required improvements in the subdivision shall have been inspected and approved by the Commission or its agent in consultation with the Town of Thompson Public Works Directors;

~~ii.2.~~ The aforementioned as-built plans shall have been submitted to the ~~e~~**C**ommission;

~~iii.3.~~ Certification from a licensed surveyor shall have been received by the Commission stating that all required monuments and pins have been set in place, and;

~~iv.4.~~ At the option of the Commission the applicant shall execute an agreement and file a bond to guarantee maintenance of and to cover deficiencies as determined by the sole discretion of the Commission or its agent in consultation with Town of Thompson Public Works Director in the required road, drainage, and other subdivision improvements. In the case of improvements which are offered for acceptance by the Town, a maintenance bond shall terminate no earlier than one ~~(1)~~ year after acceptance of the improvements by the Town;

~~v.5.~~ The maintenance bond shall be a cash bond and shall be an amount approved by the Commission as ~~twenty-five (25%)~~ of the current cost of the original improvements.

3. Adjournment

John Lenky moved and Alvan Hill seconded the motion to adjourn. Hearing no objection. The meeting adjourned at 8:23 pm.

Respectfully Submitted,
Gloria Harvey,
Recording Secretary

Commented [MB25]: Something is wrong with the outline. Suggest remove numbering for the first paragraph and then number the subtending paragraphs 1 through 5

T. Penn: I will double-check all numbering in the outline before final adoption. Conversion from one format another often messes up numbering sequences.

Formatted: Indent: Hanging: 0.25", Line spacing: single, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 6 + Alignment: Left + Aligned at: 0.15" + Indent at: 0.4", No widow/orphan control, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

Is the plan submitted with the subdivision application form intended to be a “preliminary plan” or was this language kept in error when language for this paragraph was moved from Section 1 “Preliminary Plan”? The required information referenced for the plan appears to be insufficient for the PZC to make an informed decision, such as FEMA flood hazard area and wetlands delineations by a qualified soil scientist. Suggest the PZC review Plainfield’s Subdivision Regulations Section 6, Subdivision Plan Requirements with special focus on 6.11 Subdivision Map (<https://cms9files.revize.com/plainfieldct/Document%20Center/Department/Planning%20&%20Zoning/Regulations%20&%20Ordinances/subdivisionregulations.pdf>)

T. Pen n: “preliminary plan” does appear to be included in error. The PZC should look at this again and decide whether this information is sufficient, and if not what seems to be missing.