



TOWN OF THOMPSON

Planning & Development

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Planning & Zoning Commission – Subdivision Regulations Review Subcommittee
Special Meeting
Weds 26 May 2021, 7:00 p.m.
Via Zoom

Meeting Recording:

https://us02web.zoom.us/rec/share/9c9kdwarkyWRltp7r8wlIpYMmVvC22T2Pn5wVZxZahWx1y64ssKk0HiNlpRy_LgO.gOgogVFvjicwBtUf Passcode: tyq#u3!K

or view on YouTube: <https://www.youtube.com/watch?v=7GQq4pTb9N8>

Members attending: J. Parodi-Brown, Chair; A. Hill; J. Lenky, B. Santos

Staff Attending: C. Dunne, ZEO; T. Penn-Gesek, Director of Planning & Development

Minutes

1. Call to Order, Roll Call, Seating of Alternates

The meeting was called to order by Chairman J. Parodi-Brown at 7 p.m.

2. Review and Discussion of Subdivision Regulations

Discussion topic for the evening is Article IV – Requirements for the Subdivision of Land, Section 3 – Design & Construction Standards (starting p. 22 of the existing regulations).

Article IV, Section 3, C – Building Lots

Proposed building lots shall be of such shape, size, location and topography, ~~and character~~ that the buildings can be constructed reasonably and so that they can be occupied and used for building purposes without danger to the health and safety of the occupants and the public.

The consensus of the members was to strike “and character.” Character was determined to have no relevant meaning in this context.

Any lot which is found to be unsuitable for occupancy and building by reason of water or flooding conditions, unsuitable soil, topography, ledge rock, shallow depth to bedrock, or other conditions shall be combined with another lot or lots that are suitable, which may result in a reduction of the total number of lots; or shall be ~~marked “This is not an approved lot” on a subdivision map~~ designated as open space.

The consensus of the members was to strike “this is not an approved lot” in favor of “designated as open space. It was determined that the new construction provides more clarity.

Article IV, Section 3, C, 1 – Lot Size

~~Lot Size: Any lot proposed for residential development shall meet the requirements of the Zoning Regulations as a minimum size except the Commission may require larger lots if needed to provide adequate separation between and among the well, septic system components, foundation (including footing drains or other mechanical means of drainage) and any other such features on any nearby lots, whether existing or possible in the future; and a reserve area for potential replacement of the leach field proposed for such lot, which reserve area meets the requirements of lot size: and that no portion of any~~

~~septic system may be within 50 feet of any wetland soil, drainage feature, or in an area of shallow soil to bedrock, water table, or other potential interference with proper functioning of the septic system.~~

Lot Size: Any lot proposed for residential development shall meet the requirements of the Zoning Regulations for the minimum size for the district in which it is located., except as the Commission may:

- require larger lots to provide adequate separation between and among the well, septic system components and foundation as required by the NDDH
- Permit smaller lots for an approved conservation subdivision

The consensus of the members was to replace the existing text as shown above, for brevity, clarity and accuracy.

Article IV, Section 3, C, 2 – Frontage

Frontage: Each lot shall have frontage on a public road or private way, except as otherwise allowed by these Regulations for shared driveways or interior lots.

The consensus of the members was to add the text indicated in bold above, to better align the item with the new Zoning Regulations and the allowance of shared driveways.

Article IV, Section 3, C, 3 – Lot Numbers

Lot Numbers: When feasible, lots intended for separate ownership shall be numbered beginning with the number “1” and shall continue consecutively throughout the entire subdivision. ~~Adjoining sections of the same subdivision having the same title shall not duplicate numbers.~~ Re-subdivisions having the same title shall not duplicate lot numbers.

The consensus of the members was to amend the second sentence as shown, for better clarity of meaning.

Article IV, Section 3, C, 4 – Lot Lines and Shapes

Lot Lines and Shapes: ~~Insofar as practical, the side lot lines of all lots shall be at right angles to the street on which the lot faces or shall be radial to the street line.~~ The Commission may refuse to permit Town boundary lines to cross any lot and in the event of such refusal, such Town boundary line shall be made to constitute one of the lot boundary lines.

The consensus of the members was to strike the first sentence, as no compelling reason could be identified to require lot lines at right angles. Text shown in boldface was added for clarity.

Article IV, Section 3, C, 6 – Interior Lots

Interior Lots: ~~Interior lots shall be of a minimum size of one and one half times as large as that required by the Zoning Regulations and shall meet the requirements listed in paragraphs 2 through 5 above. Interior lots shall:~~

~~a. Only be used for single-family dwellings and accessory buildings and uses permitted in a residential zone.~~

~~b. The maximum number of interior lots shall not exceed one-third (1/3) of the total number of lots in any subdivision.~~

~~c. The lot line or lines nearest the street to which the lot has access and most nearly parallel thereto shall be considered the street line for the purpose of establishing the building line.~~

~~d. No interior lot shall be located to the rear of another interior lot.~~

Interior Lots: Interior lots shall have the same minimum lot size required in the underlying district and shall meet the requirements listed in paragraphs 2 through 5 above. The access right of way shall not be included in the calculation of the lot size for an interior lot. *For the purposes of these regulations, lots arranged along a shared driveway shall not be considered interior lots.*

Interior lots shall:

a. Only be used for single-family dwellings and accessory buildings and uses permitted in a residential zone.

b. The maximum number of interior lots shall not exceed one-third (1/3) of the total number of lots in any subdivision.

- c. The lot line or lines nearest the street to which the lot has access and most nearly parallel thereto shall be considered the street line for the purpose of establishing the building line.
- d. No Interior lot shall be located to the rear of another interior lot.
- The consensus of the members was to amend the first two sentences of the item as indicated in bold above. The third sentence was agreed to provisionally, with more background work to be done to confirm whether this is an appropriate statement to achieve to goals of the Commission. Sub-items a & b did not achieve a clear consensus of the members in attendance. Those items will be carried into the first edited draft, highlighted for further discussion by the PZC.

Article IV, Section 3, D – Street Design and Construction

D. Street Design and Construction Streets shall be designed and constructed in accordance with the Town of Thompson Ordinance and the following additional standards and the standards described in Appendix A:

~~1. Classifications: All streets within or abutting the subdivision shall be classified as follows:~~

~~a. Local Street: A street or road used primarily for access to abutting property. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for local streets.~~

~~b. Collector Street: A street or road which carries traffic from local streets to primary streets and arterial highways, including the principal entrances to developments and streets for circulation within such developments. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.~~

~~c. Primary Street (subcollector): A street or road used primarily for heavy volumes of traffic or high vehicle speeds (or arterial highways). Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.~~

~~d. Cul-de-sac: A road that shall have only one entrance from another Town approved or State road, or a road posted as “no outlet” which may or may not include a turnaround. The outlet from the cul-de-sac road shall be the same as the entrance. A cul-de-sac road shall not have any other intersecting road(s) for the entire length of the road other than its entrance/outlet. A cul-de-sac road is a dead end road which includes a turnaround at the end. A cul-de-sac road cannot exceed 1,000 feet from it's beginning the centerline of the intersecting street to the center of the turnaround. A cul-de-sac road shall not provide exclusive frontage to more than twelve (12) proposed or existing building lots. The turnaround portion of a proposed cul-de-sac shall contain a teardrop shaped island. Streets in this classification shall be designed and constructed in accordance with the requirements of the Road Ordinance for collector streets.~~

~~2. The Commission reserves the right to require stricter road standards than those set forth when special or unusual project or site features make normal standards unworkable in whole or in part.~~

~~3. Criteria of Appendix B: Road Construction and Drainage.~~

The consensus of the members was to strike the bulk of Section 3, D as duplicative of the information in Appendix A, and also substantively incorrect or contradictory in several areas. Including the information as an appendix allows it to be updated as federal standards change without requiring the public hearing process.

3. Adjournment

The meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Tyra Penn-Gesek, Director of Planning & Development