



TOWN OF THOMPSON

Planning & Development

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Planning & Zoning Commission – Subdivision Regulations Review Subcommittee
Special Meeting
Mon 21 June, 7:00 p.m.
Via Zoom

Meeting Recording:

https://us02web.zoom.us/rec/share/xyi-UUFhyrc7KsWfOoUDgEJx9lFBFey_wkgNCldGpd0ZpirYJtGiXUwdNQ8ocoP.-3stCsYkiJfbv7Rj

Access Passcode: 6?!vgFH\$

Or on YouTube: <https://www.youtube.com/watch?v=5CGxa5tZhKE>

Minutes

1. Call to Order – 7:07 p.m

Roll Call – Attending: J. Parodi-Brown – Chair, A. Hill, M. Krogul (enters late), J. Lenky, D. Poplawski, T. Penn-Gesek – Director of Planning & Development

2. Review and Discussion of Subdivision Regulations

S. Street Trees

Where sidewalks are required the Commission may require that street trees be planted forty (40) to fifty (50) feet apart on both sides of any street, subject to variations made necessary by driveways, street corners and walks. ~~Trees shall be located within ten (10) feet of the edge of the pavement.~~

1. Trees to be planted shall be of three (3) inch caliper or larger, shall be planted, protected, and maintained using good horticultural practices, and shall have a minimum height of ten (10) feet. Such trees shall be guaranteed for one season's growth, and shall be replaced by the developer if any should die during this period.

2. ~~The species of trees shall be subject to the approval of the Commission.~~

3. Where the trees may interfere with utility poles and wires, the Commission may permit the location of required trees within the front ten (10) feet of the proposed lots.

4. Existing trees along the proposed street which conform to these requirements may be substituted for new trees at the discretion of the Commission.

5. Where the existing street trees have aged to the point of deteriorating, new street trees shall be planted in-between the existing trees and it may be required to trim the existing trees to permit growth of the new trees.

- Consensus was that "Street Trees" should follow "Sidewalks" in the logical flow.
- The sentence referring to the location of trees within 10 ft of the edge of the pavement was struck in favor
Of "Street trees shall be planted within a buffer strip between the sidewalk and the paved right of way"; however, consensus was not clear. Needs more discussion regarding location of street trees
- Add to the opening paragraph "Trees shall not obstruct site lines at exits and intersections when at full growth."
- 2 was struck in favor of a stipulation that street tree plantings shall be species native to the region.

Also, stipulate that trees must be taprooted native species. Include maximum canopy height.

A list of acceptable tree species can be included as an appendix.

- 4 & 5 to be condensed and combined, for greater clarity

T. Sidewalks

1. Sidewalks of not less than four (4) feet in width, shall be constructed along one or both sides of the street, as determined by the Commission. The alignment of sidewalks, in relation to the roadway sideline, shall be as determined by the Commission. Sidewalks shall be located within the public sidewalk easements and shall be designed with due attention to pedestrian safety, sufficient snow shelf, and preservation of street trees. Walks shall be pitched one-quarter (1/4) inch to the foot, from exterior line of right-of-way, to edge of road pavement, or to the top of the curb, whichever is appropriate and constructed in accordance with the town of Thompson Roadway Ordinance and these regulations, the thickness of concrete shall be 5" for all types of sidewalk.

2. Handicap Ramps: Curb cuts shall be provided at all pedestrian crosswalks to provide access for the safe and convenient movement of physically handicapped persons. Such curb cuts shall conform to the most current State Statutes and the Americans with Disabilities Act Accessibility Guidelines.

3. Waiver: The Commission may waive the sidewalk installation, in whole or in part. In making this determination, it shall consider, among others, each of the following factors as furnished by the developer:

- a. Dwelling unit densities in the subdivision and per the Plan of Conservation and Development.
 - ~~b. Present and projected pedestrian traffic.~~
 - c. Present and projected traffic volumes.
 - d. Proximity of existing sidewalks.
 - e. Safety, including sight lines, traffic speed, and topography.
 - f. Classification of public streets.
 - ~~g. Location and frequency of school bus stops.~~
 - h. Unusual topographic conditions making installation impracticable.
- There was discussion of acceptable materials for sidewalks, concrete vs asphalt. It was observed that PZC approved asphalt sidewalks in a recent subdivision based on the input of the Director of Public Works.
 - Possibly delineate conditions when asphalt vs concrete is the better choice. Based on Average Daily traffic on the proposed road? No compromise on the base coat is permitted. Also need to establish the standard of the concrete OR the asphalt process used. Confirm with Director of DPW
 - A. Hill notes that radiating heat is worse on asphalt
 - Lengthy discussion of the conditions under which sidewalk waivers may be approved. Consensus was to accept the general recommendation that no waivers shall be allowed for sidewalks in the DMRD, CRC and TCDD, and no waivers for sidewalks shall be allowed where new Town roads are being proposed. The subsequent conditions where sidewalk waivers may be permitted would apply for private roads proposed in the RRAD & LD.
 - The suggested density threshold for sidewalk waiver is for subdivisions of less than 6 lots
 - Items b and g are struck entirely
 - Item c is amended to reflect an average daily traffic on existing intersecting streets of <100 cars per day (residential lane)

U. Underground Utility Lines

~~Wherever possible such underground utilities shall not be located under the street pavement. New electric, telephone, television cable, and other utility wires shall be installed underground unless the Commission determines, based on a written report submitted by the applicant, that such underground installation is inappropriate or unfeasible for all or a part of the subdivision or resubdivision. In making such a determination, the Commission may take into account:~~

- ~~1. The types of service existing in the area adjacent to the subdivision;~~
- ~~2. Topographic and construction conditions, and;~~
- ~~3. The size of the subdivision or resubdivision.~~

- Consensus was to amend item U as follows: "New electric, telephone, television cable, and other utility wires shall be installed underground. Underground utilities shall be installed using conduit rather than direct burial. Installation of new utilities shall not occur under existing street pavement."

V. Street Lighting

1. Street lighting shall be provided ~~if required by the Commission at~~ in any location subdivision where ~~illumination in darkness is necessary~~ sidewalks are required. Lighting shall be located to minimize the risk of vehicular or pedestrian accidents. ~~involving vehicles or pedestrians or to assure safe and convenient vehicle and pedestrian passage.~~ In general, when required, the placement of lighting should be limited to intersections.

2. Lighting standards and luminaires shall conform to the most current utility company standards, unless otherwise approved by the Commission. They shall be so located as to safeguard against ~~discomfort glare and disability glare~~ and avoid adverse effects from illumination upon the use, ~~enjoyment~~ and value of adjacent property.

- Consensus was to edit item 1 as indicated above. The last sentence of item 1 needs further review: is it actually desirable to limit lighting to intersections?
- Consensus was to amend item 2 as indicated above
- There was consensus to add two additional items under Street Lighting:
 3. Street lighting may be required by the Commission in subdivisions where sidewalks are not required, but where average daily traffic at intersecting roads exceeds....xxxx
 4. Street lighting required in new subdivisions shall use solar powered fixtures. If solar powered fixtures are unfeasible due to tree cover or other factors, LED light fixtures may be approved.

~~W. Fire Ponds or Water Storage Tanks~~

~~For industrial or commercial subdivisions where water storage tanks for fire suppression are required, they shall be shown on the site plan.~~

- Consensus was to strike this item, as the factors controlling installation of water tanks are governed by other bodies. Fire ponds are generally an obsolete use and would not be included in a new subdivision

X. Corner Markings

Property boundaries shall be marked in accordance with "Minimum Standards for Surveys and Maps in the State of Connecticut" by the Connecticut Association of Land Surveyors, Inc. latest edition.

Y. Maintenance

The subdivider shall maintain all improvements and provide for snow removal on streets, if required, until acceptance of said improvements by the Town of Thompson.

- Consensus was to amend the item as follows: "For roads proposed for acceptance by the Town, the subdivider shall maintain all improvements and provide for snow removal on streets, as required, until acceptance of said improvements by the Town of

Thompson. For private roads or other private rights of way within the plan, maintenance following construction shall be the responsibility of the homeowners' association."

~~Z. Stream Crossings~~

~~All proposed stream crossings shall follow the guidelines established the Stream Crossing Guidelines by the CT Department of Environmental Protection, Inland Fisheries Division~~

- Consensus was to strike this item entirely, as it is the responsibility of other agencies

5. Adjournment – 8:53 p.m.

Respectfully submitted,

Tyra Penn-Gesek, Director of Planning & Development

