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Town of Thompson Zoning Regulations

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Article One
Purpose and Authority

Article 1, Section 1 Authority

The Thompson Zoning Regulations, are adopted pursuant to Chapter 124 of the Connecticut General Statutes, hereafter referred to as **CGS** unless referencing another chapter, as amended.

Article 1, Section 2 Intent

The intent of these regulations is to protect and promote the public health, safety and welfare; to preserve the unique character of the Town of Thompson; to provide for the best use of land in the Town of Thompson; to conserve and stabilize the value of property; to secure safety from fire, flood, environmental damage and other dangers; to prevent the overcrowding of land; to facilitate adequate provisions for transportation, water, sewerage, schools, recreation, and other public requirements; to conserve and protect existing and potential surface water and ground water drinking supplies and other natural resources; to prevent unnecessary soil erosion and sedimentation; and to provide adequate housing opportunities for all citizens of Thompson in a manner consistent with soil types, terrain, infrastructure, capacity, the rural character of the town and the town Plan of Conservation and Development.

Article 1, Section 3 Comprehensive Plan

The Zoning Regulations established hereunder, including the official zoning map, are in accordance with, and are hereby declared to embody, the comprehensive zoning plan of the Town of Thompson.

Article 1, Section 4 Effective Date

The Zoning Regulations of the Town of Thompson, and any future amendments, shall take effect upon their passage and subsequent publication notice in accordance with CGS Section 8-3(d), and shall take precedence over any prior regulations or parts of prior regulations which are inconsistent.

Article Two

General Provisions

Article 2, Section 1 Planning and Zoning Commission

- A. In accordance with CGS Section 8-1, as amended, the Town of Thompson established, by **Ordinance No. 10-38**, a Planning and Zoning Commission, hereinafter referred to as **the Commission**.
- B. In accordance with CGS Sections 8-2 through 8-4, as amended, the Commission shall have the power:
 - 1. To establish and amend zoning regulations and districts
 - 2. To provide for the enforcement of the provisions of the zoning regulations
 - 3. To hear and decide upon all applications as outlined within these regulations.

Article 2, Section 2 Regulations – General

Once established, the regulations, restrictions and boundaries set forth in the Zoning Regulations may, from time to time, be amended, supplemented or repealed by the Commission in accordance with CGS Section 8-3, either on the initiative of the Commission or by petition.

All land uses in Thompson shall comply with all other applicable local, state and federal requirements, including but not limited to: compliance with the Subdivision Regulations administered by the Commission, and obtaining permits where necessary from the Thompson Inland Wetlands Commission; the Thompson Water Pollution Control Authority; the Thompson Building Official; and the Connecticut State Departments of Public Health, Energy and Environmental Protection and Transportation.

Article 2, Section 3 Application of Regulations

- A. No building, structure, premises or land shall be used or occupied, and no building or other structure or part thereof shall be erected, moved, place, reconstructed, extended, enlarged, altered or demolished; and no land development activities shall be undertaken (including subdivision of land) except in conformity with the regulations herein prescribed for the district in which such land, building, structure, use or activity is located.
- B. No conveyance of land shall be made that reduces the remaining land of the grantor below the applicable minimum area, bulk and yard required for the district in which it is located.
- C. No zoning permit or certificate of zoning compliance shall be issued for the erection or occupancy of a building or structure on land conveyed in violation of these regulations.
- D. These regulations are intended to state the uses or the establishment of uses of land and/or buildings and structures which are permitted within the town. Uses not stated are not permitted.

Article 2, Section 4 Construction of Language

As used in these regulations:

- A. When not inconsistent with the context, words used in the present tense include the future, and the singular includes the plural.
- B. The word “shall” is construed as mandatory. The word “may” is permissive.
- C. In the case of any difference of meaning or implication between the text of these regulations and any caption, illustration, summary, table of illustrative table, the text shall control.
- D. The terms “used” and “occupied” include the meanings “designed to be used (or occupied)” and “intended to be used (or occupied)”.

Article 2, Section 5 Interpretation

In interpreting and applying these regulations:

- A. The regulations shall be considered as the minimum requirements for the promotion of the public health, safety and general welfare.
- B. When these regulations impose a greater restriction on the use of buildings; or require larger yards, courts or other open spaces; or require a larger percentage of lots to remain not built; or impose other standards higher than those imposed by any law, regulation or private agreement, these regulations shall control.
- C. When restrictions are imposed by any law, regulation or private agreement, which are greater than those required by these regulations, such greater restrictions shall not be affected by these regulations.
- D. When one section of these regulations imposes standards greater than those of another section, the standards of the more restrictive section shall control.

Article 2, Section 6 Severability

If any section, clause, provision or portion of these regulations shall be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or the constitutionality of the remaining regulations, or any other section, clause, provision of portion thereof, other than the part so decided to be invalid or unconstitutional.

Article 2, Section 7 Illegal Use

Nothing in these regulations shall be interpreted as the authorization for or approval of the continuation of the use of land, buildings, structures or premises in violation of the Zoning Regulations in effect, up to the effective date of these regulations or any amendment thereof.

Article 2, Section 8 Enforcement

- A. These regulations shall be interpreted and enforced by the appointed agent of the Commission, Zoning Enforcement Officer, hereafter referred as the **ZEO**, or any other duly appointed agent of

the Commission, in such a manner set forth in CGS Section 8-12 and other applicable sections of the CGS, as amended, and in such a manner as set forth in these regulations.

- B. If any building or structure has been erected, constructed, altered or maintained; or any building, structure or land has been used in violation of these regulations, the ZEO may do any or all of the following:
1. Institute an action or proceeding to prevent such unlawful erection, construction, alteration, maintenance or use; or to restrain, correct or abate such violation; or to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct or use in or about such premises.
 2. Cause any building, structure, place or premises to be inspected and examined, and order in writing the remedy of any condition found to exist therein or thereon in violation of these regulations; or, when the violation involves either grading of land, removal of earth, or soil erosion and sediment control, issue in writing a cease and desist order to be effective immediately.
 3. Initiate proceedings to revoke a permit or special permit, by issuing a written notice to the permittee by certified mail, when the ZEO finds any of the following activities or situations related to the special permit has occurred:
 - a. Implementation or use of the approval does not conform to the written application and/or supporting documents upon which the approval is based;
 - b. Conditions and requirements of the Commission that were included with the approval have not been met;
 - c. Bond requirements have not been met or maintained;
 - d. Activities taking place under the special permit do not comply with these Regulations.
 4. Any such notice of pending permit revocation shall include the reason(s) for the pending revocation and the date, time and place of a hearing before the Commission, to provide the permittee an opportunity to explain the activity or situation, and show cause why the permit should not be revoked, and shall inform the violator that s/he has 30 days to appeal the decision of the ZEO to the Zoning Board of Appeals (ZBA).
- C. No special permit shall be revoked until the Commission has held a hearing, wherein the permittee is given an opportunity to show cause as to why the special permit should not be revoked.
- D. In the event that a permit or special permit is revoked, the ZEO shall notify the permittee by certified mail of the decision.
- E. The Commission, in addition to other remedies, may institute legal action to prevent, correct or abate any condition it finds to violate these regulations, up to and including requiring the removal of any structure found to be illegally built.

Article 2, Section 9 Amendments

- A. The Commission strongly advises persons seeking to amend either these regulations or the zoning map to meet informally with the Commission prior to such an action. Such meetings are

not binding, but do provide the applicant and the Commission the opportunity to discuss the purpose and need for any modifications or additions, while improving the process and the understanding between the parties.

B. In accordance with the provisions of Section 8-3, the following procedures shall be followed for any proposed amendment to the Zoning Regulations or to zoning district boundaries as identified on the zoning map:

1. These regulations and/or the zoning map may be amended, whether on the initiative of the Commission or by petition.

~~2. Petitions for amendments shall include all required petition materials, as described in Article 2, Section 9, C (below), and shall only be received at a regular meeting of the Commission. Petitions shall be filed with the ZEO at least seven (7) business days prior to a regular meeting, to allow for confirmation of completeness and placement on the agenda.~~

3. Upon receipt of a petition to amend the Zoning Regulations and/or the zoning map, the Commission may refer the materials to town staff and/or consultants or experts as the Commission deems necessary or appropriate. In accordance with the statutory provisions of Section 8-3b, referrals to the Northeast Connecticut Council of Governments (NECCOG) or adjacent municipalities may be required.

4. Once a petition has been received as complete, the Commission shall hold a public hearing, complete its review and, within statutory time limitations, act upon the changes requested in such a petition.

5. For public hearings, legal notices shall be published in accordance with statutory requirements and a copy of the proposed amendment to the Zoning Regulations or revision of the zoning map shall be filed in the office of the Thompson Town Clerk ten (10) days prior to the publication of notices for the scheduled public hearing.

6. If the petitioner submits revised or supplemental information during the period between the publication of public hearing notices and the scheduled public hearing, the Commission may require the petitioner to pay for all advertising costs associated with a rescheduled or continued public hearing, if required, and extension of statutory time restrictions requested.

7. No new information shall be received from the petitioner or the public after the close of the public hearing.

8. The Commission shall establish an effective date for any approved changes to the Zoning Regulations or the zoning map.

9. The Commission shall not be required to hear any petition relating to the same changes, or substantially the same changes, more than once in a period of twelve (12) months.

C. **Petition Requirements:** Petitions to amend the Zoning Regulations and/or zoning map shall, except as noted otherwise, include the following information:

1. The signatures of all petitioners and all subject property owners, along with any required fees, **as set forth in the Planning and Zoning Fee Schedule.**

2. Statement of justification for the proposed regulation amendment or boundary change. Said statement should substantiate:

- a. Compatibility of the proposal with respect to the Plan of Conservation and Development.
 - b. The reason(s) for the particular change(s) requested
 - c. The effects such a change would have on the health, safety, welfare and property values of Thompson residents.
3. Petitions for changes to the Zoning Regulations shall include the exact wording of all proposed amendments, with Article and Section references. All petitions to amend the Zoning Regulations shall incorporate into the proposal all related sections of the regulations that must be modified to ensure consistency among the various regulatory provisions.
 4. Petitions for changes to boundaries of the zoning map shall include, at a minimum, an electronic file (pdf format preferred) plus two (2) physical copies of a map of the proposed changes, conforming to the following guidelines:
 - a. For a rezoning involving ten acres or less, said map shall be at a scale of one-inch equals one hundred (100) feet or less. All properties within one hundred (100) of this area shall be clearly represented.
 - b. For areas greater than ten acres in size, the map shall be at a scale of one inch equals two hundred (200) feet or less. All properties within two hundred (200) feet shall be clearly represented.
 - c. For areas over twenty acres in size, the Commission may authorize an alternative scale, provided the proposed area for rezoning and all properties within five hundred (500) feet of this area are clearly represented.
 - d. The proposed zone change map shall include the following:
 - i. The area of the zone change and all areas within five hundred (500) feet of the proposed rezoning
 - ii. Existing and proposed district boundary lines
 - iii. Existing street, rights-of-way, easements, watercourses, wetlands and areas of special flood hazard.
 - iv. Existing property lines and the names and addresses of the current property owners, including those across any street and within five hundred (500) feet of all property boundaries, as per the official records of the Thompson Assessor.
 - v. The proposed map shall be signed and sealed by a land surveyor licensed in the State of Connecticut.
 5. In situations where the mapping information required in sub-paragraph C4 (above) cannot fit on one 24-inch by 36-inch sheet, the petition shall also include an additional 24-inch by 36-inch sheet depicting all property within the area of the proposed zone change, and all property within two hundred (200) feet of the proposed rezoning.
 6. Petitions for changes to the zoning map shall include the Thompson Tax Assessor's reference to map, block and lot numbers.
 7. Traffic studies, environmental assessments and other special reports may also be presented for any petition to create, amend or expand a zone classification.

8. To ensure ample opportunity for neighborhood opinion to be expressed, the petitioner shall be responsible for notifying, in writing, all property owners within two hundred (200) feet of the perimeter boundaries of the subject zone change area. Such notice shall be sent under a certificate of mailing at least 10 days prior to the date of the scheduled public hearing, and shall include the statement of justification received by the Commission; a map showing the proposed zone change area; the date and time of the scheduled public hearing; and the fact that the subject petition has been filed with the ZEO. A copy of the petitioner's notice to neighboring property owners and a listing of those owners so notified shall be received by the Commission **at least five (5) days** prior to the public hearing.
9. **On any** property that is the subject of a public hearing, **the petitioner** shall post a sign on the premises that meets the following criteria:
 - a. The sign must be a minimum of 24" high and 36" wide, with a white background and black lettering at least 2" in height.
 - b. The sign must be securely affixed into or on the ground, double-sided, clearly visible from the road, and set back no more than 10 feet from the edge of the pavement.
 - c. The following information must appear on both sides of the sign
 - i. Property address
 - ii. Nature of the requested use
 - iii. Date of public hearing
 - iv. Time of public hearing
 - v. Location of public hearing
 - d. The sign shall be in place no less than 14 calendar days prior to the scheduled public hearing, and shall be removed within 48 hours of the conclusion of said public hearing.
 - e. In the case of extensions to the public hearing, the date, time and location information is to be continually updated for the benefit of the public.
- D. Any proposed change within five hundred (500) feet of the town line shall be referred to NECCOG and each abutting town, in accordance with CGS Section 8-3b.
- E. In considering any petition to amend the Zoning Regulations or revise the zoning map, the Commission shall determine whether the changes proposed by the petition will promote the public health, safety, property values and general welfare. Further, the Commission shall make the following determinations:
 1. The proposal is complete and contains all required application information
 2. The proposal is consistent with the goals, policies and recommendations contained within the Plan of Conservation and Development.
 3. The proposal is consistent with the expression of regulatory intent and purpose contained in the provisions of Article 1 of these regulations and Section 8-2 of the Connecticut General Statutes, as amended.
 4. The proposal is appropriately worded, legally sound and comprehensive and consistent with respect to other regulatory provisions.

5. Any proposal to revise the zoning map has comprehensively considered: the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding areas.
- F. Amendments to the Zoning Regulations or revisions to the zoning map shall be adopted only by a majority vote of the members of the Commission present, except where, pursuant to CGS Section 8-3(6), a formal protest petition objecting to the proposed revision to the zoning map is filed at or before a public hearing on the subject revision.
1. Such a protest petition must be appropriately signed by the owners of twenty (20) percent or more of the area of the lots included in such a proposed change, or of the lots within five hundred (500) feet in all directions of the property included in the proposed change. An appropriately signed petition is one which includes, for each signator line, an original ink signature; the printed name of the signator; and the address of the signator.
 2. Where such a protest is appropriately filed, the proposed change shall not be adopted except by a vote of two-thirds of all members of the Commission.

Article 2, Section 10 Non-Conforming Buildings, Uses and Lots

- A. Non-Conforming Buildings and Uses
1. Any building or any use of land or building existing at the time of the adoption of these Regulations, or of any amendment thereof, which does not conform to the provisions of these Regulations for the use and area requirements of the district in which it is located shall be designated a non-conforming use.
 2. A dwelling located on a lot which is non-conforming in lot size or other dimensional requirements may be extended, altered or rebuilt, provided such expansion does not require a waiver of state health codes for a subsequent septic repair caused by insufficient separation distances to residential water supply wells and watercourses; the existing dimensional non-conformities are not further reduced; and that the height of the building does not further exceed any maximums.
 3. Any non-conforming building, or one or more of a group of non-conforming buildings, which has been or may be damaged or destroyed by fire, flood, explosion or act of god may be restored and used as before, if the restoration is completed within five years of the calamity. The Commission may grant an extension, not to exceed an additional two-year period, if good cause is shown. A non-conforming dwelling and/or accessory building may be restored, provided the non-conforming dimension(s) are not further reduced and the height of the building(s) does not further exceed any maximums.
 4. A non-conforming use may be continued, changed to a conforming use, or changed to another non-conforming use which is more conforming. A non-conforming use may be extended and/or expanded, provided that such extension or expansion shall not exceed 25% of the total existing square footage of the non-conforming use, and shall not exceed 25% of the remaining non-conforming lot.

B. Non-conforming Lot:

1. For the purpose of these Regulations, a non-conforming lot shall be a lot which had a separate existence prior to the enactment of those zoning regulations, or any amendment thereto, which requires a larger area, frontage, width or depth than that which existed prior to such enactment.
2. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of these regulations, single-family dwellings may be erected on any non-conforming lot which was in separate ownership as evidenced by a deed recorded in the Land Records of the Town prior to the effective date of adoption of these Regulations, or any amendments thereto, which created such non-conforming lot, provided that construction on and use of each such lot shall comply with all other provisions of these Regulations.
3. If two or more contiguous lots, or combinations of lots, or portions of lots in single ownership are of record at the time of passage of these Regulations, or any amendments thereto; and if all or part of such lots do not meet the requirements for lot frontage, width or area as established by these Regulations, or any amendment thereto, the land involved shall be considered to be an undivided lot for the purposes of these Regulations, except as provided below. No portion of said undivided lot shall be used or sold as a building lot which does not meet lot frontage, width and area requirements established within these Regulations; nor shall any division of a lot be made which leaves any remaining lot with frontage, width or area below the requirements stated within these regulations.
4. Where two or more lots, or combinations of lots, or portions of lots with continuous frontage are in single ownership as described above; and a lawfully erected building containing a primary use is located on such lot or lots, such lots shall be combined in such a way that each primary use is located on a conforming lot. In no case shall any lot be so created which is non-conforming in area, width or frontage.
5. If any non-conforming lot contains an existing conforming use with an existing structure, permitted accessory uses may be erected, so long as all new construction complies with all other applicable requirements of these regulations.
6. No requirement contained within this Section shall supersede the provisions of CGS Chapter 124, Sections 8-2, and CGS Chapter 126, 8-26a and/or 8-28b.
7. A legally existing non-conforming use may be changed to a legal conforming use, provided an application for a Zoning permit or special permit has been issued for such change. Such change of use shall not revert back to a previous non-conforming use.

Article Three

3A. Permits and Application Processes

Article 3A, Section 1 Statement of the Requirement for a Permit

- A. Except for necessary routine maintenance, and for repairs of existing buildings, as defined in the Connecticut State Building Code, no land shall be used and no building or structure shall be erected, moved, enlarged or extended until a zoning permit for the proposed work or use has been issued by the Commission or the ZEO, as applicable, according to the provisions in **Article 3, A, Section 4** below, and otherwise in accordance with these regulations.
- B. It shall be the responsibility of the applicant to obtain all permits required by other agencies, where applicable, including other local authorities such as the Northeast District Department of Health (NDDH), the Inland Wetlands Commission, and any other department or agency of the state or federal government. The applicant shall provide evidence of application to such agency or agencies.

Article 3A, Section 2 Administrative Action

- A. It is strongly suggested that any applicant for a building or land-use permit refer to the table of uses for the district in which the activity is proposed, to determine the level of administrative review required.
- B. An application shall be submitted to the Building Office for review for the following uses. The Building Office may subsequently forward the application to the ZEO, where circumstances require additional review :
 - 1. A new residential structure on an existing lot
 - 2. An addition to an existing residential structure
 - 3. Any non-residential use or structure
- C. For any other uses, the ZEO shall review the application and the site plan to ensure compliance with the Zoning Regulations and shall either a) issue a permit within sixty-five (65) days of receipt, provided all other applicable requirements of these regulations have been met; or b) refer the application to the Commission for review.
- D. The Building Office or the ZEO may refer the site plan to other town departments for review as necessary. To be considered, all comments from other departments shall be submitted to the ZEO. A copy of the interdepartmental checklist used to determine what additional review may be required is included as **Appendix C** in these regulations. ~~within twenty-five (25) days from the date such site plan is so referred.~~
- E. The ZEO or the Commission, as applicable for the level of review, may modify or waive one or more of the application requirements upon written request of the applicant, if the applicant can demonstrate to the satisfaction of the Commission or the ZEO that such requirement is not needed to reach a decision on the application. No such waiver shall be granted that would lessen the goals and objectives of these Regulations. Any waiver granted by the Commission shall require the affirmative vote of a majority of the voting members of the Commission present.

Article 3A, Section 3 Pre-Application Meeting

- A. Prior to the initiation of any application requiring site plan review by the Commission, or any application for a special permit, it is recommended that these regulations be reviewed, and the ZEO be consulted regarding requirements and administrative procedures of these regulations. It is also recommended that the applicant review Appendix D, Conservation Commission Review of Development Application Form. Inclusion of the information sought on this form with the application, while voluntary on the part of the applicant, can help streamline the review process for the Commission.
- B. A pre-application meeting is optional, but is strongly recommended to facilitate general consideration of factors and issues before the applicant proceeds with the official application and preparation of maps, plans and documents required for formal consideration by the Commission.
- C. Neither the pre-application meeting, nor any other informal consideration by the Commission, shall be deemed to constitute any portion of the official and formal procedure of applying for and the approval of a zoning application as contemplated herein or under any provision of the Connecticut General Statutes.

Article 3A, Section 4, Application Requirements

Applications for permits described in Article 3A, Section 2, B will be completed by the Building Office. Applications for permits for any other activity described in the table of uses, including simple zoning permits, zoning permits requiring review by the Commission, or special permits shall be filed with the ZEO by the applicant or the applicant's agent, on a form provided by the ZEO. If the applicant is not the owner of the property on which the activity is proposed, the relationship of the applicant to the owner shall be described on the application form. The application shall contain a signed, written statement by the owner of the property or the owner's agent, giving consent for the Commission and the ZEO to inspect the property. At a minimum, a PDF file and two (2) copies of all required documents for each application needing approval shall be submitted, accompanied by the same number of copies of a site plan on 11x17 inch paper. The ZEO or the Commission, as applicable, may require additional copies. **Delineation of which level of approval is required for an application can be found in the table of uses for each district.** Site plans shall show the following:

A. Zoning permit, Simple – ZEO review and approval

- 1. A Legend, including:
 - a. The words "Site Development Plan", the name of the project, identification of the current zoning district, the name of the applicant and the name of the property owner (if different than the applicant)
 - b. For site plans submitted on more than one sheet, an index map locating each sheet in relation to the entire site, with appropriate match lines
 - c. A detailed narrative describing the proposed use of the site
- 2. North Arrow

3. Scale (may be 1"=20', 30' or 40') depending on site and legibility of plan, as determined by the preparer
 4. Lot size
 5. Location of proposed addition or structure
 6. Topography and detail in area of proposed addition*
 7. Proposed grading and drainage, if required
 8. Nearest boundary lines and setbacks
 9. Computation of lot and building coverage
 10. The names of all owners of record of any abutting property, or property within one hundred (100) feet of the lot to which the permit would apply.
 11. Street address, including the map/block/lot reference as recorded by the Thompson Tax Assessor
 12. Utility pole (if present)
 13. Horizontal accuracy may be to a surveying standard of Class B or C, depending on lot size and location of proposed work in relation to boundaries*
 14. Vertical accuracy (contours) shall be to a surveying standard of T-2 or T-3.*
- *These items shall not be required for an application for a Home Occupation.

B. Zoning Permit with Site Plan Review by Commission

All of the above from **Article 3A, Section 4, A** plus:

1. A location map at a scale of one inch (1") equals 2,000 feet shall be submitted showing the subject property, streets, lot lines, and zoning district boundaries within 1,000 feet of the subject property. If space permits, the location map may be included as an insert on the site plan as required in CGS Chapter 124, Section 8.3. Location of all existing buildings, structures, loading areas and parking
2. Other visible utility structures (e.g. catch basins, manholes, gate valves, etc)
3. Visible land features such as ledge, tree line
4. Proposed buildings, structures, loading areas, access drives and parking
5. Loading and parking space calculations
6. Location of existing septic system and well and/or proposed well, septic system, test pit data and perc test results (or water service and sewer tie-in locations, as appropriate), as applicable.
7. Building or structural plans to scale
8. Landscape plan (if required)
9. Existing and proposed contours (grading) in areas of disturbance (2' contour intervals unless surveyor/engineer feels 1' contours are more appropriate)*
10. The location of all watercourses and inland wetlands, delineated by a qualified soil scientist (as defined in Section 22a-39 of the Connecticut General Statutes)
11. Proposed drainage (e.g. swales, catch basins, pipes)*
12. Erosion and sediment control plan, as identified in **Article 5B, Section 4** of these regulations*

13. Stormwater management provisions, as identified in **Article 5B, Section 5** of these regulations*
 14. Location, if known, of any historic, archaeological or environmentally significant areas
 15. Exterior lighting plan (if required)
 16. Horizontal accuracy shall be class B, unless mitigating circumstances, such as small lot size or proximity of work to property lines requires greater accuracy*
 17. Vertical accuracy (contours) shall be Class T-2 or Class T-3 in areas of disturbance, and Class D in other areas*
 18. 100 year flood zone, and any floodway as identified by the Federal Emergency Management Agency (FEMA)*
 19. An 8-1/2x11 inch photocopy of a USGS Quad Map with the project site outlined must accompany the site plan*
 20. The name, address, and contact information of a civil engineer or land surveyor, licensed to practice in Connecticut, who is responsible for the drawing and represents the applicant.*
- *These items may be waived by the Commission for an application for Agricultural Ancillary Entertainment Based activities, or Farm-Based Recreational Activities. Additional requirements for these applications are described in **Article 4A, Section 4, C**.

C. Special Permit – Commission Review requiring a Public hearing

All of the above from **Article 3A, Section 4, A**, and **Article 3A, Section 4, B**, plus:

1. Additional Legend item: the words “Special Permit Approval by the Thompson, Connecticut Planning and Zoning Commission”, with designated space for the signature of the Chairperson of the Commission and the date.
2. Existing buffers and fences
3. Proposed buffers and fences
4. Architectural drawings of any proposed buildings or structures, including signs, exterior lighting, etc.
5. Existing and proposed contours beyond area of disturbance on the remaining area of the lot, at 10’ contour intervals
6. At the discretion of the Commission, any of the information delineated in **Article 3, C, Section 3, B** of these regulations

Article 3A, Section 5 Exemptions

A. The following structures shall not require the issuance of any permit under these regulations:

1. Fences that are less-than-or-equal to seven (7) feet in height
2. Mailboxes

~~B. Sheds and similar structures of less than two hundred (200) square feet shall not require the issuance of a building permit, but shall require the issuance of a zoning permit under the~~

provisions of ~~Article 3A, Section 4 A~~. Such structures require side and rear setbacks of five (5) feet. Front setbacks shall be in conformance with the district in which the structure is located.

Article 3A, Section 6, Waivers

The Commission may waive any of the requirements found in ~~Article 3A, Section 4~~, if the applicant can factually demonstrate that the information is not necessary for determining the conformity of a proposed use with these regulations. (Redundant to Article 3A, Section 2-E)

Article 3A, Section 7 Additional Application Information for Site Plan Review

- A. The Commission may, after the date of receipt of any application, require the applicant to submit additional information if the Commission finds that such information is necessary or would be helpful in determining whether the proposed building, structure or use conforms to these regulations. For the purpose of this section, the date of receipt of an application shall be determined to be the earlier of (I) the day of the next regularly scheduled meeting of the Commission immediately following the submission of the application to the Commission or the ZEO, or (II) thirty-five (35) days after such submission. Such additional information may include, **but is not limited to**, the following:
 - 1. The nature and amount of any hazardous materials or wastes to be produced, used or stored on the lot; and the manner in which such production, use or storage will be carried out.
 - 2. The nature of existing land uses and abutting properties
 - 3. An exterior lighting plan for non-residential and multi-family uses
- B. If the applicant elects to furnish the additional information required by the Commission, the applicant may file with the Commission a written consent to the extension of time within which the Commission would otherwise be required to act upon the application. The extension shall be sufficiently long to provide the Commission with sixty-five (65) days following the receipt of the additional information within which to act upon the application. If the applicant declines or fails to provide additional information, the Commission shall proceed to act upon the application pursuant to these regulations.

3B. Zoning Permits

Article 3B, Section 1 Rendering the Decision

- A. The ZEO, for a **zoning permit - simple**, may deny or approve the application as submitted; or modify and approve the application.
- B. The Commission, for a **zoning permit with site plan review** or a **special permit**, may deny or approve the application as submitted; modify and approve the application; or approve the application with conditions.

- C. In conformity with CGS section 8-3c (g), a site plan application submitted for review under the conditions of **Article 3, Section 4, A** or **Article 3 Section 4, B** may be modified or denied only if it fails to comply with the requirements set forth in these Regulations, or the Inland Wetlands Regulations.
- D. The Commission may, as a condition of approval of any special permit application, require a bond in an amount and with conditions satisfactory to it, securing that any requirements of such application are met, or that required amenities (e.g. erosion and sediment control, landscaping, etc.) are completed.
- E. All administrative timeframes for rendering a decision shall conform to CGS section 8-7d. The applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed one further sixty-five (65) day period. For the purposes of this section, the date of receipt of an application or site plan shall be deemed to be the day of the Commission's next regularly scheduled meeting immediately following the day of submission of the application to the Commission or the ZEO, or thirty-five (35) days after such submission, whichever is sooner.

Article 3B, Section 2 Notice of Decisions For Simple Applications and Site Plan Approvals

A copy of any decision on an application made under the conditions of **Article 3, A Section 4, A** or **Article 3 A Section 4, B** shall be sent by the ZEO, by certified mail, to the applicant within fifteen (15) days after such decision is rendered.

Article 3B, Section 3 Final Approval

- A. Any application approved by the Commission without modifications or conditions shall become the approved plan. If the Commission approves an application with modifications or conditions, an approved site plan which incorporates such modifications or conditions must be submitted to the Commission by the applicant within sixty-five (65) days of the date of approval, or as provided in CGS Sec. 8-2. For good cause shown, the Commission may extend the time for filing the approved site plan. If an approved plan is not filed within such sixty-five (65) day period, or within any approved period of extension, the approval of the application for a zoning permit shall be void.
- B. The Commission shall certify its approval of any application submitted in accordance with these regulations. The certificate of approval shall state that the approval will automatically expire five (5) years from the date of approval, and shall specify such expiration date. The Commission shall issue no zoning permit until the final approved plan has been approved by the Commission. The applicant shall file the approved plan and certificate of approval in the office of the Thompson Town Clerk, and shall pay all required filing fees. No zoning permit issued in connection with an application shall be effective until the Commission has certified its approval of the final plan and it has been filed in the office of the Thompson Town Clerk.

3C. Special Permits

Article 3C, Section 1 Intent

The intent of the special permit regulations is to provide a comprehensive review, including a public hearing, of the proposed plan for the layout of the building(s), structure(s), or use(s) in relationship to the topographical, geological and other natural features of the land, and of the impact of the use(s) upon the environment, health, safety and welfare of the members of the community. It is intended to insure that the design and layout of the site and the proposed use(s) will constitute suitable and appropriate development, in character with the neighborhood, and will not result in a decrease in property values or a detriment to the present and potential use of the area in which it is to be located. Special permit procedures are also intended to assure that proposed buildings, structures and uses will provide for the maintenance of air, surface water and ground water quality, and will not be detrimental to existing sources of potable water or other natural or historic resources.

Article 3C, Section 2, Applicability

A special permit shall be issued by the Commission and become effective before any person may establish or change any land use, or use, erect, construct, move, enlarge, or alter any building or structure, in whole or in part, if the use, structure or building resulting from such activity is listed as a Special Permitted Use under Article 4 of these regulations, for the district in which it would be located. The issuance of a special permit under these regulations fulfills the requirement for the issuance of a zoning permit.

Article 3C, Section 3 Additional Application Information for Special Permits

- A. Applications for special permits shall be filed with the Commission on a form approved by the Commission. At a minimum, a PDF file and two (2) copies of all required documents for each application needing approval shall be submitted, accompanied by the same number of copies of a site plan on 11x17 inch paper, as described in Article 3, A, Section 4 of these regulations. The Commission may require additional copies be provided.
- B. The Commission may, after the date of receipt of any application, require the applicant to submit additional information if the Commission finds that such information is necessary or would be helpful in determining whether the proposed building, structure or use conforms to these regulations. Such additional information may include, but is not limited to, the following:
 - 1. The nature and amount of any hazardous materials or wastes to be produced, used or stored on the lot; and the manner in which such production, use or storage will be carried out.
 - 2. The nature of existing land uses and abutting properties
 - 3. The location of rock outcropping, slopes in excess of twenty-five (25) percent, soil types delineated by a qualified soil scientist, forested areas on the lot, wetlands and watercourses.
 - 4. A traffic impact statement or traffic report, if the proposed use(s) may be reasonably believed to result in an intensification of traffic.
 - a. If the Commission requests a traffic report, that report shall be prepared by a qualified traffic engineer, and shall indicate existing traffic conditions at normal and peak travel

times for, at a minimum, any street abutting or passing through the lot affected by the application activity, and shall also indicate the projected impact of the proposed use on such traffic conditions.

5. The schedule for any construction or other development activities, including but not limited to: erection of or other work on any buildings or structures; grading; removal of vegetation; landscaping; and drainage improvements.
6. Identification of potential areas of concern for rare or endangered species, as shown on the CT DEEP Natural Diversity Database maps:

<https://www.depdata.ct.gov/naturalresources/endangeredspecies/nddbpdfs.asp>

- ~~7. A description of vegetation types found on the site, including any rare or endangered species.~~
- ~~8. A list of additional federal, state or municipal permits or licenses that the applicant will need to implement the uses proposed, and the status of any applications for such permits or licenses~~

- C. If the applicant elects to furnish the additional information required by the Commission, the applicant shall file with the Commission a written consent to the extension, for an additional period of time within which the Commission would otherwise be required by law to commence a public hearing. If the applicant declines or fails to furnish the additional information, the Commission shall proceed to act upon the application pursuant to these regulations.

Article 3C, Section 4, Waiver of Certain Requirements for Special Permits

The Commission may waive any of the requirements under **Article 3A, Section 4** of these regulations if the Commission determines that the requirements requested by the applicant for waiver are not reasonably necessary to a proper disposition of the application.

Article 3C, Section 5 Criteria for Evaluation for Special Permits

In deciding upon any application for a special permit, the Commission may consider the following criteria, in addition to the other applicable criteria set forth in other sections of these regulations:

- A. The size and intensity of the proposed use, and the impact of such use on neighboring property
- B. The potential for creation of a nuisance to neighboring properties, whether by noise, air, light or water pollution; offensive odors, smoke, dust or vibrations; or other known likely effects of the proposed use.
- C. The safety of vehicular and pedestrian movement relative to the site, and the impact of the proposed uses on existing local traffic.
- D. Accessibility for emergency vehicles, e.g. police, fire and emergency transportation vehicles.
- E. The adequacy of proposed methods for disposal of wastes, particularly with regards to any materials that could cause an adverse effect on ground water or wetlands.
- F. The potential for, and the adequacy of measures for the prevention of, surface and ground water pollution, soil erosion and sedimentation, increased runoff, or changes in groundwater levels.

- G. Measures for dealing with runoff and surface pollutants from driveway and parking areas.
- H. The compatibility of the design, layout and operation of the proposed buildings structures or uses with nearby properties, and the impacts on the usefulness and value of nearby property.
- I. Impacts resulting from the proposed uses and the availability and adequacy of existing fire and police protection, transportation, water or sewage facilities, schools or other public facilities to meet the needs of the proposed use(s).
- J. The impact of the proposed uses on existing or potential local water supplies and recharge areas.
- K. The existence and protection of important natural and historic resources
- ~~L. The impact of the proposed uses on sensitive wildlife and plant habitats~~

Article 3C, Section 6, Conditions for Special Permits

- A. The Commission may place, on a special permit, conditions it may reasonably deem necessary to assure that any proposed building, structure or use (i) will conform to the standards and limitations set forth in these regulations (ii) will protect the rights of individuals and the health, safety and welfare of local residents and the community; and (iii) will protect local property values. The conditions may relate to, without limitation, the spatial design and layout of buildings, structures and uses; provisions for exterior lighting, parking, loading, surface and subsurface drainage, sanitary facilities, waste disposal, vehicle and pedestrian circulation, landscaping, screening, and protection of the environment and of natural and historic resources; construction or other development schedules; and hours of operation of the proposed building, structure or use. The Commission may also condition the issuance of any special permit on the posting of a bond or other security, in an amount and with surety satisfactory to the Commission, to secure the performance of all conditions and the completion of all improvements required under such special permit.
- B. All buildings, structures and uses for which a special permit is required under these regulations shall meet the applicable standards set forth throughout these regulations.
- C. In addition, the Commission may consider the following standards:
 - 1. **Preservation of Landscape:** the landscape shall be preserved insofar as practicable by minimizing grading and the removal of vegetation and soil. Where vegetative cover does not exist or has been removed, new plantings may be required. Preference is to be given to native vs non-native species. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>
 - 2. **Relation of Buildings to Environment:** The proposed project or development shall be related harmoniously to the terrain, and to the use, scale and siting of existing buildings in the vicinity of the site. All buildings and other structures shall be sited to minimize disruption of the topography.

3. **Buffer Areas:** All buffered and/or screened areas, including setback areas (landscaped and useable) shall be designed as to be consistent and compatible with any residential uses in the vicinity.
4. **Circulation:** With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives and parking, attention shall be given to the location and number of access points to public street; widths of interior drives and access points; general interior circulation; separation of pedestrian and vehicular traffic; access to community or public facilities; and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the use of proposed buildings and structures and any neighboring properties.
5. **Low Impact Development (LID):** LID practices are preferred for stormwater management; and for ground water recharge and quality preservation. Guidance for LID may be found in the [Low Impact Development Appendix to the Connecticut Stormwater Quality Manual](#). LID practices are recommended to optimize conservation and preserve open space; to mimic the natural water balance; to minimize and disconnect impervious surface; and to integrate stormwater management practices at the source. Examples of LID include: green roofs; pervious asphalt and/or pavers; rain gardens, tree box filters and/or bio-retention areas. Where ground water elevations are close to the surface, extra site grading precautions may be required to maintain the protective function of the overburden.
6. **Utilities:** The placement of electric, telephone or other utility lines and equipment shall be underground wherever possible, so located as to provide no adverse impact on groundwater levels, and coordinated with other utilities.
7. **Other Site Features:** Exposed storage or utility areas, exposed machinery installations and service areas shall be designed with screen plantings, fencing or other screening methods to be compatible with the environment and the surrounding properties.
8. **Safety:** All open and enclosed spaces shall be designed to facilitate evacuation and maximize accessibility by fire, police and other emergency personnel and equipment.
9. **Neighboring Properties:** The proposed use(s) shall not adversely affect the usefulness and value of the properties in the general vicinity thereof, or cause undue concentration of structures.
10. **Natural and Historic Resources:** The proposed use(s) shall not unreasonably destroy, damage or threaten locally significant natural, archaeological or historic resources.

Article 3C, Section 7 Public Hearing Requirements for Special Permits

- A. A public hearing in accordance with CGS section 8-3c shall be held prior to issuing a decision on a special permit application within sixty-five (65) days after the date of receipt of the application. The hearing may be continued one or more times, but it shall

be concluded no more than thirty-five (35) days after the date of commencement, or as per the prevailing statute.

- B. All applicants or their agents requiring a public hearing under the provision of these regulations shall be responsible for notifying owners of property within two hundred (200) feet of the subject property. With the submission of any such application to the Commission, the applicant shall provide a copy of the notice from the applicant to the surrounding property owners. Notice must be sent via U.S. Mail, and proof of mailing shall be required.
- C. Any property that is the subject of a public hearing shall post a sign on the premises that meets the following criteria:
 1. The sign must be a minimum of 24" high and 36" wide, with a white background and black lettering at least 2" in height.
 2. The sign must be securely affixed into or on the ground, double-sided, clearly visible from the road, and set back no more than 10 feet from the edge of the pavement.
 3. The following information must appear on both sides of the sign
 4. Property address
 5. Nature of the requested use
 6. Date of Public Hearing
 7. Time of Public Hearing
 8. Location of Public Hearing
 9. The sign shall be in place no less than 14 calendar days prior to the scheduled Public Hearing, and shall be removed within 48 hours of the conclusion of said Public Hearing.
 10. In the case of extensions to the Public Hearing, the date, time and location information is to be continually updated for the benefit of the public.

Article 3C, Section 8 Rendering the Decision

A. Within sixty-five (65) days after the completion of the public hearing, or as required under CGS 124 Section 8-7a, the Commission shall either:

- Approve the special permit and the site plan as submitted
- Approve the special permit with conditions or modifications, as provided under these regulations
- Deny the special permit

B. Upon action of the PZC, Article 3C, Section 8 the ZEO shall:

1. Direct the recording secretary to publish the decision in the form of a legal advertisement in a newspaper having substantial circulation in the Town within fifteen (15) days of action
2. Send notice to the applicant in the form of a certified letter confirming the actions of the PZC.
3. For approved permits, send the permit to the applicant noting any conditions
4. Forward a copy of the permit to the Town Clerk, Assessor and Building Office.

Article 3C, Section 9 Extension of Time

The applicant may consent to extensions of the time period for (i) commencing a public hearing after the receipt of an application (ii) concluding a public hearing and (iii) rendering the decision. The aggregate extension of any such period shall be no more than sixty-five (65) days.

Article 3C, Section 10 Filing and Recording of Special Permits

Any special permit issued under these regulations shall not become effective until copies of the permit and approved plans are (i) filed in the office of the Thompson Town Clerk, and (ii) recorded in the Thompson Land Records. The copy of the special permit to be filed and recorded in the Thompson Land Records shall be certified by the Commission and shall contain (i) a description of the premises to which it relates, (ii) specification of the nature of the special permit, (iii) a statement of the regulation under which the special permit was issued and (iv) the names of all the owners of record of the premises. The applicant or the applicant's agent shall be responsible for filing and recording the special permit, and shall pay all filing and recording fees.

Article 3C, Section 11 Certificate of Occupancy/Use

- A. Pursuant to Section CGS 8-3(f), no permanent certificate of occupancy/use shall be issued for a building, structure or use subject to these regulations until the ZEO certifies in writing that the building, structure or use is in conformity with these regulations and with any required zoning permit or special permit; or is a valid non-conforming use under these regulations. Before issuing such certification, the ZEO may require a written certification, certified as-built drawing (s) or other appropriate documentation, signed and sealed by an architect, professional engineer and/or land surveyor (as appropriate) properly licensed to practice in the State of Connecticut, demonstrating that the building, structure or use as developed or established fully conforms to the provisions of any zoning permit or special permit.
- B. The following provides general standards for all as-built drawings required by the ZEO. Maps that do not meet the standards below will not be accepted.
 1. The approved site plan shall be updated in the field to show the location of all new work (i.e. as-built conditions)
 2. The as-built drawing(s) shall be certified to the same accuracy level as the approved site plan.
- C. No permanent certificate of occupancy/use shall be issued until all documents required under the zoning permit or special permit which grant easements or other rights to the Town of Thompson have been recorded in the Thompson Land Records and/or filed with the appropriate agencies and proof thereof has been submitted to the Commission.

Article 3C, Section 12 Amendments of Permits

- A. Following the issuance of a zoning permit or a special permit, or the approval of a final site plan by the Commission, no changes or alterations, except as provided for in **Article 3C, Section 12, B**

(below) may be made in such permit or site plan except by approval of the Commission upon written applications as provided in this section.

- B. If the Commission determines that the requested change or alteration is minor, it may approve an amended permit or amended final site plan without the need for further procedure. For the purposes of this section, “minor changes or alterations” shall not include any change or alteration which would result in an increase or decrease in the dimensions of any building, or a change in the location of any building on a lot; additional or different uses; additional signs; change in illumination of a sign, building or site; increased parking, outdoor storage or other outdoor activities.

Article Four

Zoning Districts

Article 4, Section 1 Establishment of Zoning Districts

For purposes of these regulations, the Town of Thompson is hereby divided into the following zoning districts:

- A. Rural Residential Agricultural District (RRAD)
- B. Common Residential District (CRD)
- C. Thompson Common Village District (TCVD)
- D. Business Development District (BDD)
- E. Thompson Corridor Development District (TCDD)
- F. Downtown Mill **Rehabilitation** District (DMRD)
- G. **Lake District (LD)**

Article 4, Section 2 Zoning Map

- A. The boundaries of districts are established as shown on the Town of Thompson Official Zoning Map (zoning map)
 - 1. The zoning map shall be at a scale of 1" = 1000', and identified by the signature of the Chairman of the Commission, and shall bear the date of the most recent zoning map amendment
 - 2. When, in accordance with the provisions of these regulations, changes are made in district boundaries or other matter portrayed on the zoning map, such changes shall be made together with an entry on the zoning map as follows: "As amended to (date) [*such date to be that of the most recent amendment*]". The zoning map shall be filed in the office of the Thompson Town Clerk and an updated copy shall be displayed in the Thompson Land Use Office and the Building Office.
- B. The boundaries between districts are, unless otherwise indicated, either the centerline of streets; watercourses; rights of way of powerlines, railroads and other public utilities; or other such lines extended, or lines parallel thereto. Where the boundaries of a single district are indicated as including directly opposite sides of a street, lane, lake or watercourse; or right of way of a power line, railroad or other public utility, for any portion of its length, the district so indicated shall be construed to apply to the entire bed of such street, lane, lake or watercourse; or right of way of such power line, railroad, or other public utility lying within such portion of its length. Where uncertainty exists as to the location of any said boundaries as shown on the zoning map, the following rules shall apply:
 - 1. Where a district boundary is indicated as approximately following the centerline of a street, lane, lake or watercourse; or the right of way of a power line, railroad or other public utility, such centerline shall be construed to be such a boundary.
 - 2. Where a district boundary is indicated as approximately following a lot or other property line, such lot or property line shall be construed to be such a boundary.

3. Where a district boundary divides a lot or runs through undivided property, the location of such boundary shall be determined by using the scale appearing on said map, unless distances are specified on the map.
4. Where distances are specified on the map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefore equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such figures, the figures shall control.
5. Where a district boundary divides a lot under one ownership into a residential and a non-residential district, or into two non-residential districts, the area and frontage requirements for that lot shall comply with those that are more restrictive as set forth for such districts. All other building requirements shall correspond with those of the particular district in which a use, structure or building is established or constructed.
6. Where physical or cultural features existing on the ground are at variance with those shown on the zoning map, or in other circumstances not anticipated by the above subsections, the Commission shall interpret the district boundaries.

Article 4, Section 3 State or Federally Owned Property

Wherever property owned by either the State of Connecticut or the United States of America is included in one or more zoning districts, it shall be subject to the provisions of these regulations only insofar as permitted by the laws of the State of Connecticut or the United States of America, respectively.

Article 4, Section 5 General Provisions for All Districts

1. **Accessory Dwelling Units** – No more than two Accessory Dwelling Units shall be permitted on any one lot or parcel.
2. **Interior Lots** - In the interest of preserving wildlife corridors, no more than one flag lot may be stacked behind any single front lot.

Article 4A Rural Residential Agricultural District (RRAD)

Article 4A, Section 1 Intent

- A. The intent of the Rural Residential Agricultural District (hereafter **RRAD**) is to provide for residential use consistent with the furtherance of agricultural and rural businesses, while maintaining the rural character and protecting the natural resources of the town.
- B. The further purpose of the RRAD is to promote the economic viability and operational sustainability of agricultural businesses within the Town. Specifically, these regulations are intended to:
 - 1. Address food and fiber needs
 - 2. Enhance environmental quality and the natural resource base upon which the agricultural economy depends
 - 3. Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls
 - 4. Sustain the economic viability of farm operations
 - 5. Maintain an agriculture-friendly community

Article 4A, Section 2 Table of Permitted Uses

The following uses are permitted in the RRAD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**.

Use	Construction Type	Zoning Permit, Simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Chapter 1 Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			
3. Home Occupations	Existing	x			
	New	x			
4. Single-Family Dwelling, Two-Family Dwelling, Accessory Apartment, Accessory Dwelling Unit (including conversion)	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Care Services Facilities (see Article 7)	Existing		X		
	New		X		

7. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
8. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
9. Farm Stores	Existing		x		
	New		x		
10. Neighborhood Limited Enterprise	Existing		x		
	New		x		
11. Campgrounds	Existing			x	
	New			x	
12. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			x	
	New			x	
13. Sand and Gravel Extraction	Existing			x	
	New			x	
14. Schools, Student Housing (including conversion)	Existing			x	
	New			x	
15. Drive-Through Facilities					x
16. Gasoline Filling Stations					x
17. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

Article 4A, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the RRAD, except as these regulations may specifically provide otherwise:

A. Dimensional Requirements

The minimum lot area for development in this District shall be that which satisfies the Northeast District Department of Health standards for septic and potable water, and is not less than 40,000 square feet.

B. Height of any building or structure, Non-Agricultural

The maximum height of any non-agricultural building or structure shall be three (3) stories. Agricultural buildings are exempt from such restrictions.

C. Lot Coverage

The maximum impermeable surface shall be fifty percent (50%)

D. Frontage and Setback Requirements

<u>Use</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Residential	150'	40'	20'	20'
Agricultural, Non-Residential, Non-Livestock	150'	40'	20'	20'
Agricultural, Livestock, Non-Swine	150'	150'	150'	150'
Agricultural, Livestock, Swine ¹	300'	300'	300'	300'
Accessory Structures to the Primary Building (greater than 200 sq. ft)	n/a	²	20'	20'
Sheds and other structures less than or equal to 200 sq. ft	n/a	²	5'	5'
Special Needs Access	n/a	³		

¹CT Public Health Code Section 19-13-B23(a)

²Front setback for an accessory structure shall equal or exceed that of the primary structure

³The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

Article 4A, Section 4 Agriculture

A. Farm Stands and Farm Stores

1. For farm stands: not less than 75% of products sold shall be agricultural goods grown or produced on the owner's farm.
2. For farm stores: not less than 50% of products sold shall be from agricultural goods grown or produced on the farm(s) of the owner or owners.
3. A farm store must meet all state and local codes and health requirements.
4. An application for a farm store shall include a parking plan conforming to the provisions of Article 5B, Section 6 of these regulations

B. Seasonal Agricultural Signage

1. Seasonal (temporary) Agricultural Sign: one sign, either attached or freestanding, is allowed without a permit for the purpose of advertising seasonally grown agricultural products for sale on the premises. Any such sign must be located on the premises of the agricultural business. An attached sign shall not exceed 5% of the area of the wall to which it is attached. A free-standing sign shall not exceed 32 square feet in size. A freestanding sign shall not obstruct or create a hazard to pedestrians, cyclists or motorists. Any such sign shall be removed once the seasonal product or use is no longer offered, or during any season in which the Farm Stand or Store is not operational.
2. Off-Site Directional Signs, intended to aid wayfinding to agricultural businesses are allowed without permit, subject to the following limitations:
 - a. Signs shall not exceed four square feet, and shall not be illuminated
 - b. No more than four signs shall be allowed per agricultural business
 - c. Only one sign per business is allowed at any one location

C. Agricultural Ancillary Entertainment-Based Activities or Farm-Based Recreational Activities

1. All proposed Agricultural-Ancillary Entertainment-Based or Farm-Based Recreational land uses must submit a site plan to the Commission for review, as described in **Article 3A, Section 4, B**. The site plan must show in detail planned use areas, proposed parking and traffic movements. If lighting and signage are proposed, they shall be included on the Site Plan.
2. Once the Site Plan is approved and all applicable conditions, if any, are satisfied, the applicant shall annually submit a schedule of events noting the number of events, the dates of any planned events, the maximum number of persons attending, and the nature of the event(s). The applicant will not have to receive site plan approval on an annual basis, provided the approved activities remain within the approved limits (e.g. total # of annual events, maximum # of persons attending, etc) of the original approval. If the applicant wishes to amend the plan to expand any of the proposed uses, a new site plan approval shall be required.

D. Fertilizer and Manure Management – Livestock owners must comply with generally accepted agricultural practices through the Right to Farm Law (CGS Chapter 368m, Sections 19a-341 & 341a); prevailing CT Department of Energy and Environmental Protection water pollution control statutes (CGS Chapter 446k, Section 22a-430); and the State of Connecticut Public Health Codes

E. Slaughtering and/or butchering of animals are prohibited except for: animals raised on the property for personal consumption; and poultry (e.g. chickens, turkeys, ducks, etc.) raised on the property, slaughtered and processed according to the **USDA Producer/Grower 1000 Limit Exemption**. Ref: https://www.fsis.usda.gov/wps/wcm/connect/0c410cbe-9f0c-4981-86a3-a0e3e3229959/Poultry_Slaughter_Exemption_0406.pdf?MOD=AJPERES

Article 4A, Section 5 Campgrounds

Campgrounds may be approved for a special permit by the Commission in this district. In addition to the provisions under **Article 3A, Section 4**, the following requirements shall be met:

- A. Lot area shall be a minimum of ten (10) acres.
- B. There shall be a maximum of ten (10) camp sites per acre.
- C. The commission may require roads and drives within one hundred (100) feet of adjacent properties to be treated to reduce dust.
- D. There shall be a vegetative buffer of a minimum of one hundred (100) feet in width, screening the campground from all adjacent properties and public streets.
- E. Utilities and sanitary facilities shall conform to all requirements of the Northeast District Department of Health.
- F. The campground shall operate on a seasonal basis, and shall be closed (unoccupied) at least three (3) continuous months per year.

4B Common Residential District (CRD)

Article 4B, Section 1 Intent

The intent of the Common Residential District (**CRD**) is to provide for residential use consistent with the furtherance of the rural character of the Town while protecting the town’s natural resources for those areas served by public sewer and water.

Article 4B, Section 2 Table of Permitted Uses

The following uses are permitted in the CRD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**.

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Farm Stands	Existing	x			
	New	x			
2. Home Occupations	Existing	x			
	New	x			
3. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	x			
	New	x			
4. Care Services	Existing		X		
	New		X		
5. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
6. Neighborhood Limited Enterprise	Existing		x		
	New		x		
7. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			x	
	New			x	
8. Schools, Student Housing (including conversion)	Existing			x	
	New			x	
9. Drive-Through Establishments					x
10. Gasoline Filling Stations					x
11. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

Article 4B, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the CRD, except as these regulations may specifically provide otherwise:

A. Dimensional Requirements

The minimum lot size shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met.

B. Height of any building or structure, Non-Agricultural

The maximum height of any non-agricultural building or structure shall be three (3) stories.

C. Lot Coverage

The maximum impermeable surface shall be seventy-five percent (75%)

D. Frontage and Setback Requirements

<u>Use</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Primary Structure	50'	10'	10'	10'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	10'	10'
Sheds and structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

5. Existing Non-Conforming Lots (as defined in Article 2, Section 10, B)

- a. Front and rear setbacks shall be no less than one-sixth (1/6) of the lot's road frontage along a public way, or 35', whichever is less.
- b. Side setbacks shall be no less than one-half (1/2) of the front setback.
- c. Setbacks for an accessory structure shall equal or exceed that of the primary structure.
- d. The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way.

4C Thompson Common Village District (TCVD)

Article 4C, Section 1 Intent

The purpose of the Thompson Common Village District (TCVD) is to encourage the protection, enhancement and use of buildings and structures or appurtenant vistas having historic and/or aesthetic value representing or reflecting elements of the cultural, social, economic and architectural history of Thompson discussed in the most current version of the Plan of Conservation and Development (PoCD).

The authority for the increased level of design detail scrutiny comes from CGS Section 8-2j. In accordance with Section 8-2j, the Commission shall consider the design, placement, relationships and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view. The Commission shall encourage the conversion, conservation and preservation of existing buildings and sites in a manner that maintains the historic value, distinctive character and landscape of the village district.

The regulations for this district are intended to:

- A. Implement recommendations of the current Plan of Conservation and Development
- B. Encourage development which is consistent with the density and design of the existing built and natural environment
- C. Provide a land use transition between the village center and the more rural areas of Thompson
- D. Establish a complementary and integrated mixture of commerce, entertainment and civic uses
- E. Protect and perpetuate distinct community center and focal points in Thompson

Article 4C, Section 2 Table of Permitted Uses

The following uses are permitted in the TCVD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**. If more than one use is proposed for a site on the same application (e.g. residential/retail mixed use), the higher level of review shall apply:

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by the Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			
3. Home Occupations	Existing	x			
	New	x			

4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Business/Professional offices	Existing		x		
	New		x		
7. Care Services	Existing		X		
	New		X		
7. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
8. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
9. Farm Stores	Existing		x		
	New		x		
10. Neighborhood Limited Enterprise	Existing		x		
	New		x		
11. Retail Stores	Existing		X		
	New		x		
12. Breweries, Microbreweries, Craft Distilleries	Existing			x	
	New			x	
13. Food and Beverage service establishments	Existing			X	
	New			x	
14. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			x	
	New			x	
15. Schools, Student Housing (including conversion)	Existing			x	
	New			x	
16. Drive-Through Establishments					x
17. Gasoline Filling Stations					x
18. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

Article 4C, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the Thompson Common Village District, except as these regulations may specifically provide otherwise:

A. Dimensional Requirements

The minimum lot area for development in this District shall be that which satisfies the Northeast District Department of Health standards for septic and potable water, and is not less than 40,000 square feet.

B. Height of any building or structure, Non-Agricultural

The maximum height or any non-agricultural building or structure shall be three (3) stories.

C. Lot Coverage

The maximum impermeable surface shall be fifty percent (50%)

D. Frontage and Setback Requirements

<u>Use</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Residential, single-family or two-family	150'	40'	20'	20'
Multi-family, three or more units	150'	40'	20'	20'
Non-residential	150'	40'	20'	20'
Accessory Structures to the Primary Building greater than 200 sq. ft	n/a	¹	20'	20'
Sheds and other structures less than or equal to 200 sq. ft	n/a	¹	5'	5'
Special Needs Access	n/a	²		

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

E. Shared Driveways

All developments consisting of two or more buildings, or attached units (e.g. townhouses or professional office buildings) shall utilize shared driveways to provide access to their developments, in order to limit curb cuts.

Article 4C, Section 4 Design Review Guidelines

- A. Construction and development of new buildings or renovation of existing buildings for commercial or mixed uses within the TCVD shall be permitted in a manner which will not be detrimental to existing neighborhood character by adhering to consistent design standards and guidelines. New construction or substantial renovation shall be consistent with the scale of the neighboring buildings or structures, in terms of: building height, width, proportion of height to width, proportion of wall area to door and window opening area, and other dominant site features.
- B. The removal or disruption of historic, traditional, or significant structures or architectural elements shall be avoided or minimized.
- C. Maintenance of views, historic buildings, monuments and landscaping shall be encouraged.
- D. The exteriors of structures or sites shall be consistent with:
 - 1. "Connecticut Historical Commission – The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”, revised through 1990, as amended, or

2. Any distinctive characteristics of the district as identified in the most current update of the Thompson Plan of Conservation and Development.

E. Design Review Guidelines and Definitions for Buildings, Structures and Site Plans

1. **Architectural Character:** The applicant shall demonstrate that proposed buildings or structures provide visual linkages to nearby buildings, using preferred elements of the Design Guidelines (**Appendix A**). Applicant plans shall provide a cohesive architectural concept plan; complete building elevations; and specification of materials and other details, including: façade modulation and articulation; window and doorway patterns (fenestration); trim and moldings; grilles and railings; rooflines; lighting; and signage. Preferred elements of architectural character are shown in **Appendix A**. Preferred building materials shall be used with the architectural plan for new or renovated commercial or mixed-use buildings.
2. **Site Planning to Retain Historic or Cultural Village Context:** The Design Guidelines of **Appendix A** shall be used to develop the site plan for new or renovated commercial or mixed-use buildings. Special components of the site plan include enhanced streetscape design; location of parking to the rear of buildings, or use of approved screening methods; location of utilities to the rear of buildings, or proper screening; main entrance orientation to face the street; vehicular entrance resembling a village driveway; pathways or sidewalks designed to maximize pedestrian access to parking and businesses; pedestrian friendly layout and amenities such as street furniture, period lighting with full cut-off fixtures; and green-scape design, landscaping and street wall features.

F. Determination of Design Appropriateness:

1. The Commission shall, at the sole cost of the applicant, utilize one or more TCVD consultants to make a determination as to the compatibility and appropriateness of the proposed development. Such TCVD consultants shall be one or more of the following, as found in CGS 8-2j:
 - a. A registered architect or an architectural firm
 - b. A licensed landscape architect
 - c. A planner who is a member of the American Institute of Certified Planners
2. All applications shall be subject to review and recommendation by the TCVD consultant designated by the Commission as the consultant for such application
3. The TCVD consultant shall review an application and report to the Commission within thirty-five (35) days of receipt of the application. Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision. Failure of the TCVD consultant to report within the specified time shall not alter or delay any other time limit imposed by these regulations
4. The Commission may seek the recommendations of any specialist including, but not limited to, the Thompson Historical Society, the Connecticut Trust for Historic Preservation, and the University of Connecticut College of Agriculture and Natural Resources. Any reports or recommendations from such agencies or organizations shall be entered into the public hearing record.

4D Business Development District (BDD)

Article 4D, Section 1 Intent

The purpose of the Business Development District (**BDD**), consistent with the current Plan of Conservation and Development, is to provide for meaningful and realistic commercial utilization of appropriate areas within Thompson for a complementary and integrated mixture of employment, commerce, entertainment and civic uses, while preserving the rural character of Thompson.

Article 4D, Section 2 Table of Permitted Uses

The following uses are permitted in the BDD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**. If more than one use is proposed for a site on the same application (e.g. residential/retail mixed use), the higher level of review shall apply:

Use	Construction Type	Zoning Permit	Zoning Permit with Site Plan Review by the Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stand	Existing	x			
	New	x			
3. Home Occupation	Existing	x			
	New	x			
4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartment, Accessory Dwelling Unit	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Business/Professional offices, including work-share facilities	Existing		x		
	New		x		
7. Care Services	Existing		X		
	New		X		
8. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
9. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		

10. Fitness, dance or sports training facilities, indoor or outdoor	Existing		x		
	New		x		
11. Food and Beverage service establishments, including outdoor cafes	Existing		x		
	New		x		
12. Food and beverage stores for the sale of groceries, fresh and packaged foods. Includes Farm Stores. Does not include liquor stores	Existing		x		
	New		x		
13. Meeting/function halls and conference centers	Existing		X		
	New		x		
14. Neighborhood Limited Enterprise	Existing		X		
	New		X		
15. Research (applied and basic) development and testing laboratories or centers (exclusive of medical facilities)	Existing		X		
	New		X		
16. Shared artist/artisan workspace	Existing		X		
	New		X		
17. Wholesale and Distribution Facilities	Existing		X		
	New		X		
18. Adult Entertainment Businesses Please see Article 5A, Section 7	Existing			X	
	New			X	
19. Breweries, Microbreweries, Craft Distilleries	Existing			x	
	New			x	
20. Kennels, Commercial or Non-Commercial (see Article 7)	Existing			x	
	New			x	
21. Drive-Through Establishments	Existing			X	
	New			X	
22. Earth and Gravel Removal	Existing			X	
	New			X	
23. Entertainment/Spectator Sports venues	Existing			X	
	New			X	
24. Gasoline Filling Stations	Existing			X	
	New			x	
25. Manufacturing, Light (Please see Article 7)	Existing			X	
	New			X	

26. Medical Facilities (walk-in clinics, medical laboratories, hospitals)	Existing			x	
	New			x	
27. Motels, Hotels, Motor Inns	Existing			X	
	New			X	
28. Motor Vehicle Dealerships, Service and/or Repair Stations	Existing			X	
	New			x	
29. Multi-Family Dwellings of Three or More Units (including conversion)	Existing		X		
	New			X	
30. Schools, Student Housing (including conversion)	Existing			X	
	New			X	
31. Theatres or other Performance Venues	Existing			X	
	New			X	
32. Veterinary Clinics	Existing			X	
	New			X	
33. Manufacturing, Heavy (please see Article 7)	Existing				X
	New				X
34. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

Article 4D, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the BDD, except as these regulations may specifically provide otherwise.

A. Lot Area

1. For properties not served by public water/sewer, the minimum lot area for development in this district shall be that which satisfies the NDDH standards for septic and potable water, and is not less than 40,000 square feet. Shared septic and/or water are allowed, provided all applicable health and environmental codes are satisfied.
2. For properties served by public water/sewer, the minimum lot size within this district shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met.

B. Height of any building or structure, Non-Agricultural

The maximum height or any non-agricultural building or structure shall be three (3) stories.

C. Lot Coverage

Seventy-five percent (75%) maximum impermeable surface

D. Frontage and Setback Requirements

<u>Use – Private Water/Septic</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Residential, single-family or two-family	150'	40'	20'	20'
Multi-family, three or more units	150'	40'	20'	20'
Non-residential	150'	40'	20'	20'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	20'	20'
Sheds and other structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'
Special Needs Access	n/a	²		

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

<u>Use – Public Water/Sewer</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Primary Structure	50'	10'	10'	10'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	10'	10'
Sheds and structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

E. Shared Driveways

All developments consisting of two or more buildings, or attached units (e.g. townhouses or professional office buildings) shall utilize shared driveways to provide access to their developments, in order to limit curb cuts.

F. Landscaped Buffer Area

Notwithstanding the setbacks for the structure, the Commission may require up to an additional fifty (50) feet of buffer between a commercial use and a residential or agricultural use. The Commission may require additional screening where it deems it necessary to protect neighboring properties from noise, light or other nuisance. Such additional screening may include the erection of a solid fence or the installation of an earthen berm, or other measures deemed appropriate by the Commission. Any plantings so required should be of varieties native to Connecticut. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

G. Landscaping, Non-Residential Uses

A plan for landscaping and buffering shall be submitted as part of all permit applications in this district. Such plan shall indicate the presence and proportion of permeable vs

impermeable surface; the presence and nature of any LID measures; and a species list for any planned plantings. Preference is to be given to native vs non-native species. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

H. Rubbish Disposal

Rubbish and waste disposal areas shall be fenced or otherwise screened. Rubbish and waste shall at all times be kept in appropriate closed containers, in order to prevent dispersal of refuse materials within or outside the lot.

I. Lighting

Any lighting used to illuminate off-street parking areas shall be so arranged as to direct light down, towards the parking area, and away from any adjoining lots and any public street right-of-way.

Article 4D, Section 4 Design Review Guidelines

- A. New construction or substantial renovation shall be consistent with the scale of the neighboring buildings or structures, in terms of: building height, width, proportion of height to width, proportion of wall area to door and window opening area (fenestration), size of overhangs, property line setback and other dominant site features.
- B. The removal or disruption of historic, traditional, or significant structures or architectural elements shall be avoided or minimized.
- C. Maintenance of views, historic buildings, monuments and landscaping shall be encouraged.
- D. The exterior of structures of sites should be consistent with the Design Guidelines found in **Appendix A**.
- E. Newly installed utility services, as well as service revisions made necessary by exterior alterations, shall be underground to the greatest extent possible.
- F. Utility and service equipment areas should be screened from public view. The Commission may determine the suitability of any proposed screening methods.
- G. Exterior lighting, where used, should enhance public safety and be compatible with the building design and the landscape.
- H. A desirable streetscape and attractive landscape transitions to adjoining properties should be provided, as described in **Appendix A**.

4E Thompson Corridor Development District (TCDD)

Article 4E, Section 1, Intent

The purpose of the Thompson Corridor Development District (**TCDD**) is to provide the opportunity for the variety and flexibility in land development that is necessary to foster compatible mixed uses along the Route 12/131 corridor, including residential, commercial and service uses for residents of the town and the region; and promoting convenience, economic vitality and fiscal stability. Specifically, the regulations for this district are intended to:

- A. Create walkable, livable and attractive development centers in the community
- B. Encourage infill and redevelopment of commercial, residential and mixed use development
- C. Provide diverse housing development for households with a range of incomes and lifestyles
- D. Promote the adaptive reuse of historic buildings
- E. Enhance business vitality, and provide employment opportunities
- F. Promote the sensitive treatment of significant features of the natural environment including vegetation, waterways, views and viewsheds
- G. Create and maintain usable open spaces for the enjoyment of occupants, employees and/or patrons
- H. Promote green, sustainable and environmentally friendly development through the use of innovative building design (e.g. LEED certified), energy and water conservation, LID, and reuse of historic structures
- I. Provide appropriate buffers and transitional standards between mixed use development and adjacent neighborhoods, to ensure a harmonious mixture of a wide variety of residential, commercial, civic and service activities.

Article 4E, Section 2 Table of Permitted Uses

The following uses are permitted in the TCDD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**. If more than one use is proposed for a site on the same application (e.g. residential/retail mixed use), the higher level of review shall apply:

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			

3. Home Occupations	Existing	x			
	New	x			
4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartment, Accessory Dwelling Unit	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Business/Professional offices	Existing		x		
	New		x		
7. Care Services	Existing		X		
	New		X		
8. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
9. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
10. Fitness, dance or sports training facilities	Existing		x		
	New		x		
11. Food and Beverage service establishments, including outdoor cafes	Existing		x		
	New		x		
12. Food and beverage stores for the sale of groceries, fresh and packaged foods. Includes Farm Stores. Does not include liquor stores	Existing		x		
	New		x		
13. Meeting and conference centers	Existing		X		
	New		x		
14. Neighborhood Limited Enterprise	Existing		X		
	New		X		
15. Research (applied and basic) development and testing laboratories or centers (exclusive of medical facilities)	Existing		X		
	New		X		
16. Wholesale and Distribution Facilities	Existing		X		
	New		X		

17. Breweries, Microbreweries, Craft Distilleries	Existing			X	
	New			X	
18. Kennels, Commercial or Non-Commercial	Existing			X	
	New			x	
19. Drive-Through Establishments	Existing			x	
	New			x	
20. Earth and Gravel Removal	Existing			X	
	New			X	
21. Gasoline Filling Stations	Existing			X	
	New			X	
22. Manufacturing, Light	Existing			X	
	New			X	
23. Medical Facilities (walk-in clinics, medical laboratories, hospitals)	Existing			X	
	New			x	
24. Motels, Hotels, Motor Inns	Existing			X	
	New			x	
25. Motor Vehicle Dealerships, Service and/or Repair Stations	Existing			x	
	New			x	
26. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			X	
	New			x	
27. Schools, Student Housing (including conversion)	Existing			X	
	New			X	
28. Theatres or other Performance Venues	Existing			X	
	New			X	
29. Veterinary Clinics	Existing			X	
	New			X	
30. Manufacturing, Heavy					X
31. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

Article 4E, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the TCDD, except as these regulations may specifically provide otherwise.

A. Lot Area

1. For properties not served by public water/sewer, the minimum lot area for development in this district shall be that which satisfies the NDDH standards for septic and potable water, and is not less than 40,000 square feet. Shared septic and/or water are allowed, provided all applicable health and environmental codes are satisfied.
2. For properties served by public water/sewer, the minimum lot size within this district shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met.

B. Height of any building or structure, Non-Agricultural

The maximum height of any non-agricultural building or structure shall be three (3) stories.

C. Lot Coverage

Seventy-five percent (75%) maximum impermeable surface

D. Frontage and Setback Requirements

<u>Use – Private Water/Septic</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Residential, single-family or two-family	100'	20'	10'	10'
Multi-family, three or more units	100'	20'	25'	25'
Non-residential	100'	20'	25'	25'
Mixed-Use, residential + non-residential	100'	20'	25'	25'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	10'	10'
Sheds and structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'
Special Needs Access	n/a	²		

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

<u>Use – Public Eater/Septic</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Primary Structure	50'	10'	10'	10'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	10'	10'
Sheds and structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

E. Shared Driveways

All developments consisting of two or more buildings, or attached units (e.g. townhouses or professional office buildings) shall utilize shared driveways to provide access to their developments, in order to limit curb cuts.

F. Landscaped Buffer Area

Notwithstanding the setbacks for the structure, the Commission may require up to an additional fifty (50) feet of buffer between a commercial use and a residential or agricultural use. The Commission may require additional screening where it deems it necessary to protect neighboring properties from noise, light or other nuisance. Such additional screening may include the erection of a solid fence or the installation of an earthen berm, or other measures deemed appropriate by the Commission. Any plantings so required should be of varieties native to Connecticut. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

G. Landscaping, Non-Residential Uses

A plan for landscaping and buffering shall be submitted as part of all permit applications in this district. Such plan shall indicate the presence and proportion of permeable vs impermeable surface; the presence and nature of any LID measures; and a species list for any planned plantings. Preference is to be given to native vs non-native species. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

H. Rubbish Disposal

Rubbish and waste disposal areas shall be fenced or otherwise screened. Rubbish and waste shall at all times be kept in appropriate closed containers, in order to prevent dispersal of refuse materials within or outside the lot.

I. Lighting

Any lighting used to illuminate off-street parking areas shall be so arranged as to direct light down, towards the parking area, and away from any adjoining lots and any public street right-of-way.

Article 4E, Section 4 Design Review Guidelines

- A. New construction or substantial renovation shall be consistent with the scale of the neighboring buildings or structures, in terms of: building height, width, proportion of height to width, proportion of wall area to door and window opening area (fenestration), size of overhangs, property line setback and other dominant site features.
- B. The removal or disruption of historic, traditional, or significant structures or architectural elements shall be avoided or minimized.
- C. Maintenance of views, historic buildings, monuments and landscaping shall be encouraged.

- D. The exterior of structures of sites should be consistent with the Design Guidelines found in **Appendix A**.
- E. Newly installed utility services, as well as service revisions made necessary by exterior alterations, shall be underground to the greatest extent possible.
- F. Utility and service equipment areas should be screened from public view. The Commission may determine the suitability of any proposed screening methods.
- G. Exterior lighting, where used, should enhance public safety and be compatible with the building design and the landscape.
- H. Signs, in addition to conformity with **Article 5B, Section 7**, should be designed as an integral architectural element of the building and site to which it principally relates, and should be coordinated with the building architecture.
- I. A desirable streetscape and attractive landscape transitions to adjoining properties should be provided, as described in **Appendix A**.
- J. All portions of any proposed development shall be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, with appropriate pedestrian amenities.
- K. Wherever possible, parking areas are to be situated to the rear of buildings.
- L. Proposals for mixed-used or non-residential uses shall either i.) provide usable public space or ii.) show appropriate access or connection to existing adjacent public spaces (e.g. parks, civic buildings and spaces, transit stops, sidewalks, plazas). Spaces are “public” when they are within view of a street or other public space or right of way, accessible by pedestrians, and can be occupied by people without cost or legal penalty.

Article 4F Downtown Mill Rehabilitation District (DMRD)

Article 4F, Section 1, Intent

- A. The purpose of the Downtown Mill Rehabilitation District (**DMRD**) is to encourage adaptive reuse, redevelopment and reinvestment in the former industrial center of Thompson, as a means of achieving balanced growth and efficient land use. The provisions of this section recognize the economic challenges related to successful redevelopment, and provide options to promote private reinvestment within the villages of Grosvenordale and North Grosvenordale.
- B. This district encompasses the central core of the villages of Grosvenordale and North Grosvenordale. The area has historically included a mixture of residential, business and civic land uses, anchored by two large 19th Century mill sites. The objective of the regulations for this district is to return this area to that traditional mixed-use pattern of development.
- C. Specific objectives of the DMRD are:
 - 1. To provide creative and flexible redevelopment and design standards to highlight the villages of Grosvenordale and North Grosvenordale, and to help unify this central district in Thompson.
 - 2. To encourage redevelopment consistent with the current Thompson Plan of Conservation and Development, as amended.
 - 3. To encourage and accommodate growth in neighborhoods already served by public water and sewer infrastructure.
 - 4. To encourage a mixed-use pattern of development.
 - 5. To provide development incentives to stimulate adaptive reuse within the DMRD
 - 6. To promote and facilitate access along the French River.
 - 7. To create a compact blend of land uses which includes shops, workspaces, civic buildings, entertainment uses, residences and outdoor amenities.
 - 8. To provide an environment that promotes safe pedestrian access and connections, and to encourage pedestrian-scaled conveniences within the historic village core.
 - 9. To encourage increased preservation and enhancement through redevelopment of distressed and underutilized properties.

Article 4F, Section 2, Table of Permitted Uses

The following uses are permitted in the DMRD, under the level of review indicated in the table below, in accordance with the requirements found in **Article 3A, Section 4**. If more than one use is proposed for a site on the same application (e.g. residential/retail mixed use), the higher level of review shall apply:

Use	Construction Type	Zoning Permit, Simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			
3. Home Occupations	Existing	x			
	New	x			
4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Artist Spaces, including galleries and shared artist/artisan workspace	Existing		x		
	New		x		
7. Business/Professional offices, including work-share facilities	Existing		x		
	New		x		
8. Care Services	Existing		X		
	New		X		
9. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
10. Farm Stores	Existing		x		
	New		x		
11. Food and Beverage service establishments, including outdoor seating areas	Existing		X		
	New		X		

12. Neighborhood Enterprise	Limited	Existing		X		
		New		x		
13. Personal Service Shops		Existing		X		
		New		X		
14. Retail Stores		Existing		x		
		New		x		
15. Breweries, Microbreweries, Distilleries	Craft	Existing			X	
		New			x	
16. Manufacturing, Light		Existing			X	
		New			X	
17. Motor vehicle service and/or repair shops		Existing			x	
		New			x	
18. Multi-Family Dwellings of Three or More Units (including conversion)		Existing			X	
		New			x	
19. Schools, Student Housing (including conversion)						
20. Theatres or other entertainment venues		Existing			X	
		New			X	
21. Drive-Through Establishments						X
22. Gasoline Filling Stations						X
23. Manufacturing, Heavy						X
24. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission		Existing			x	
		New			x	

Article 4F, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the DMRD, except as these regulations may specifically provide otherwise:

A. Dimensional Requirements

The minimum lot size within this district shall be 4,500 square feet. New construction shall be permitted, provided that the requirements for setbacks and building height requirements are met.

B. Height of any building or structure, Non-Agricultural

The maximum height of any non-agricultural building or structure shall be three (3) stories.

C. Lot Coverage

Total lot coverage within the DMRD may be increased 5% above existing conditions as-of-right, up to a maximum total impermeable lot coverage of seventy-five percent (75%).

E. Frontage and Setback Requirements

<u>Use</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Primary Structure	50'	10'	10'	10'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	10'	10'
Sheds and structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

6. Existing Non-Conforming Lots (as defined in Article 2, Section 10, B)

- a. Front and rear setbacks shall be no less than one-sixth (1/6) of the lot's road frontage along a public way, or 35', whichever is less.
- b. Side setbacks shall be no less than one-half (1/2) of the front setback.
- c. Setbacks for an accessory structure shall equal or exceed that of the primary structure.
- d. The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way.

D. Landscaped Buffer Area

Notwithstanding the setbacks for the structure, the Commission may require up to an additional fifty (50) feet of buffer between a commercial use and a residential or agricultural use. The Commission may require additional screening where it deems it necessary to protect neighboring properties from noise, light or other nuisance. Such additional screening may include the erection of a solid fence or the installation of an earthen berm, or other measures deemed appropriate by the Commission. Any plantings so required should be of varieties native to Connecticut. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

E. Rubbish Disposal

Rubbish and waste disposal areas shall be fenced or otherwise screened. Rubbish and waste shall at all times be kept in appropriate closed containers, in order to prevent dispersal of refuse materials within or outside the lot.

Article 4F, Section 4 Parking, Access and Loading

- A. All applications for a zoning permit, site plan review or special permit shall contain a parking plan. Such plan shall be completed to the satisfaction of these regulations, and may also include, at the discretion of the Commission or ZEO:
 - 1. Anticipated parking demand, including peak hours and the method of calculation used.
 - 2. The total allocation of available parking spaces on-site. In instances where a parking area is shared, any allocation specific to the application shall be indicated.
 - 3. Locations for alternate parking (as defined in F-3, below), should they be necessary.
 - 4. Whenever possible, parking areas shall be located behind the principal building.
- B. All new developments consisting of two or more buildings, or attached units (e.g. townhouses or professional office buildings) shall utilize shared driveways and parking areas to provide access to their developments, in order to limit curb cuts.
- C. In the DMRD, designated alternate parking areas may include the municipal lots at the Public Library and Town Hall. Offsite parking spaces on private property shall not be counted unless prior authorization from the property owner has been provided and demonstrated with the application.
- D. Any lighting used to illuminate off-street parking areas shall be so arranged as to direct light down, towards the parking area, and away from any adjoining lots and any public street right-of-way.
- E. Whenever possible, adjacent commercial uses shall facilitate pedestrian access between parcels to promote walkability.
- F. Interior vehicular access between parcels may be considered, provided such agreement has been reviewed by the Commission or its agent.
- G. Wherever possible, loading docks and/or areas shall be located to the sides or rears of buildings, or screened so as not to be visible from a public street or way.

Article 4F, Section 5 Design Review Guidelines

- A. New construction or substantial renovation shall be consistent with the scale of the neighboring buildings or structures, in terms of: building height, width, proportion of height to width, proportion of wall area to door and window opening area (fenestration), size of overhangs, property line setback and other dominant site features.
- B. The removal or disruption of historic, traditional, or significant structures or architectural elements shall be avoided or minimized.
- C. Maintenance of views, historic buildings, monuments and landscaping shall be encouraged.
- D. The exterior of structures of sites should be consistent with the Design Guidelines found in **Appendix A**.
- E. Newly installed utility services, as well as service revisions made necessary by exterior alterations, shall be underground to the greatest extent possible.
- F. Utility and service equipment areas should be screened from public view. The Commission may determine the suitability of any proposed screening methods.
- G. Exterior lighting, where used, should enhance public safety and be compatible with the building design and the landscape.

- H. Signs, in addition to conformity with **Article 5B, Section 7**, should be designed as an integral architectural element of the building and site to which it principally relates, and should be coordinated with the building architecture.
- I. A desirable streetscape and attractive landscape transitions to adjoining properties should be provided, as described in **Appendix A**.
- J. All portions of any proposed development shall be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, with appropriate pedestrian amenities.
- K. Wherever possible, parking areas are to be situated to the rear of buildings.
- L. Proposals for mixed-use or non-residential uses shall either i.) provide usable public space or ii.) show appropriate access or connection to existing adjacent public spaces (e.g. parks, civic buildings and spaces, transit stops, sidewalks, plazas). Spaces are “public” when they are within view of a street or other public space or right of way, accessible by pedestrians, and can be occupied by people without cost or legal penalty.

4G Lake District (LD)

Article 4G, Section 1 Intent

The intent of the Lake District (LD) is to allow for the safe and reasonable use of properties in the areas surrounding Little Pond and Quaddick Lake. These regulations recognize the historic challenges to property owners in this area where parcels were created prior to the adoption of zoning, leading to a high incidence of non-conformity for existing lots. Due to the sensitive nature of lakefront properties, uses in this district are more restricted than in other districts.

Article 4B, Section 2 Table of Permitted Uses

The following uses are permitted in the LD, under the level of review indicated in the table below, in accordance with the requirements found in Article 3A, Section 4.

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Farm Stands	Existing	x			
	New	x			
2. Home Occupations	Existing	x			
	New	x			
3. Single-Family Dwellings	Existing	x			
	New	x			
4. Care Services	Existing		X		
	New		X		
5. Agriculture (non-livestock only)	Existing		X		
	New		X		
5. Country Inns, Bed and Breakfast Establishments	Existing			X	
	New			X	
6. Neighborhood Limited Enterprise	Existing			X	
	New			X	
7. Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing			x	
	New			x	
8. Farm Store	Existing			x	
	New			x	

9. Drive-Through Establishments					X
10. Gasoline Filling Stations					X
11. Earth and Gravel Removal*					X – special*

*Exceptions to this prohibition are as described in **Article 5a, Section 3, Earth and Gravel Removal, B, Exemptions, 1-2.**

Article 4B, Section 3 General Development Standards

The following general standards shall apply to all buildings, structures and uses in the LD, except as these regulations may specifically provide otherwise:

A. Dimensional Requirements

F. The minimum lot area for development on new lots in this district shall be that which satisfies the NDDH standards for septic and potable water, and is not less than 4,500 square feet.

G. Height of any building or structure

The maximum height of any building or structure shall be two (2) stories.

H. Lot Coverage

The maximum impermeable surface shall be fifty percent (50%)

I. Frontage and Setback Requirements

<u>Use</u>	<u>Frontage</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Primary Structure	50'	10'	10'	10'
Accessory Structures to the Primary Building greater than 200 sq. ft.	n/a	¹	10'	10'
Sheds and structures less than or equal to 200 sq. ft.	n/a	¹	5'	5'

¹Front setback for an accessory structure shall equal or exceed that of the primary structure

²The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way

7. Existing Non-Conforming Lots (as defined in Article 2, Section 10, B)

- a. Front and rear setbacks shall be no less than one-sixth (1/6) of the lot's road frontage along a public way, or 35', whichever is less.
- b. Side setbacks shall be no less than one-half (1/2) of the front setback.
- c. Setbacks for an accessory structure shall equal or exceed that of the primary structure.
- d. The ZEO shall permit the construction of a required special needs access-way to protrude into any setback, provided that it is the only reasonable location for such access-way.

Article Five

Special Provisions

Article 5A Uses

Article 5A, Section 1 Development Standards for Home Occupations and Neighborhood Limited Enterprises

A. Home Occupations

1. The purpose of these regulations is to provide economic opportunities in all districts by permitting the operation of small businesses which are capable of co-existing with residential uses, without undue adverse effects on the quality of life, environment, aesthetics and property values of the District.
2. A Home Occupation Application shall be filed with and approved by the ZEO. Activities which the ZEO determines to be questionable under the standards of a Home Occupation may be presented to the Commission, upon recommendation of the ZEO, for approval.
3. Home Occupations meeting the following standards of operation shall be permitted:
 - e. The house shall be the primary residence of the business owner (the applicant).
 - f. Activities or storage associated with the Home Occupation shall not take place outside the residential structure or a fully enclosed accessory building.
 - g. Not more than sixty-five percent (65%) of the floor space of the primary residence shall be used for the business. If activity related to the home occupation takes place in an enclosed accessory building, one hundred percent (100%) of the floor space may be used for the business.
 - h. Interruption, congestion or change to the character of the neighborhood in terms of appearance, noise, traffic, vehicular parking and employee/customer congregation resulting from the operation of the Home Occupation shall be minimized. An applicant shall be required to provide a statement detailing any such anticipated changes, subject to review and approval by the ZEO.
 - i. Changes to the outside appearance shall be minimized, and shall be consistent with a residential structure, other than one non-illuminated sign no more than 4 square feet in size.
 - j. A separate entrance may be added to accommodate for the Home Occupation, provided it would be consistent with a residential structure, subject to approval by the ZEO.
 - k. No on-street parking shall be permitted in association with the Home Occupation. Off-street parking shall be provided to accommodate all parking needs of the Home Occupation. The Commission may limit the number of parking spaces allowed where it is determined necessary to limit the volume of traffic.

- l. Solid waste generated by the Home Occupation shall not substantially exceed that which would normally be generated by residential use. Any such solid waste generated shall be screened from view from the street and neighboring properties, and shall be disposed of at minimum on a weekly basis, by means of a private hauler or at the Thompson Transfer Station according to their schedule and guidelines. Activities resulting in hazardous or toxic wastes are prohibited.
- m. Equipment or processes used in the home occupation which generate noise, vibration, glare, smoke, fumes or odors shall be minimized. Any such processes and related equipment shall be screened from view from the street or neighboring properties, and shall only be in use between the hours of 8 a.m. and 8 p.m. Activities resulting in known hazardous or toxic fumes are prohibited.
- n. Not more than three (3) total persons, other than persons residing on the premises, shall be engaged or employed on the premises in such occupations. There is no limitation on the number of remote employees who may be engaged in the home occupation, provided they are not physically employed at the home site.
- o. Any licenses or permits required by local, state or federal agencies for a proposed home occupation use shall be submitted with the application as a condition of approval.
- p. Following approval of the permit, the applicant shall register the home occupation as a Trade Certificate with the Thompson Town Clerk.
- q. The permit for the home occupation shall automatically terminate when the applicant no longer resides in the dwelling unit.

B. Neighborhood Limited Enterprises

Neighborhood Limited Enterprises are small businesses which may reasonably be pursued in a residential district, but which may be shown to cause sufficient intensification of use as to require review and approval by the Commission. Such intensification may include, but is not limited to: increased need for parking; increased outdoor activity associated with the business; or increased vehicle traffic. Applicants for Neighborhood Limited Enterprises must submit a site plan for review and approval by the Commission, according to the requirements in **Article 3A, Section 4** of these regulations. The Neighborhood Limited Enterprise shall be considered a permitted use following approval of the site plan, and provided that the application meets both the standards for a Home Occupation and the following additional standards:

- 1. Off-street parking may be required, and if so shall be no less than ten (10) feet from any property line; and may be in addition to that otherwise required for the residential use of the property. The Commission may require parking for the rural business to be screened from neighboring residential properties. A statement of the anticipated need for additional parking shall be submitted with the Site Plan.
- 2. Activities or storage associated with the Neighborhood Limited Enterprise shall not take place outside the residential structure or a fully enclosed accessory building unless they are screened from view from the street and neighboring properties. An applicant shall be required to provide a statement detailing any anticipated need for outdoor use or storage, subject to review and approval by the ZEO.

3. A Neighborhood Limited Enterprise shall be open to the public no more than 12 hours per day, and any such hours shall be between 8 a.m. and 8 p.m. A statement of the anticipated hours of operation shall be submitted along with the Site Plan. The Commission may, at its discretion and with justification of its reasoning, impose further limitations upon hours of operation of the Neighborhood Limited Enterprise to avoid conflict with residential uses.

4. **Article 5A, Section 2 Trailers and Mobile Homes**

A. Intent

The purpose of these regulations is to clarify the extent to which trailers and mobile homes may be located on properties within the Town. Trailers and Mobile Homes are considered separate and distinct from Manufactured Homes, which shall conform to the requirements for single-family residences in a given district.

B. General Guidelines

1. Mobile Homes shall not be permitted. Where a mobile home exists as an established non-conforming use, that mobile home may only be replaced pursuant to the provisions of **Article 2, Section 10** of these Regulations; and provided the applicant obtains approval from the NDDH as to the adequacy and acceptability of the water supply and septic system for the site. Any expansion pursuant to **Article 2, Section 10** shall meet all setback requirements for the district in which the mobile home is situated.
2. No permanent additions of any kind shall be built onto or become part of a mobile home, such as to attach the mobile home permanently to the ground.
3. Camping trailers or other vehicles designed for temporary occupation during travel, vacation or recreation shall not be occupied except in campgrounds operated by the State of Connecticut; in campgrounds approved by special permit; or as described below in **Article 5A, Section 2, B, 5-7**. No more than two such trailers shall be parked on a single lot in the Rural Residential Agricultural District or the Lake District. No such trailer or vehicle shall be occupied as a permanent dwelling. Any such trailer or vehicle may be occupied only during the annual period from April 1 – December 31, except as described below in **Article 5A, Section 2, B, 5-7**. Such trailers or vehicles may be stored, without being occupied, in any district.
4. Boxed trailer bodies are prohibited in all primarily residential districts (Rural Residential Agricultural, Common Residential, Thompson Common Village, Lake District).
5. The Commission may, at its discretion, allow the use of temporary construction or business trailers for the duration of a project operating under a permit or special permit. The construction or business trailer shall be removed from the site prior to the issuance of a certificate of occupancy.
6. The Commission may, at its discretion, allow the use of a trailer or mobile home as a temporary dwelling on the site of a residential property with an active building permit for a new residence. Such temporary dwelling may only be occupied by the owner(s) of the new residence under construction. A temporary certificate of occupancy may be issued for a maximum of one year.
7. The Commission shall allow the use of a trailer or mobile home as a temporary dwelling in the event of a primary dwelling being rendered uninhabitable by fire or natural disaster. A temporary certificate of occupancy may be issued for a maximum of one year.

Article 5A, Section 3 Earth and Gravel Removal

A. Intent

The following provisions regarding the establishment and continuance of gravel banks and the conduct of earth removal activities in the Town have been developed to regulate the impact of such activities, particularly as pertains to the following:

1. Protection of environmental resources, including but not limited to:
 - a. Preventing materially adverse effects to the supply and quality of surface and underground water
 - b. Preventing the contamination of air, water and soils
 - c. Preventing materially adverse effects to hydrological stability, and control of flooding, erosion and sedimentation.
2. Protection of property values by insuring that, following such activities, land utilized for filling and/or excavation will be usable for residential, commercial, industrial or conservation purposes consistent with the underlying zoning district in which such use is located.
3. Protection of values and usefulness for those properties neighboring earth filling and/or excavation operations

B. Exemptions

The following uses are exempt from the provisions of this section as a requirement to obtain a permit:

1. Excavation, removal, filling or grading in conformance with an approved building, subdivision or development plan, with the following exceptions, for which the Commission may require an excavation and grading permit prior to commencement and construction, if any of the following apply:
 - a. Earth movement is greater than 1500 cubic yards*
 - b. Excavation is greater than 2 feet at grade
 - c. Cut slope is increased to over five feet in height
 - d. Fill is greater than 2 feet in depth steeper
 - e. Grading objects obstructs or diverts a drainage course
 - f. Grading (including removal and recompaction) is intended to support a structure
 - g. Importing or exporting of earth is greater than 1500 cubic yards
2. Excavation, removal, filling or grading in direct connection with an agricultural use.
3. Excavation, removal, filling or grading of a total amount up to 1500 cubic yards per year.

*Excavations for pools, raised foundations, retaining walls, basements or other below-grade shall not require a grading permit.

C. Standards for Earth Removal

The removal of earth materials under this section shall require a special permit from the

Commission, and shall comply with the following standards, in addition to those described in **Article 3A, Section 4, C and Article 3C** of these Regulations.

1. The site plan shall show all planned phases of the operation, including an estimate of the duration of each phase. In order to minimize disruption to the surrounding neighborhood, the Commission may require that each phase be limited to 5 acres of disturbance, and that reclamation shall also occur as each phase is completed.
2. The hours of operation for earth and gravel removal shall be limited to Monday – Friday, 7 a.m. – 5 p.m., and Saturday 7 a.m. – 12 p.m. No operation shall be permitted on Sundays or legal holidays.
3. Excavation and grading shall provide for proper drainage of the property both during the earth removal operation and after its completion.
4. Buffer Areas: there shall be no excavation within fifty (50) feet of any lot line, unless the applicant obtains a signed waiver of that setback from the adjacent property owner/s. Such buffer areas shall remain undisturbed for the duration of the earth removal operation and shall not be used for any purpose, including but not limited to:
 - a. Vehicular access to any portions of the site, other than the excavation area, except as otherwise approved by the Commission
 - b. The parking or storage of equipment, machinery or vehicles
 - c. The location of any building(s) or structure(s), such as sanitary facilities or field offices
 - d. The excavation processing, stockpiling or storage of any earth materials
 - e. The location of the fuel pad
5. If the Commission finds that the existing vegetation or topography within such buffer area will not effectively screen the earth removal operation from adjoining properties, additional screening methods may be required, e.g. earthen berms or fences.
6. If the Commission finds that the existing vegetation or topography within a lesser buffer area will effectively screen the earth removal operation from adjoining properties; or that the adjoining property owners have consented in writing to a lesser buffer area; or that a lesser buffer area is warranted in order to match proposed contours to the existing topography; or that fencing, plantings or a combination thereof proposed by the applicant will effectively screen the earth removal operation from adjoining properties, the Commission may reduce the required buffer area. In reducing the required buffer area, the Commission shall consider the proximity of adjoining uses; the type and quantity of existing or proposed vegetation; the relative elevations of the operation and adjoining properties; and the proximity of the operation to any public right of way. Such reduction shall be the minimum necessary to accomplish the purpose of these regulations.
7. In order to allow the final grade of the earth removal operation at the street line to conform to the grade of the street along which the property has frontage, the Commission may allow excavation up to the street line.
8. The final grade of any excavated slope shall not exceed one foot of vertical rise per three feet of horizontal distance. Where ledge rock or similar geological conditions are encountered, the Commission may approve a steeper grade, but may require fencing or other protective measures to control hazardous conditions.

9. Unless otherwise approved by the Commission, the maximum depth of excavation shall be:
 - a. No greater than ten feet below the grade of the street along which the property has frontage, within one hundred (100) feet of the street line,
 - b. If the property has no street frontage, no greater than ten feet below the grade of the property line through which access to the site is provided, within one hundred (100) feet of that property line, and
 - c. No closer than eight feet to the maximum ground water level on the property, except in locations where permanent ponds are proposed as part of the excavation plan.
10. The final grade plan shall demonstrate that the site will be left in suitable condition for residential, commercial, industrial or conservation use.
11. In granting a special permit for earth removal, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare; and to ensure continued compliance with these regulations. Such additional conditions may include, but are not limited to:
 - a. The area of property to which the earth removal operation shall be confined
 - b. The extent of stockpiling materials on the property
 - c. Protective measures to minimize the nuisance of noise, dust and flying rock
 - d. The location of vehicular access into and out of the property
 - e. The location of the fuel pad
 - f. A dust control plan
 - g. Requirement that trucks exiting the property be covered
12. A special permit for earth removal shall not become effective until the applicant posts a bond with the Commission. The applicant shall provide a bond estimate for the projected cost of reclamation of the site, for review by the Commission. The Commission may seek the opinion of the Director of Public Works, or of an engineer employed by the Town or by NECCOG, in considering the adequacy of the proposed bond. Such bond shall ensure restoration of the earth removal operation in accordance with the requirements of the approved special permit. Such bond shall permit the Town to finish any incomplete or required restoration covered by said bond, if the special permit expires or is revoked for failure to comply with the requirements of the special permit. Such bond shall not be released by the Commission until it has received a final plan and a report by the engineer of record, stating that all conditions of the special permit covered by the bond have been fulfilled and that the required permanent vegetative cover is growing and in healthy condition. Such report shall be reviewed by the ZEO for compliance with gravel operation closure, prior to submission to the Commission.

D. Processing/Screening/Crushing

1. The processing of materials on the site shall be allowed only by special permit, as part of the original application. Processing shall not take place within one thousand (1000) feet of a residence.
2. The crushing of earth products with permanently installed machinery shall be permitted only in The Business Development District and the Thompson Corridor Development District.
3. Portable crushing plants may be allowed in all districts in association with specific site development earthwork.

4. Screening may be accomplished at a valid excavation site in any district when the following conditions are met:

- a. The processing (screening) equipment shall be portable and self-contained.
- b. The processing (screening) activity shall take place only between 7:00 AM and 5:00 PM. No processing shall be permitted on Saturdays, Sundays or Holidays.
- c. Only material excavated and unearthed at a site in accordance with a valid excavation permit shall be permitted to be processed (screened) on said site.

E. Renewals

13. In order to mitigate the disruption of the surrounding neighborhood by an ongoing operation, prior to renewing a special permit for earth removal, the Commission may require that those areas of the property where excavation has reached finished grade, per the approved plan, be restored with topsoil and subsoil to pre-disturbance levels and seeded with native species to establish a permanent vegetative cover.

14. Every twelve months after the effective date of a special permit for earth removal, the applicant shall submit to the Commission a statement regarding the progress of the operation, accompanied by a letter, signed by a licensed surveyor stating the bottom elevation of the excavation and the size of the disturbed area. Such statement, along with the site plan, shall include the amount of material removed; current contours; and cross-sections highlighted in contrasting color in the area excavated during the preceding twelve month period. Failure of the applicant to provide the Commission with such information within thirty (30) days after the end of the twelve-month period shall be deemed sufficient cause for the ZEO to recommend to the Commission to revoke the special permit, upon notice and opportunity to be heard.

15. As a part of the renewal process, the ZEO may request a compliance review by any town departments which were involved in the original application and approval (e.g. building office/fire marshal/wetlands).

16. If, at any time, the Commission finds that the earth removal operation is not being conducted in accordance with the special permit as approved, the Commission may order the applicant to cease the operation and, following a duly noticed hearing, may revoke the special permit.

F. Reclamation

1. Topsoil and subsoil stripped from the property shall be set aside on the premises. Such topsoil and subsoil stockpiles shall not be sold or removed from the premises.
2. Upon completion of the earth removal operation, all disturbed areas of the property, except rock exposed by excavation or permanent ponds, shall be restored with topsoil and subsoil to the equivalent level of coverage prior to excavation, as certified by the engineer of record. Such topsoil and subsoil shall be evenly spread over the disturbed area and seeded with native species suitable to prevent erosion and to stabilize all slopes.
3. Prior to final reclamation, an as-built plan shall be approved by the Commission and filed in the records of the Town Clerk. The posted bond shall be released following the approval of the Commission and the filing of the plan.

Article 5A, Section 4 Solar Photovoltaic (PV) Array Systems

A. Intent

The intent of these regulations is to promote the safe, effective and efficient installation of solar photovoltaic (PV) systems. It is the further purpose these regulations to:

1. Reduce barriers to the installation of renewable energy systems for use by private homeowners
2. Establish clear standards for the installation of medium- or large-scale PV systems for commercial or municipal use; and
3. Reduce unintended impacts on agricultural lands and open space resulting from the installation of large-scale PV systems.

B. Table of Permitted Uses

Use	Construction Type	Zoning Permit	Site Plan	Special Permit	Prohibited
1. Rural Residential Agricultural District	Residential – Roof Mounted	*			
	Residential – Ground-Mounted		X		
	Medium Scale Large Scale			X X	
2. Common Residential District	Residential – Roof Mounted	*			
	Residential – Ground Mounted		X		
	Medium Scale Large Scale			X X	
3. Thompson Common Preservation District**	Residential – Roof Mounted	*			
	Residential – Ground Mounted		X		
	Medium Scale Large Scale			X	X
4. Business Development District	Residential – Roof Mounted	*			
	Residential – Ground Mounted		X		
	Medium Scale Large Scale		X	X	
5. Thompson Corridor Development District	Residential – Roof Mounted	*			
	Residential – Ground Mounted		X		
	Medium Scale Large Scale		X	X	
6. Downtown Mill District	Residential – Roof Mounted	*			
	Residential – Ground Mounted		X		
	Medium Scale			X	

	Large Scale			X	
	Medium Scale			X	
	Large Scale			X	

*residential roof mounted solar panels require a building permit only, not a zoning permit

additional limitations may apply. See **Article 5A, Section 4, 1, e (below).

C. Residential Scale Installations

An installation is considered to be residential scale if it occupies 1,750 square feet of surface or less.

Such installations may be either ground-mounted or installed upon a rooftop.

1. General Guidelines

- h. Solar PV systems that primarily deliver electricity to an on-site building or structure shall be categorized as an accessory building or structure.
- i. Accessory roof-mounted solar PV systems are permitted in all zoning districts.
- j. Building-integrated solar PV systems integrated into the roof or façade of a structure, which do not alter the relief of the roof, are permitted in all districts. For the purposes of these regulations, these will be treated as accessory roof-mounted systems, except in as far as their physical configuration may render any dimensional requirements inapplicable.
- k. Ground-mounted solar PV systems are subject to site-plan review and approval by the Commission in all districts. The following items are required as a part of the application for a site plan review of a residential scale ground-mounted solar PV system, in addition to any items which the Commission may request, as per **Article 3, A Section 4** and **Article 3, A Section 7** of these regulations:
 - i. The distance between the proposed solar collector and all property lines; and existing on-site buildings and structures.
 - ii. The tallest finished height of the solar collector
 - iii. Proposed changes to the landscape of the site: grading, vegetation clearing and/or planting, exterior lighting, screening vegetation or structures.
 - iv. Documentation of the major system components to be used (e.g. panels, mounting system, inverter).
- l. Residences or other structures on the National or State of Connecticut Register of Historic Places, or those within a recognized village district as defined under CGS 8-2j may be subject to stricter limitations. These regulations do not supersede any such limitations.

1. Dimensional and Design Requirements

- a. All setback requirements for a given district shall also apply to ground-mounted systems. The Commission may, upon its review of the site plan, impose additional setback requirements if a ground-mounted system may be shown to interfere substantially with a neighboring property (e.g. resulting in excessive shade or screening of scenic vistas). The Commission may, at its discretion, consider statements from abutters in considering such an application; but, a public hearing shall not be required.
- b. Accessory roof-mounted solar PV systems are exempt from building height restrictions.

- c. Roof-mounted solar PV systems shall be located in such a manner as to ensure emergency access to the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof.
- d. No roof-mounted solar PV system shall be located in such a way that would cause the shedding of ice or snow from the roof into a pedestrian travel area or a public right-of-way.
- e. The apparatus for residential ground-mounted solar PV systems shall not be included in calculations for lot coverage or impervious cover. Surfaces upon which such apparatus may be installed which are paved or otherwise rendered impervious shall be included in calculations for lot coverage or impervious cover.

35. Medium-Scale and Large-Scale Ground-Mounted Installations

An installation is considered to be medium-scale if the footprint of the equipment and the projection of the panels on the ground occupies more than 1,750 square feet, but less than 40,000 square feet. An installation is considered to be large-scale if the footprint of the equipment and the projection of the panels on the ground occupies 40,000 square feet or more.

1. General Guidelines

- a. Medium-Scale solar PV systems may be subject to application criteria under site plan review or the special permit process, according to the district in which the planned installation is located. Large-scale solar PV systems, unless otherwise prohibited in a given district, are always subject to the special permit process. Refer to the table under **Article 5A, Section B**.
- b. For installations subject to site plan review, the following items are required as a part of the application for a site plan review of a medium-scale solar PV system, in addition to any items which the Commission may request, as per **Article 3, A Section 4** and **Article 3, A Section 7** of these regulations:
 - i. The distance between the proposed solar collector and all property lines; and existing on-site buildings and structures.
 - ii. Proposed changes to the landscape of the site: grading, vegetation clearing and/or planting, exterior lighting, screening vegetation or structures.
 - iii. Blueprints or drawings of the solar energy system prepared by the engineer of record, showing the proposed layout of the system, any potential shading from nearby structures, and the tallest finished height of the solar collector.
 - ~~iv. Documentation of the major system components to be used (e.g. panels, mounting system, inverter).~~
 - ~~v. Name, address and contact information for the proposed system installer.~~
 - vi. Name, contact information and signature of the property owner, the project proponents, any co-proponents, and any agents representing the project on behalf of the owner(s) and proponent(s).
 - vii. Signed statement of consent by the applicant, allowing entry by the Town to remove an abandoned or decommissioned installation under the conditions of **Article 5A, Section 4, D, 5** (below).

- c. For medium-scale installations subject to the criteria of the special permit, and for all large-scale the above requirements shall be met, in addition to any additional requirements set by the Commission under the guidelines in **Article 3, C, Section 3**.

2. Dimensional and Design Requirements

- a. All setback requirements for a given district shall also apply to ground-mounted systems. The Commission may, upon its review of the site plan, impose additional setback requirements if a ground-mounted system may be shown to interfere substantially with a neighboring property (e.g. resulting in excessive shade or screening of scenic vistas). As a condition of site plan review, the Commission may, at its discretion, consider statements from abutters in considering such an application; but, a public hearing shall not be required unless the application requires a special permit in the given district.
- b. Fencing shall surround a medium-scale or large-scale ground mounted installation, with the exception of a canopy-mounted solar pv system on a parking lot or an agricultural site as described in **Article 5A, Section E**. The fence shall be chain-link with a minimum height of eight (8) feet; the wire mesh shall be a maximum of 2-1/4 inch square. There shall be a minimum of two accessibility entrances for service and emergency vehicles.
- c. Canopy-mounted solar PV systems shall not be lower than fifteen (15) feet at the low-leading edge.
- d. The apparatus for ground-mounted or canopy-mounted solar PV systems shall not be included in calculations for lot coverage or impermeable cover, except under the conditions stated in **Article 5A, Section E, 2**. Surfaces upon which such apparatus may be installed which are paved or otherwise rendered impermeable shall be included in calculations for lot coverage or impermeable cover.
- e. In as far as is practicable, utility connections from the solar PV installation shall be underground. If such proposed connections cannot reasonably be underground, justification must be shown on the site plan. Electrical transformers for utility interconnections may be above-ground, if so required by the utility provider.
- f. The owner or operator of the installation shall provide a copy of the project summary, electrical schematic and approved site plan to the Building Official, the Fire Marshal and local Fire Chief whose district it will impact. Every means of shutting down the solar system shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
- g. Signage shall be posted at the entrance, and on all sides at appropriate distances surrounding the solar installation. Such signs shall be two square feet in dimension; shall indicate electrical danger present; shall identify the owner; and shall provide a 24-hour emergency contact phone number, or as dictated by the National Electrical Code.
- h. Notwithstanding the setbacks for the structure, the Commission may require up to an additional fifty (50) feet of buffer between a ground- or canopy-mounted solar PV system and a residential or agricultural use. The Commission may require additional screening where it is deemed necessary to protect neighboring properties from noise, light or other nuisance. Such additional screening may include the erection of a solid fence or the installation of an earthen berm, or other measures deemed appropriate by the Commission. Any plantings so required should be of

varieties native to Connecticut. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>

- i. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the solar energy system.

3. Bonding

- a. The Commission may require a bond estimate as part of the submission for any site improvements that will be conveyed to or controlled by the town; and/or the implementation of any erosion and sediment controls required during construction activities. If a bond is required, the applicant shall submit said bond, calculated per CGS 8-3(g), in a form satisfactory to the applicant's attorney and acceptable to the Commission. Such bond shall not be released by the Commission until written certification has been received from the ZEO that all of the requirements of these regulations have been fully satisfied.
- b. Proponents seeking to construct and operate a large-scale ground-mounted solar PV system shall provide, prior to construction, surety in form and amount satisfactory to the Commission, which may be an escrow account, bond, or otherwise, to cover the cost of removal in the event the Town must remove the solar array and remediate the landscape. Such surety shall not be required for municipal- or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

4. Monitoring/Maintenance

- a. The project proponent of a medium- or large-scale solar PV system shall submit a plan for the general procedures for operational maintenance, which shall include safe access to the installation.
- b. The owner or operator of the installation shall maintain the facility in good condition. Maintenance activities include, but are not limited to, structural repairs; and integrity of security measures.
- c. Site access shall be maintained to a level acceptable to the local Fire Chief, Emergency Management Director and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the solar PV system and any private access roads or rights-of-way.

5. Decommissioning/Abandonment

Any medium-scale or large-scale ground- or canopy-mounted solar PV system which has reached the end of its useful life, or which has been abandoned, shall be removed. Upon written request from the ZEO, sent by certified mail to the contact address provided and maintained by the owner or operator as part of the special permit application, the owner or operator shall provide evidence to the ZEO demonstrating the continued use of the solar facility. Failure to provide such evidence within thirty (30) days of such written request shall be held as evidence that the installation has been discontinued. An owner or operator intending to decommission

such an installation shall notify the Commission by certified mail of the proposed date of discontinued operations, including plans for removal.

- a. Decommissioning shall consist of:
 - i. Physical removal of solar panels, electrical inverters with all underground conductors¹, structural mounding systems, and structural enclosures.
 - ii. Disposal of all solid and hazardous waste in accordance with state or federal waste disposal regulations.
 - iii. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Commission may allow the owner or operator to leave in place landscaping or designated below-grade foundations, to minimize erosion and disruption to vegetation. The owner or operator must factually demonstrate how leaving such elements in place would serve to minimize negative impacts.
 - iv. Decommissioning shall take place no more than 182 days after the date of discontinued operations.

¹Conduit may remain underground, if the Commission determines that removal would have deleterious effects (e.g. increased erosion or runoff).

²The Commission may allow utility poles to remain on-site

- b. Absent notice of a proposed date of decommission, or written notice of extenuating circumstances, a medium-scale ground-mounted solar PV system shall be considered abandoned when it fails to operate for more than one year. If the Commission considers the written notice of extenuating circumstances to be acceptable, written consent may be granted for the installation to remain for a period longer than one year. Such longer period shall be defined in the written consent by the Commission.
- c. If the owner or operator of the solar PV system fails to remove the installation in accordance with this section the town of Thompson retains the right, after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous or decommissioned solar PV system. Such removal shall be at the expense of the owner(s) of the installation and the owner(s) of the site on which the facility is located.

36. Large-Scale Installations, Special Considerations

1. Purpose

The purpose of this section is to encourage the development of renewable energy resources, while preserving core forest, prime farmlands and other open space.

- a. **Core Forest** means unfragmented forest land that is five hundred (500) feet or greater from the boundary between forest land and non-forest land, as determined by the Commissioner of Energy and Environmental Protection (CGS 16-50k)
- b. **Prime Farmland** means land that meets the criteria as described in 7 CFR 657, as amended.
- c. **Open Space** means land set aside for parks; playgrounds; active or passive recreation; or conservation purposes.

2. Lot Coverage Considerations

- a. The footprint of the equipment and the projection of the panels on the ground of a large-scale solar PV installation shall not cover more than 50% of the lot on which it is situated,

with the exception of the considerations delineated below. ~~Lot coverage includes the land covered by solar panels and all associated equipment~~

- b. Any undeveloped portion of the remaining 50% of the lot not covered by the solar installation shall be maintained as one of the three land types defined in **Article 5A, Section E, 1** (above).
- c. In the **Business Development District**, these restrictions are waived for Open Space. For an installation proposed on a site in the Business Development District that incorporates Core Forest or Prime Farmland, these restrictions shall not be waived.
- d. These restrictions may be waived by the Commission, if the installation is proposed as a means of reclaiming a site under the conditions of a special permit for Earth and Gravel Removal. Such waiver shall be for the percentage of lot coverage, only. Replacement of topsoil and re-vegetation requirements, or any other erosion and sediment control requirements, shall not be waived.
- e. For an installation proposed on Prime Farmland or actively being used for the purposes of Agriculture (as defined in these regulations and in **Connecticut General Statutes, Sec. 1-1 (q)**) in any district, these restrictions may be waived, at the discretion of the Commission, if the application includes panels of sufficient elevation to allow agricultural activity to continue below them. Such an application must show the plan for the continuation of the agricultural activity. Examples of agricultural activity which may occur alongside elevated solar installations include: grazing/pasturing of livestock; apiaries; high-value vegetable or fruit crops requiring hand-picking for harvest. Any waiver under such a plan would only apply to the elevated portion of the proposed installation.

Article 5A, Section 5 Wireless Communications

A. Intent

The purpose of these regulations, in concert with the Connecticut Citing Council as per CGS 16-50, is to provide for the location of wireless communication towers, antennas and facilities, while protecting neighborhoods and minimizing adverse visual and operational effects through careful design, siting and screening consistent with the provisions of the Telecommunications Act of 1996. This section of the Zoning Regulations is intended to be consistent with the Telecommunications Act of 1996 in that it does not discriminate among providers of functionally equivalent services, or regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

Additional purposes of these regulations are as follows:

1. To encourage use of nonresidential buildings and structures, for the location of wireless communications apparatus.
2. To require joint use of new or existing towers and facilities whenever possible.
3. To avoid potential damage to adjacent properties from tower failure/collapse, through careful engineering and siting of towers.
4. To accommodate the need for wireless communication towers and antennas while regulating their location and number.
5. To protect historic and residential areas from potential adverse impacts of wireless communication facilities.
6. To encourage suitable design measures to minimize adverse visual effects of wireless communication facilities.
7. To reduce the number of towers and/or antennas required for future use.

B. Siting Preferences

This section indicates the general order of preference for facility locations. 1 is the most preferred, while 4 is the least preferred:

1. On tall towers located on property occupied by one or more towers.
2. On mini-towers on existing nonresidential buildings/facades, water towers/tanks, utility poles, chimneys, bridges, grain elevators, and silos; or in structures such as steeples, clock and bell towers.
3. On mini-towers located in the Business Development District
4. On new towers of any height located in other districts by special permit.

C. General Standards

The wireless telecommunication facility standards enumerated below shall be as followed:

1. A tower must comply with the setback requirements of the district in which it is located, or be set back from all property lines a distance equal to the height of the tower, whichever is greater.
2. A telecommunication facility may be considered as either a principal or accessory use. The minimum lot area for the construction of a new tower shall be that of the district in which it is located. More than one tower on a lot may be permitted if all setbacks, design, and landscape requirements are met for each tower. A telecommunications facility may be located on leased land as long as there is adequate ingress and egress to the site for service vehicles, and such access is documented in a deed easement presented to the Commission.
3. All towers in primarily residential districts shall be a monopole design unless otherwise modified and approved by the Commission.
4. No lights or illumination shall be permitted unless required by the FAA.
5. No signs shall be permitted on any tower or antenna, except that "no trespassing", "warning", and ownership signs are permitted at ground level or no higher than seven (7) feet from ground level.
6. The proposed support structure shall be required to accommodate a minimum of three users unless it is determined to be technically unfeasible based upon information submitted by the applicant and verified by the Commission. These users may include other wireless communication companies, and local police, fire, and ambulance companies.
7. The Commission may require the application of the provisions of Section 16-50aa of the Connecticut General Statutes to promote tower sharing.

D. Permitted and Special Permit Uses

The following uses generally pose a minimum adverse visual effect and shall be deemed permitted uses in all zoning districts subject to the standards in these regulations.

1. Wireless telecommunication facilities where the antenna is mounted on the rooftop or facade of a commercial or industrial building, provided the following standards are met:
 - a. No change is made to the height of the building.
 - b. Panel antennas shall not exceed sixty inches in height by twenty four inches in width; whip antennas shall not exceed forty eight inches in height; and dish antennas shall not exceed thirty six inches in diameter.
 - c. Equipment cabinets and sheds shall meet the requirements of these regulations.
 - d. Facilities shall be of a material or color which matches the exterior of the building, and shall blend into the existing architecture to the extent possible.
 - e. Facade mounted antennas shall not protrude above the building structure and shall not project more than three feet beyond the wall or facade.
 - f. Roof mounted antennas shall not exceed the highest point of the rooftop by more than ten feet.
 - g. Roof mounted antennas shall be set back from the roof edge a minimum of ten feet or ten percent of the roof width, whichever is greater.

h. Roof mounted antennas shall not occupy more than 25 percent of the roof area in residential zones, and 50 percent in all other zones.

2. Wireless telecommunication facilities where the antenna is mounted on existing towers, water towers/tanks, utility poles, chimneys, bridges, grain elevators, and silos, or in steeples, clock or bell towers, provided the following standards are met:

- a. No change is made to the height of the structure.
- b. Panel antennas shall not exceed sixty inches in height by twenty four inches in width; whip antennas shall not exceed forty eight inches in height; and dish antennas shall exceed thirty six inches in diameter.
- c. Equipment cabinets and sheds shall meet the requirements of these regulations.
- d. Facilities shall be of material or color which matches the exterior of the structure and shall blend into the existing architecture of the structure to the extent possible.

3. Wireless telecommunication facilities where a tower is located on property occupied by one or more towers erected prior to the effective date of adoption of telecommunication zoning amendments by the Town (August 24, 1998), provided the following standards are met:

- a. The height of the tower to be erected shall not exceed the height of the tallest tower on the property.
- b. All attempts are made to co-locate the antenna on existing towers.
- c. Equipment cabinets and sheds shall meet the requirements of these regulations.

4. All other placement of wireless communication facilities shall comply with the Special Permit requirements found in these regulations, and with the following additional requirements:

- a. All of the plans and information required for a permitted use wireless telecommunications facility site plan required in **Article 5A, Section 5, E** (below) of the regulations.
- b. A GIS viewshed analysis showing all areas from which the tower would be visible. The Commission may require a simulation of the proposed site in order to help the Commission determine the visual impacts associated with the proposal.
- c. Proximity of the tower to residential and business structures.
- d. Nature of uses on adjacent and nearby properties within 1,000 feet.
- e. Surrounding topography within 1,000 feet at contour intervals not exceeding ten feet.

E. Site Plan Requirements

All applications to develop a wireless telecommunications facility as a permitted use or special permit shall meet the site plan requirements listed in **Article 3A, Section 4B** of these regulations. In addition, the following information shall be submitted for each application, where applicable. The Commission may require independent engineering/technical review of submitted materials, at the sole expense of the applicant.

1. A map indicating the service area of the proposed wireless telecommunications site; a map indicating the extent of the provider's existing and planned coverage within the Town; and a map indicating the search radius for the proposed wireless telecommunications site, including the location of tall structures within one quarter mile of the proposed site.
2. A report from a licensed telecommunication systems engineer indicating why the proposed site location is necessary to satisfy its function in the applicant's proposed wireless telecommunications system.
3. A plan showing where and how a proposed mini-tower will be affixed to a particular building or structure.
4. Details of all proposed shielding and details of material including color.
5. Elevations of all proposed shielding and details of material including color.
6. An elevation of all proposed equipment buildings, boxes or cabinets. Details of all proposed fencing, including color.
7. Tower base elevation and height of tower.
8. A report from a licensed telecommunication systems engineer indicating that the proposed wireless telecommunication facility will comply with FCC radio frequency emission standards and that the installation will not interfere with public safety communications.
9. All proposed landscaping, if appropriate, with a list of plant materials. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>
10. Proposed access to the site.
11. Detailed analysis of alternative sites, structures, access, and antennas as provided by the applicant. Particular attention will be placed upon the siting preferences found in **Article 5A, Section 5, B** of these regulations.
12. Tower sharing or co-location to facilitate the telecommunication needs of municipalities and other entities in order to reduce the need to construct additional towers. The Commission reserves the right to require the applicant to utilize the provisions of Section 16-50g of the Connecticut General Statutes, as amended, to achieve tower sharing.
13. Assessment of design characteristics/architectural treatments that mitigate, reduce or eliminate visual impacts on adjacent areas.
14. If located on/or within one quarter mile radius of a property listed on the National Register of Historic Places, preservation of the historic and/or architectural character of the landscape or any structure.
15. The owner of the facility shall keep the Town notified annually as to the current contact person for maintenance purposes.

37. Ancillary Buildings

All ancillary buildings associated with wireless telecommunication facilities shall comply with the following:

1. Each building shall not contain more than two-hundred and fifty (250) square feet of gross floor area or be more than eight feet in height.

2. Each building shall comply with the setback requirements for accessory buildings for the zoning district in which it is located.
3. If located on the roof of a building, it shall be designed to blend with the color and design of the building to the extent possible.
4. All ground level buildings, boxes, or cabinets shall be surrounded by an eight (8) foot high chain link or comparable fence, and shall be planted with evergreen shrubs and trees at least six (6) feet high, or in a density sufficient to obscure lights and other visually objectionable items, satisfactory to the Commission as will safeguard or enhance the character of the adjoining properties.

38. Abandonment

A wireless telecommunication facility not in use for twelve (12) consecutive months shall be removed by the facility owner at their expense. This removal shall occur within 90 days of the end of such twelve (12) month period. The commission may require a bond satisfactory to the Town, to guarantee removal. If there are two or more users of a single tower, this provision shall not become effective until all users cease utilizing the tower.

H. Telecommunication Site Plan Review Fee

The fee for a telecommunications site plan review may be found in the **Planning and Zoning Fee Schedule Appendix F**

Article 5A, Section 6 Alcoholic Beverages

A. Intent

The purpose of these regulations is to provide appropriate guidelines for the development and operation of businesses selling retail liquor products, while minimizing any harmful secondary effects of such businesses.

B. General Guidelines

1. Alcoholic Liquor, Alcoholic Beverages, Restaurant, and Restaurant Permit shall be defined according to Chapter 545 of the Connecticut Liquor Control Act.
2. Except as provided in **Article 5A, Section 6, B, 7-10** (below), no building or premises shall hereafter be used and no building shall be erected or altered which is arranged, intended or designed to be used for the retail sale or consumption of alcohol, spirits, wines, beer, or alcoholic liquor, or any other beverage requiring a permit under the State Liquor Control Act of the State of Connecticut, CGS 545 if the entrance of said building or premises is within 1,500 feet from the entrance of another building or premises in which alcoholic liquor is sold or dispensed under a permit previously issued under the Liquor Control Act of the State of Connecticut.
3. When such proposed outlet and other outlets are located along the same street, such distance shall be measured along the center line of such street from the center of the entrance of the proposed outlet to the center of the entrance of the other outlet.
4. When such proposed outlet and other outlets are on intersecting streets, such distance shall be measured along a line running from the center of the entrance of the proposed outlet to the center of the entrance of the other outlet.
5. When such proposed outlet and other outlets are located other than as described in **Article 5A, Section 6, B, 2** above, such distance shall be measured along a line running from the center of the entrance of the proposed outlet to the center of the entrance of the other outlet.
6. In addition, no new liquor outlet shall be permitted, from the nearest point of the building selling or serving liquor on any lot which is within 1,000 feet from any lot on which is located public or private schools, recognized public places of worship, public hospitals, or libraries. In determining compliance with this provision, the controlling distance shall be the shortest distance between the door of the proposed outlet and those lot lines of the affected facility.
7. The restrictions of **Article 5A, Section 6, B, 6** (above) shall not apply to retail sales authorized by said Liquor Control Act under grocery store beer permits, special club permit for picnics, and

temporary permits for outings, picnics, social gatherings, or restaurants as defined in Chapter 545 of the Connecticut Liquor Control Act.

8. Any such use presently existing contrary to the provisions of this Section may be continued; however, if any such use contrary to the provisions of this Section has been or shall be abandoned as defined elsewhere in these regulations, it shall not thereafter be reestablished.

9. The 1,500 foot distance requirements between liquor outlets as set forth in **Article 5A, Section B, 2** (above) shall not apply to a package store liquor outlet located in a shopping center, provided that such shopping center shall contain not less than 75,000 square feet of floor space, and further provided that each such shopping center shall be limited to not more than one package store liquor outlet. A package store liquor outlet shall be defined as set forth in Section 30- 20 of the State Liquor Control Act and shall be limited to the retail sale of alcoholic liquor for off-premises consumption. The 1,000 foot distance requirements from public or private schools, recognized places of worship, public hospitals, or libraries as set forth in **Article 5A, Section 7, B, 2** (above) shall be fully applicable to such package store liquor outlets in shopping centers.

10. The Commission may require the screening of the uses permitted herein from adjacent residential, institutional, religious, or public uses and may prohibit access to a public thoroughfare containing such protected uses where a safer means of access is available.

Article 5A, Section 7 Adult Entertainment Businesses

- A. The purpose of these adult entertainment regulations is to address and mitigate the secondary effects of adult entertainment establishments.
- B. Secondary effects have been shown to include increased crime, adverse impacts on public health, adverse impacts on the business climate, adverse impacts on the property values of residential and commercial property and adverse impacts on the quality of life. All of said secondary impacts are adverse to the health, safety and general welfare of the Town of Thompson and its inhabitants.
- C. The provisions of these regulations have neither the purpose nor intent of imposing a limitation on the content of any communicative matter or materials, including sexually oriented matter or materials. Similarly, it is not the purpose or intent of these regulations to restrict or deny access by adults to adult entertainment establishments or to sexually oriented matter or materials that is protected by the Constitutions of the United States or of the State of Connecticut, nor to restrict or deny rights that distributors or exhibitors of such matter or materials may have to sell, rent, distribute or exhibit such matter or materials. Neither is it the purpose or intent of these regulations to legalize the sale, rental, distribution or exhibition of obscene or other illegal matter or materials.
- D. For the purposes of this section, the term "adult entertainment facility" shall mean adult bookstores, adult live entertainment establishments, adult motion-picture theaters, adult mini-motion-picture theaters, adult video store, and adult paraphernalia store.
- E. **In addition to the requirements described in Article 3A, Section 4, C and Article 3C**, a special permit application for an adult entertainment business shall include the following information:
 - 1. Name and address of the legal owner of the adult entertainment facility.
 - 2. Name and address of all persons having a fee, equity and/or security interest in such facility. In the event a corporation, partnership, trust or other entity is listed, the name and address of every person who has an ownership interest and/or beneficial interest in the entity must be listed.
 - 3. Name and address of the manager.
 - 4. The number of employees, or proposed number of employees, as the case may be.
 - 5. Proposed security precautions, and the physical layout of the premises.
- F. No special permit for an adult entertainment facility shall be granted except in accordance with the following conditions and requirements:
 - 1. Shall not be located within a radius of 1,250 feet of any type of residence.
 - 2. Shall not be located within a radius of 1,250 feet of any school, library, day-care center or teaching facility, whether public or private, governmental or commercial.
 - 3. Shall not be located within a radius of 1,250 feet of any church, synagogue, or permanently established place of religious services or other house of worship.
 - 4. Shall not be located within a radius of 2,000 feet of any other adult entertainment facility.
 - 5. **The separation from the uses described above shall be shown on the site plan.**
 - 6. The sale, provision, service or consumption of alcohol shall not be permitted on the premises of an adult entertainment business.
 - 7. All other development standards within the Business Development District shall apply equally to an adult entertainment business.
- G. Special permits for adult entertainment facilities shall not be granted to any person convicted of violating Connecticut General Statutes governing contributing to the delinquency of a minor, or

dissemination of any materials harmful to a minor. All persons listed on the application for a special permit as required in the previous subsection are subject to this prohibition.

Article 5B Design

Article 5B, Section 1 Conservation Subdivisions

A. Intent

The intent of this section is to articulate the preference of the Commission for Conservation Subdivisions (alternately known as Cluster Subdivisions), where subdivisions are proposed. Conservation Subdivisions help to maintain and enhance the conservation of natural and scenic resources; protect natural streams and water supplies; promote conservation of soils, wetlands, and other significant natural features and landmarks; and enhance public recreation opportunities. The regulations governing the creation of Conservation Subdivisions are intended to provide for increased flexibility, balanced by increased control, in the development of land so as to facilitate the preservation of open space, natural resources, recreational uses, and community character. The regulations governing the creation of Conservation Subdivisions are fully articulated in the **Town of Thompson Subdivision Regulations**.

B. Reduction of Minimum Lot Size

In order to facilitate the intent of the Conservation Subdivision, minimum lot sizes for such a proposed development may be reduced or waived by the Commission, provided that any lots of reduced size so created satisfy the NDDH requirements for septic and potable water.

Article 5B, Section 2 Flood Damage Prevention

A. Intent

1. To comply with the requirements of Thompson's "Ordinance Concerning Measures for Minimization of Flood Damage", adopted April 28, 1975; and "Ordinance Amending the Flood Damage Prevention Ordinance", adopted September 29, 1988, the latter hereafter referred to as the "Flood Damage Prevention Ordinance".
2. To maintain the eligibility of property in the Town for coverage by flood insurance sold under the National Flood Insurance Program.
3. To prevent or regulate the construction of flood barriers in known flood prone areas which would divert floodwaters or which may increase flood hazards to other lands.
2. To require uses and facilities vulnerable to floods be protected against flood damage in known flood prone areas at the time of construction or modification.
3. To protect the residents of Thompson against dangers of flooding, to the greatest extent allowed by statute.

B. Flood Damage Prevention Requirements

1. For the purposes of this special provision, any discrepancy between the definition of terms and phrases used elsewhere in these regulations and those provided in the Flood Damage Prevention Ordinance, the definition of the terms of phrases in said ordinance shall take precedence.
2. The Commission shall review regulated uses and development proposals to determine whether such uses and proposals will be reasonably safe from flooding, and to avoid creating unsafe conditions to existing and potential future uses and facilities.
3. If a regulated use, or any portion of a development proposal, is located within areas of special flood hazard as identified by the Federal Emergency Management Agency (FEMA) in its report titled "The Flood Insurance Study for the Town of Thompson, Windham County, Connecticut", dated May 1, 1984 with the accompanying Flood Insurance Rate Maps and Flood Hazard Boundary and Floodway Maps (collectively referred to as the "Thompson FEMA Flood Study"), then such use or development proposal shall fully meet the requirements of the Flood Damage Prevention Ordinance.
4. If any regulated use, or any portion of a development proposal, located within an area of special flood hazard as identified in paragraph B above, then:
 - a. The site plan for the zoning application shall include the information required by Section 4.2.1 of the Flood Damage Prevention Ordinance, as applicable, to the proposed use of development.
 - b. The zoning application shall be accompanied by a signed and sealed statement by a professional engineer licensed to practice in Connecticut that the proposed use or development complies with the provisions of Section 5 of the Flood Damage Prevention Ordinance, as applicable.
5. Prohibited are all encroachments, including fill, new construction, substantial improvements or other developments into any floodway designated in the Thompson FEMA Flood study, as

depicted on the Flood Hazard Boundary and Flood Maps, or as may have been determined pursuant to section 4.3.1(k) of the Flood Damage Prevention Ordinance, **unless** certification with supporting technical data signed and sealed by a professional engineer licensed to practice in Connecticut is provided, demonstrating that all encroachments shall result in no (0.00) increase in flood levels during the occurrence of the base flood discharge.

C. Variance from Requirements

1. No variance shall be issued by the Zoning Board of Appeals for any encroachment in the floodway if any increase in flood levels during the base flood discharge would result.
2. In considering any request for a variance from the requirements of this special provision, the Zoning Board of Appeals shall consider all technical evaluations and standards specified in the Flood Prevention Ordinance; and the factors for consideration and conditions for variance found in Sections 7.5.1 and 7.5.3(a) & (b) of said ordinance, respectively.

Article 5B, Section 3 Erosion and Sediment Control

A. Intent

1. To prevent or minimize erosion and sedimentation by requiring the submission and certification of an erosion and sediment control plan (E&S Plan) for any application for a zoning permit which involves a land disturbance of one-half acre or greater.
2. To be eligible for certification pursuant to section 22a-329 of the Connecticut General Statutes, the E&S Plan shall contain proper provisions to adequately control accelerated erosion and sedimentation, and to reduce the danger from stormwater runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. Alternative principles, methods and practices may be used, with the approval of the Commission, provided the justification for such alternative methods is thoroughly demonstrated in the application.

B. Erosion and Sediment Control Plan Requirements

1. The applicant shall provide, in mapped and narrative form, the measures to be taken to control erosion and sediment both during and after construction. The plan and its specific measures shall be based upon the best available technology, and shall be in accordance with the principles and the minimum standards provided in the 2002 Connecticut Guidelines for Erosion and Sediment Control, as amended. The E&S Plan shall consist of the following:
 2. A narrative that describes:
 - a. The proposed project
 - b. The sequence and schedule for grading and construction activities, including start and completion dates; installation and/or application of erosion and sediment control measures; and final stabilization of the project site
 - c. The design criteria; construction details; installation and/or application procedures; and operation and maintenance program for proposed erosion and sediment control measures
 3. A map at the same scale as the site development plan that shows:
 - a. The location of the proposed project and adjacent properties
 - b. The existing and proposed topography, including soil types, wetlands, watercourses and water bodies
 - c. The location and design details for all proposed erosion and sediment control measures
 - d. The proposed land alterations, including areas to be cleared, excavated, filled and graded
4. The E&S Plan shall comply with the following criteria:
 - a. Any proposed development shall be fitted as closely as possible to the existing topography and soils, so as to minimize the potential for erosion.
 - b. To the greatest extent possible, existing vegetation should be retained and protected.
 - c. During the sequence and schedule of activity, the smallest practical area of land should be exposed at any one time, and that exposure should be kept to the shortest practical time.

- d. Site-appropriate measures shall be used to protect areas exposed during development. Such measures may include, but are not limited to: temporary vegetation, mulching, and/or erosion control blankets or netting.
- e. Provisions shall be made to effectively accommodate any increased runoff caused by changed soil and surface conditions, during and after development. Computations for runoff shall be in accordance with Technical Release No. 55 Urban Hydrology, Engineering Division, Soil Conservation Service USDA, as amended.
- f. The permanent final vegetation and structures shall be installed as soon as is practical, as determined by the ZEO and/or the Thompson Wetlands Agent, as applicable.

C. Procedure

1. Upon receipt of the complete E&S Plan, the ZEO will review it for compliance with these regulations. At the discretion of the ZEO, any plan submitted may also be reviewed by the Eastern Connecticut Conservation District (ECCD) and/or the Wetlands Agent for the Town. ECCD and/or the Wetlands Agent may propose additional control measures to be incorporated into the plan, which the Commission may take into consideration. Any such review shall be completed within thirty days of the submission of the plan.
2. When the ZEO and/or Wetlands Agent are satisfied that the E&S Plan complies with these regulations, the ZEO will so certify that plan.
3. After installation, the ZEO will inspect the site to verify that all necessary erosion and sediment controls have been properly installed. When satisfied that they have been properly installed, the ZEO will so indicate on the application.

D. Compliance

All erosion and sediment control measures indicated on the certified E&S Plan shall be installed and maintained as scheduled. ~~A cash bond or surety bond to guarantee completion of the control measures may be required, in an amount to be determined by the Commission in consultation with the ZEO and/or Wetlands Agent, as appropriate.~~ If, in the opinion of the ZEO, the control measures have not been installed or maintained in conformance with the certified plan, the property owner will be so notified by certified US Mail. If the problem, as described in that notification, is not ~~rectified~~ **addressed** within twenty-four hours of delivery, the ZEO may take steps to correct the problem using funds from ~~the any~~ posted bond.

E. Inspection

Signature of the application or owner on an application conveys consent for inspection by the town.

Article 5B, Section 4 Stormwater Management and Low Impact Development

A. Intent

This section is intended to:

1. Minimize pollution from non-point source runoff
2. Mitigate impacts to the hydrologic system from development
3. Reduce or prevent flooding, stream channel erosion and/or other negative impacts created by stormwater runoff
4. Promote the application of Low Impact Development (LID) strategies

B. Stormwater Management Requirements

1. Any application for development that requires stormwater management pursuant to these regulations shall include provisions for the same in the site plan and/or permit application, using the best available technology to treat stormwater quality and control stormwater quantity prior to its discharge to any wetland, watercourse or existing stormwater drainage system. Acceptable principles, methods and practices are found in the **2004 Connecticut Stormwater Quality Manual (CSQM)**, published by the **Connecticut Department of Energy and Environmental Protection (CT DEEP)**, as amended.
2. Provisions for stormwater management shall be designed by a professional engineer licensed to practice in the state of Connecticut, and shall include:
 - a. Pollution reduction (see CSQM Section 7.4)
 - b. Groundwater recharge and runoff volume reduction (see CSQM Section 7.5)
 - c. Peak flow control (see CSQM Section 7.6) of the 10-year, 25-year and 100-year frequency storm events.
 - d. A description of any site design strategy that maintains, mimics or replicates pre-development hydrology through the use of various site design principles and small scale treatment practices distributed throughout the site to manage runoff volume and water quality at the source.
 - e. Details on the operation and maintenance of structural components, such as detention basins and infiltration basins, proposed for stormwater management.
 - f. The retention of half the water quality volume for the site, as defined in the CSQM, for redevelopment of sites that are currently developed with a directly connected impervious area (DCIA) of forty percent (40%) or more.
 - g. The retention of the water quality volume for the site, as defined in the CSQM, for new development and redevelopment of sites that are currently developed with a DCIA of less than forty percent (40%) and
 - h. A report signed by the professional engineer containing the design calculations produced to support the function of the stormwater management design features.
3. The Commission may modify the requirements of stormwater management based on a report by a professional engineer, identifying the limiting factors that warrant such a modification.

C. Stormwater System Design and Calculations

1. General

All stormwater systems must be designed by a professional engineer licensed in the State of Connecticut, with plans and accompanying engineering report signed and sealed by said professional engineer. Computations and design storm criteria shall be in accordance with the latest edition of the ConnDOT Drainage Manual. Stormwater systems shall be designed using LID principles to the greatest extent possible. Applications for projects requiring site plan review shall submit the LID checklist, found in **Appendix B**, with their application. The Commission encourages the use of on-site natural filtration functions as part of currently accepted Best Management Practices in the reduction of sediment and pollutants.

2. Objectives

Stormwater systems shall be designed for the following objectives:

- a. Prevent flooding of on-site or off-site property
- b. Recharge inland wetlands, surface and subsurface waters
- c. Minimize pollutant load in stormwater runoff into inland wetlands, surface and subsurface waters
- d. Maintain the hydrology of existing sub-watersheds, including wetlands and watercourses

3. Design Storm Criteria

All stormwater drainage facilities shall be designated based on the following storm return frequency criteria, as per the ConnDOT Drainage Manual:

- a. Curb inlet/storm drainage system and channels/ditches: ten (10) year
- b. Watercourse channels: fifty (50) year
- c. Culverts:
 - Watershed Area < 1 square mile: fifty (50) year
 - Watershed Area > 1 square mile: one hundred (100) year

4. Submission of Stormwater Drainage information

In addition to the details shown on the site plan, the following data shall be submitted, in a report signed and sealed by a professional engineer licensed to practice in the State of Connecticut, for review by the Commission:

- b. Topography contour map(s) with sufficient detail to adequately show the existing and proposed drainage characteristics of the watershed, drainage area(s) shall be delineated on the map(s).
- c. Narrative and calculations addressing at least the following:
 - i. Method used to calculate storm water runoff
 - ii. Storm water runoff characteristics of the property before and after development
 - iii. Maximum velocity and peak flow at point(s) of discharge from the system
 - iv. Design calculations for all drainage piping, structures and appurtenances.
 - v. Calculations addressing the adequacy of off-site drainage features, as applicable

2. Pipe

All pipe for storm drains shall conform to ConnDOT standards and shall be approved for use by the Commission. The minimum pipe size shall be twelve (12") inches. In the event that

groundwater or wet conditions are encountered during construction, slotted pipe may be required by the Commission.

3. Minimum Pipe Slope

All storm water piping shall be designed to provide a self-cleansing velocity of at least two and one-half (2.5') feet per second when flowing full. Generally storm water piping shall have a minimum pitch of one-half (0.5%) percent. Lesser pitch may be approved by the Commission, provided the self-cleansing velocity is maintained.

4. Pipe Cover

The minimum clear cover over all pipes shall be two-and-one-half feet (2.5').

5. Outlet Structures

All storm drain systems shall be terminated with a flared end section or other approved structure. Special energy dissipaters may be required to prevent erosion.

6. Underdrains

The Commission may require underdrains to be installed where localized seeps, springs, or high groundwater less than three (3') feet below the proposed grade of an access drive or other traveled way are observed. Underdrains, shall not be less than six (6") inches in diameter and shall be perforated PVC.

7. Stormwater Treatment

The stormwater system shall include primary or secondary treatment practices, as described in the most recent edition of the Connecticut Stormwater Quality Manual.

Primary Practices include, but are not limited to:

- b. Stormwater ponds
- c. Stormwater wetlands
- d. Infiltration practices
- e. Bioretention
- f. Water Quality Swales

Secondary Practices include, but are not limited to:

- a. Dry detention basins
- b. Hydrodynamic Separators
- c. Underground detention facilities
- d. Grass drainage channels

D. Drainage to Off-Site Properties

1. No increase in storm water peak flows or volume of run-off from 2, 25, and 100 year storms shall be allowed unless downstream increases are compatible with the overall downstream drainage system. The following items shall be investigated in determining whether increased peak flows or run-off volumes are compatible with the overall downstream drainage system:
 - a. The timing of peak flows from sub-watersheds.
 - b. The increased duration of high flow rates.
 - c. The adequacy of downstream drainage features.

- d. The distance downstream that the peak discharges are increased.
2. When it is determined that storm water detention structures are required, they shall be designed so that the peak flow(s) or volume of run-off after development shall not exceed nor be substantially less than the peak flow(s) or volume of run-off prior to development for each of the design storm events.

E. Stormwater Detention Structures

1. Stormwater detention structures, surface or subsurface, shall be designed to be an integral part of the stormwater treatment system, as well as limiting peak discharge from the storm drainage system of the developed area where such discharge would adversely affect receiving streams and/or storm systems. The developer shall be responsible for establishing short and long term maintenance of detention structure(s) and appurtenances. In the event that the owner of the property fails to maintain such areas in reasonable order and safe condition, the Commission may serve written notice to such individual or association, setting forth the nature of the maintenance deficiency and requiring its correction within thirty (30) days, after which time, if the deficiency remains, the Town may assume maintenance to avoid the creation or promulgation of a public nuisance, and shall assess the owner of such property for Town expenses incurred in the form of a lien on the property.
2. The following information, as a minimum, shall be submitted for detention structures:
 - a. Inflow and outflow hydrographs for detention area.
 - b. Maximum storage volume.
 - c. Design of emergency spillway or other measures for the release of excess flows beyond that of the design capacity of the structure.
 - d. Flood routing of all runoff greater than the design capacity of the detention structure.
 - e. Time which is required for the structure to drain completely.

3. Storm Return Frequency

Stormwater detention structures shall be designed and storm waters regulated for storm return frequencies of 2, 25, and 100 years.

4. Design Procedure

The procedure for computing the outflow from the detention areas shall consist of the development of an inflow hydrograph and the routing of the inflow through the detention basin to develop an outflow hydrograph.

5. Maintenance Roads

Maintenance roads and easements shall be provided for all detention facilities. The road shall be a minimum of twelve (12') feet wide, capable of providing access for maintenance and emergency vehicles. Grades shall not exceed 10% percent.

6. Fire Protection

Where proposed detention basins involve permanently ponded water and where deemed practical by the Commission, access to storm detention basins should be provided for fire-fighting equipment. The addition of dry hydrants and related fire-fighting appurtenances with the detention basins shall be coordinated with the Fire Marshal.

F. Easements and Rights-To-Drain

1. General

All applications proposing easements as a part of the development shall submit properly executed written easements and deed describing the land involved and privileges of the Town and/or property owner(s) in a form eliminating any Town liability for installation and maintenance, satisfactory to the Town. Said easements shall be submitted to the Town for review by the Commission and by counsel before any approval shall be granted.

2. Easements Dedicated to the Town

Drainage easements for drainage systems located outside of the street right-of-way lines shall be a minimum of twenty (20') feet wide centered on the pipe and shall be adequate to provide access and maintenance to all drainage features. Easements shall be provided for channels and shall be of minimum width to include a ten (10') foot access strip in addition to the width of the channel from top of bank to top of bank.

3. Easements Not Dedicated to the Town

The location and size of these easements shall be established in the same manner as easements for establishing short and long term maintenance for the drainage system within said easements. The Town shall be granted the right to enter such easements to maintain, repair, and/or modify the installments.

4. Right-to-Drain

Where downstream drainage features are not adequate to handle the increase in flows, the applicant shall secure drainage rights from the affected property owners, in writing. Such rights shall be noted on the final plans and shall be secured prior to final approval. Rights-to-Drain shall include the right for the Town to enter and maintain existing and proposed facilities, if the drainage system is to be owned by the Town, and shall be in a form satisfactory to the Town.

5. State Highway Department (ConnDOT) Permit

Where a proposed storm drainage system connects with a State Highway for its appurtenances, the developer shall obtain a permit for the connection from the Connecticut Department of Transportation and shall present a copy of said permit to the Town prior to final approval.

G. Low Impact Development

1. Intent

- a. As a permittee under the Municipal Separate Storm Sewer System (MS4) General Permit, the Town is required to include Low Impact Development (LID) in its land use regulations.
- b. LID is a design strategy to maintain, mimic or replicate pre-development hydrology through the use of numerous site design principles & small scale treatment practices, distributed throughout a site to manage runoff volume and water quality at the source.
- c. These regulations are intended to identify LID practices for proposed new developments within the Town; and to articulate a strong preference for utilizing LID design strategies.
- d. Except for zoning permit applications, LID shall be incorporated to the extent practicable in site plans and special permits.

2. Recommended LID Practices

a. Parking Runoff

- i. Developers are encouraged to use Best Management Practices (BMPs) to minimize, treat, prevent and/or reduce degradation of water quality and flooding potential due to stormwater runoff from parking.
- ii. The stormwater management system shall be designed, constructed, and maintained with BMPs to minimize run-off volumes, prevent flooding, reduce soil erosion, protect water quality, maintain or improve wildlife habitat, and contribute to the aesthetic values of the project.
- iii. Stormwater management systems in parking lots shall be designed in accordance with BMPs as described in the most recent version of the Connecticut Stormwater Quality Manual (CTDEEP).
- iv. Infiltration of stormwater shall be accommodated to the extent possible though limitation of land disturbance and grade changes, retention of existing natural drainage area and wetlands, and use or creation of vegetated islands, vegetated medians, and vegetated perimeter buffer strips.
- v. Wherever possible, parking lot drainage shall be designed such that all surface runoff (both piped and overland flow) is conveyed through vegetated swales, vegetated filter strips, created wetlands, rain gardens, or detention basins with biofiltration prior to discharge into existing wetlands, streams, ponds, or other water bodies.

b. Roof Runoff

- i. Where practical and feasible, drainage of rooftop runoff shall be directed into rain gardens or a suitable designed and landscaped area on the property, or infiltrated.
- ii. On-lot stormwater treatment practices such as bioretention areas and rain gardens, vegetated swales, infiltration practices and rain barrels or cisterns are encouraged.
- iii. Developers and engineers are referred to the 2004 Connecticut Stormwater Quality Manual for design specifications.
- iv. Management responsibility and management schedules for these on-lot stormwater practices shall be included with the approved plans.

c. Clearing and Grading

- i. Clearing and grading of forests and native vegetation at a site shall be limited to the minimum amount needed to build lots, allow access, and provide fire protection.
- ii. Clearing, grading and tree preservation areas shall be delineated both on project plans and in the field.

3. LID Checklist

Applicants for projects requiring site plan review shall submit the LID checklist found in **Appendix B** with their application.

4. Groundwater Protection in Stratified Drift Deposit Areas

Groundwater Reserves/Stratified Drift Deposits are a potential source of public water supply and therefore should be protected from contamination. Special consideration will be given to proposed activities within the mapped stratified drift deposit areas in order to protect against contamination. For this purpose the Commission will refer to the publication *Protecting Connecticut's Groundwater A Guide for Local Officials* published by the Connecticut Department of Environmental Protection, 1997. These areas are depicted on the map titled: **2020_GroundwaterMap**.

Article 5B, Section 5 Parking Standards

A. Intent

The intent of these parking standards is to assure adequate off-street parking, reduce on-street parking, increase traffic safety and reduce the visual impact of parking lots. These standards are also intended to achieve a safe and effective balance between accommodations for vehicular and non-vehicular modes of transport.

B. Dimensions and Number of Parking Spaces

1. Dimensions

Any automobile parking spaces provided shall be no less than 9' x 18' in dimension.

2. Number of Spaces

- a. There is no minimum number of spaces required for any use, except as provided for handicapped spaces in non-residential uses (**Article 5B, Section 6, B, 3**, below). The maximum number of spaces permitted will be that which can be accommodated by the impervious surface of the property, while adhering to all dimensional requirements for parking spaces.
- d. All applications for a zoning permit, site plan review or special permit shall contain a parking plan. Such plan shall be completed to the satisfaction of these regulations, and may also include, at the discretion of the Commission or ZEO:
- e. Anticipated parking demand, including peak hours and the method of calculation used.
- f. The total allocation of available parking spaces on-site. In instances where a parking area is shared, any allocation specific to the application shall be indicated.
- g. Locations for alternate parking should they be necessary.
- h. Whenever possible, parking areas shall be located behind the principal building.

3. Handicapped parking Spaces

Parking spaces shall be provided for the physically handicapped, according to the table below. Parking spaces for the physically handicapped shall be designed in accordance with the Rules and Regulations of the Americans with Disabilities Act of 1990, Pub. L No. 101-336, 104 Stat. 328 (1990) and Laws of the State of Connecticut, as amended. Handicapped spaces shall be clearly identified by a sign stating that such spaces are reserved for physically handicapped persons. The handicapped spaces shall be located in the portion of the parking area nearest the entrance to the use or the structure which the parking area serves. Adequate access for the handicapped from the parking area to the structure shall be provided.

<u>Number of Standard Parking Spaces</u>	<u>Number of Handicapped Spaces</u>
0-20 spaces	1 handicapped space
21-30 spaces	2 handicapped spaces
31-50 spaces	3 handicapped spaces
51-100 aces	4 handicapped spaces

4. **Bicycle Parking Spaces**

For all uses that are required to provide, or do provide, public parking spaces, the installation of public bicycle racks shall be required. The minimum number of bicycles spaces shall be one, or 10% of the total number of automobile spaces, whichever is greater. The bicycle racks shall be designed to provide for the locking of the bicycles to the racks. The design, location and number of bicycle racks shall be shown on the site plan for any application which incorporates a public parking area.

C. **Electric vehicle charging stations**

1. Electric vehicle charging stations with a level 1 or 2 charging level shall be permitted for installation in any district for any use, residential or non-residential.
2. Electric vehicle charging station(s) with a Level 3 or greater charging level may be installed only in a parking lot at a commercial or municipal destination, or located in a vehicle service station. These stations are expected to have intensive use and will be permitted to have multiple “rapid charging stations” to serve expected demand.
3. Electric vehicle charging stations are subject to the following design criteria:
 - a. Charging stations in public parking areas should be able to be readily identified by electric cars users, but should be designed for compatibility with the character and use of the site.
 - b. Where provided, spaces shall conform to all dimensional requirements for standard parking spaces.

D. **Points of entrance and exits**

1. Points of entrance and exits for driveways onto the street shall be located so as to minimize hazards to pedestrian, bicycle and vehicular traffic.
2. Off-street loading spaces and truck loading bays, ramps and docks shall be designed in such a way as to minimize or eliminate the use of the public street or right of way for maneuvering, loading or unloading.
3. No portion of the driveway at the edge of the street pavement shall be closer than 75 feet from an intersection.
4. Street addresses shall relate to the street or other right of way on which the point of entry is located.
5. Entrance and exit driveways for non-residential parking areas containing fewer than five spaces shall have a minimum width of entrance and exit drives of ten (10) feet for one-way use and eighteen (18) feet for two-way use. The minimum curb radius shall be 15 feet. The maximum width of such driveways at the property line shall be 24 feet. The Commission may modify these width and radius requirements to facilitate traffic flow and safety.
6. Entrance and exit for residential driveways is governed by the **Thompson Driveway Ordinance 10-053**, December 20,1988, amended November 14 1989; March 18, 2004; January 27, 2010.

E. Shared Parking

The Commission encourages parking for different structures or uses, or for mixed uses, to be shared, whenever possible, in every district. At the applicant's request, shared parking may be provided, subject to the following provisions:

1. A reciprocal written agreement has been executed by all the parties concerned and submitted with the application to the Commission, assuring the joint use of such common parking. The Commission may forward such agreements to legal counsel for review.
2. The applicant(s), and **any other parties** to the shared parking, shall each include a statement of anticipated parking need, as per the parking plan required with the application. The Commission shall review these statements of anticipated parking need to ensure their compatibility before approving the shared parking.

F. Landscaping Requirements and LID

1. Any landscaping shall, to the full extent practicable, maximize the natural areas retained in any Parking Area in order to optimize natural infiltration of rainwater, intercept and manage stormwater runoff, and provide an aesthetic setting for development. In order to accomplish these goals the following standards shall apply:
 - a. Developments with proposed parking spaces of thirty (30) parking spaces or more shall provide a minimum of 10% of the total parking area as landscaped open space. Such landscaped open space may be provided in the form of islands, aesthetic landscape treatments, pedestrian refuge/oasis areas. Such open space may not include the perimeter buffer between the Parking Area and adjacent streets, residential/commercial developments, or open space areas. Any plantings so required should be of varieties native to Connecticut. Species from the most current Connecticut Invasive Plant List, as compiled by the Connecticut Invasive Plant Council, are prohibited. <https://portal.ct.gov/-/media/CAES/Invasive-Aquatic-Plant-Program/Plant-Information/Invasive-Plant-List-2013.pdf?la=en>
 - b. Developments with proposed Parking Areas of thirty (30) parking spaces or more shall provide landscaped islands and perimeter landscaping throughout the parking area planted with a mix of shrubs and trees. Such islands and perimeter plantings should be located:
 - i. At each parking lot entrance
 - ii. At the ends of each parking Aisle
 - iii. As intermediate islands in long rows of spaces, located every 15 spaces
 - iv. As separation between long rows of Parking Spaces where that abut other rows
 - v. As separation between pedestrian walkways and Parking Spaces and/or driving Aisles
 - c. Trees and shrubs shall be situated such that they do not obstruct vehicle sight lines when at full growth.

- d. The use of native grasses and small-diameter wood-stemmed shrubs is required as plantings for all vegetated swales, vegetated filter strips, created wetlands, rain gardens, or detention basins with bio-filtration.

G. Additional Considerations

1. Any lighting used to illuminate off-street parking areas shall be so arranged as to direct light down, towards the parking area, and away from any adjoining lots and any public street right-of-way.
2. Whenever possible, adjacent commercial uses shall facilitate pedestrian access between parcels to promote walkability.
3. Interior vehicular access between parcels may be considered, provided such agreement has been reviewed by the Commission or its agent.
4. Wherever possible, loading docks and/or areas shall be located to the sides or rears of buildings, or screened so as not to be visible from a public street or way.

Article 5B, Section 6 Signs

- A.** All new signs, with the exception of those delineated in **Article 5B, Section 7, F** (below) shall require the issuance of a permit by the ZEO before erection or replacement. No additional permit shall be required for a change of content, or for a replacement of a sign of the same dimension.
- B.** Lighting fixtures illuminating signs shall be **downcast**, aimed and shielded so that light is directed onto the sign façade, and shall not be aimed toward adjacent streets, roads or properties.
- C.** Permits for signs shall be valid as issued for a period of five (5) years, subject to inspection for renewal by the ZEO. If the ZEO finds a sign to be in violation of any of the requirements for the permit, a renewal shall not be authorized until the owner will have brought the sign into compliance.
- D.** The ZEO may order the removal of any sign(s) not maintained or erected in accordance with the provisions of this section.
- E.** Signs existing at the time of the adoption of these regulations must be maintained in their existing size, shape and illumination; and cannot be altered, enlarged, expanded or moved; nor may lights be added thereto, except as such changes may keep or bring the sign(s) into conformance with these regulations.
- F.** The following types of signs are exempt from obtaining a permit:
 - 1. Address numerals
 - 2. Legal notices
 - 3. Off-premises directional signs, which shall not be larger than eight (8) square feet
 - 4. Seasonal agricultural signs, as described in **Article 4A, Section 4B** of these Regulations
 - 5. **Flags (dimensional requirements for flags are described in Section 6, G below)**
 - 6. No Trespassing signs or Posted signs, which shall not be larger than two (2) square feet
 - 7. Municipal or other governmental signs
 - 8. Political signs
- G. Dimensional requirements for flags:**
 - 1. **Flags are exempt from obtaining a zoning permit as described above, but are subject to the following dimensional and placement limitations.**
 - a. **No more than three flagpoles, towers or similar structures shall be allowed per parcel or lot**
 - b. **No more than five flags shall be displayed per parcel or lot, inclusive of flags flown on poles, towers or stanchions; and flags affixed to a building or structure.**
 - c. **Open Feather/Sail flags or banners may be placed on private or commercial property but not on Town property. Maximum height if placed on ground level shall be eight (8') feet. A maximum of three such flags per property site shall be inserted or secured at grade.**
- A.** The following signs shall not be permitted:
 - 1. Any sign or sign support which, for any reason, constitutes a hazard by obstructing the vision of a driver; detracting from the visibility or effectiveness of any traffic sign or device; obstruction free ingress or egress from a fire escape door, window, or other required exit way;

or make use of words such as “stop” “one way” or otherwise interfere with, mislead or confuse traffic.

2. Signs placed, inscribed, or supported upon the roof or upon any structure which extends above the eaves of any building.
3. No new sign shall be erected that is larger in dimension than 32 square feet in size. Municipal or other governmental informational signs are exempt from these restrictions.
4. Rotating, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted in any district. Municipal or other governmental informational signs are exempt from these restrictions
5. New billboards are prohibited. Billboards existing legally at the time of adoption of these regulations may not be enlarged, nor may their placement or orientation on the site be changed. Illumination of billboards is prohibited.

Article Six

Zoning Board of Appeals

Article 6, Section 1 Administration

- A. The Zoning Board of Appeal shall have all the powers and duties delegated to it by the Connecticut General Statutes, including hearing appeals regarding the enforcement of these Regulations; the review and approval of requests for variances; and the location for dealing in or repairing motor vehicles, or the sale of gasoline products, pursuant to Sections 14-55 and 14-322, respectively, of the Connecticut General Statutes.
- B. Any variance granted by the ZBA shall run with the land and shall not be personal in nature to the person who applied for and received the variance. A variance shall not be extinguished solely because of the transfer of title of the property or the invalidity of any condition attached to the variance that would affect the transfer of the property from the person who initially applied for and received the variance.
- C. Any appeal, application or other matter requiring a decision of the ZBA shall be submitted on a form prescribed by the ZBA, and shall be accompanied by the required fee and any maps, statements other documents required by the ZBA in order to properly evaluate and render a decision on such appeal, application or other matter. All maps submitted shall meet or exceed the minimum requirements for a zoning permit plan, as set forth in **Article 3, A Section 4 A** of these regulations.
- D. No appeal, application or other matter shall be decided without first convening a public hearing on the same, made in accordance with the requirements of the Connecticut General Statutes.
- E. No variance shall be granted by the ZBA unless the board finds that, owing to conditions especially affecting the parcel, but not generally affecting the district in which it is situated, a literal enforcement of the regulations would result in exceptional difficulty or unusual hardship, so that substantial justice will be done and the public safety and welfare secured; and further provided that the following conditions are met:
 - 1. The hardship is the result of the particular circumstances of the site, and was not created by the applicant or a predecessor in title.
 - 2. The hardship differs in kind from hardships imposed by these regulations on other properties in the same district.
 - 3. Financial loss resulting from these regulations does not constitute the cause for the application for a variance.
 - 4. The variance is the minimum variance necessary in order to allow reasonable use of the property.
 - 5. The variance is in harmony with the general purpose and intent of the zoning district and other provisions of these regulations.
 - 6. The variance will not adversely affect public health, safety and welfare.
- F. A variance shall not be granted to change a special permit use to a permitted use, nor shall a variance be granted to waive requirements of these Regulations.

Article 6, Section 2 Motor Vehicle Related Businesses

- A. Chapter 246, Section 14-54 of the Connecticut General Statute designates the ZBA, for populations under 20,000, as the agency for the Town charged with the authority to grant a certificate for the approval for the location of:
 - 1. The dealing in or repairing of motor vehicles, as required for obtaining a license from the Commissioner of Consumer Protection.
 - 2. The establishment, operation or maintaining of a motor vehicle recycler's yard or motor vehicle recycler's business.
- B. Notwithstanding the above, the granting of a certificate of approval by the ZBA shall not in any way abrogate or annul other regulatory and administrative provisions of these regulations pertaining to such uses.
- C. The ZBA shall hold a public hearing on any application under Article 6, Section 3, and shall apply the criteria set forth in Section 14-55 of the Connecticut General Statutes.

Article 6, Section 3 Procedure to Notify Applicable Property Owners

- A. Following the notification guidelines found in **Article 2, Section 9C, 8** of these regulations, applicants shall:
 - 1. Notify abutting property owners within two hundred feet (200') of the applicant's property with a description of the proposed variance.
 - 2. Post a sign meeting the appropriate legal criteria.

Article Seven

Definitions

Intent and General Rules of Construction – In the interests of clarity and brevity, the following terms shall, unless otherwise stated have the meaning herein indicated for all purposes of these regulations. Words uses in the present tense shall include the future tense. When the context so requires, words in the masculine, feminine or neutral gender shall include any gender, and words in the singular or plural shall include both single and plural numbers. The underlined captions set forth in these regulations are for convenience and reference only, and shall not be deemed to define or limit the provisions hereof, or to affect in any way their construction or application.

A

Abandonment – discontinued use of any structure or land. A structure shall be considered abandoned if it is fully or partially demolished. The use of a structure or land shall be considered abandoned if the activity or operation ceases, the premises are vacated, machinery, equipment or fixtures are removed, or other action terminating the use is taken to cease or discontinue a use or activity without the intent to resume, but excluding temporary or short-term interruptions to use or activity during periods of remodeling, maintaining of otherwise improving or rearranging a facility, or during normal period of vacation or seasonal closure.

Access Right-of-Way – a strip of land in which a legal permanent interest has been acquired, permitting access to an adjoining interior lot from a public street or private way.

Accessory Apartment (also In-Law Apartment) – space allotted within an owner-occupied single-family dwelling that is designed or intended for separate use by one or more persons occupying that allotted space. The habitable space shall be interconnected to the primary dwelling, shall be properly conditioned as a dwelling, and shall be serviced by the same septic system and electrical service as the primary dwelling.

Accessory Building or Structure – a building or structure, in addition to the principal building, which is clearly subordinate to; and customarily incidental to; and is located upon the same lot as the principal building, or on a contiguous lot under the same ownership. Any accessory building physically attached to the principal building shall be deemed to be a part of such principal building in applying the Bulk Regulations to such building.

Accessory Dwelling Unit (ADU) – an independent, detached, self-contained housing building on a residential lot which is subordinate in size to the primary dwelling. The ADU shall incorporate space for sleeping, cooking/eating, and sanitation, and shall have a private entrance. An ADU may share a septic system and electrical service with the primary dwelling; or it may have separate septic and electrical service. An ADU is subject to all applicable NDDH standards for private wells and septic, where public water and sewage facilities are not available. An ADU is subject to all setback requirements for the district in which it is situated.

Accessory Use – a use, in addition to the principal use, which is clearly subordinate to; and customarily incidental to; and is located upon the same lot as the principal use, or on a contiguous lot under the same ownership.

Adult Entertainment – a use intended only for persons having achieved legal age of majority which is sexually explicit, but otherwise legal in nature. Adult entertainment uses include: adult bookstores, adult live entertainment establishments, adult motion picture theaters, adult mini-motion-picture theaters, adult video store, and adult paraphernalia store.

Agriculture –as per **Connecticut General Statutes, Sec. 1-1 (q)**: cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "**aquaculture**" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands.

Agriculture-Ancillary Entertainment-Based Activities – non-agricultural offerings, commonly used as incidental components of on-farm direct marketing activities, which are accessory to and serve to increase the direct-market sales of the agricultural output of a farm. Such activities are designed to attract customers to a farm by enhancing the experience of purchasing agricultural products. Examples of such activities include, but are not limited to: live music performances; weddings; and business meetings.

Alcoholic Beverages – shall be as defined in Chapter 545 of the Connecticut Liquor Act

Alter, Alteration – as applied to a building or structure, a change or rearrangement in the structural parts thereof; the movement of all or any part thereof; or the substantial reconstruction thereof, so as to produce a substantial change in appearance, character or construction. Also means an enlargement, whether by increasing the height, coverage, volume or floor area. As applied to a use, means a change or enlargement in the character, area occupied by, intensity or scope of use including, but not limited to: the extension of hours of operation; the addition of other activities, equipment, functions or processes; or the extension into additional land or building area.

Antenna – a device used to receive or transmit electromagnetic waves. Examples include, but are not limited to whip, panel, and dish antennas.

B

Base Flood – the flood level having a one-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation – the elevation of the base flood as recorded on the Flood Hazard Boundary Map and accompanying stream profile data.

Basement – that portion of a building having its floor level partly or wholly below the adjacent finished grade, and which has more than half its interior height measured from floor to rough ceiling above the finished grade of the ground adjoining the building.

Bed and Breakfast – an owner-occupied dwelling, part of which is used as overnight accommodations for transients, in exchange for compensation. A morning meal may be provided to transient guests, but no additional food service, or food service to the general public, is permitted.

Billboard – a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

Bond - a deposit of a specified amount as determined by the Commission, generally required as security against proper completion of certain special permit activities. **Cash bonds and surety bonds are acceptable by the Commission.**

Boundary Line – a lot line or property line. Also, the line legally separating two (2) adjoining lots, or parcels of land.

Brewery (also Craft Brewery, Micro-brewery) – an establishment where beer is brewed. A **Craft Brewery** is a small-scale brewery which allows sales and consumption of its own products on the premises. A **Micro-Brewery** is a small-scale brewery which allows sales of its own products on the premises, but has limited or no on-premises consumption.

Buffer (Strip or Area) - a strip of land, identified on a site plan or by a zoning ordinance, established to protect one type of land use from another. A parcel of land unoccupied by buildings, structures, or pavements and maintained as a grass area and/or planted with trees or shrubs or left in its natural state.

Building – any structure having a roof and intended for shelter, housing or enclosure of persons, animals or materials. The connection of two (2) or more buildings by means of a porch, breezeway, passageway, carport or other roofed structure shall be deemed to make them one building.

Building Area – the impervious ground-level area enclosed by the walls of a building, together with the area of all covered porches, roofed structures and non-impervious structures such as raised open decks and attached roof structures to the principal building.

Building Code – the provisions of the Connecticut State Building Code, as amended.

Building Height – the vertical distance from grade plane to the greatest height, to include the average finished grade adjoining the building at all exterior walls, as well as rooftop service structures housing mechanical equipment, unless otherwise specified in these regulations.

Building Line – a line parallel to the abutting street at a distance equal to or greater than the setback requirements for the front yard.

Building Lot Coverage – the aggregate or total bearing area as a percentage of all buildings and structure, including impervious surfaces such as asphalt drives and uncovered steps.

Building Official – the officer of the Town designated as authority, or other authority charged with the administration and enforcement of the Connecticut State Building Code.

Building Permit – the permit required by Connecticut State Law, issued by the Building Official for the construction, repair, renovation and/or alteration of a structure, including additions.

Bulk– the size and volume of buildings, structures and use areas; the physical relationships of their exterior walls or spatial limits with lot lines; or with other walls of the same building; or other sections of the same structure or use. Bulk also includes the relationship of buildings, structure and uses with all yards and open spaces required by these regulations; and also includes provisions of these regulations dealing with floor area ratio, building height, lot area per dwelling unit, lot frontage, lot width, required yards, courts, useable open space, spacing between buildings on a single lot, length of building in a row, and all other similar provisions of these regulations dealing with the relationship between land and the improvement or uses located, or to be located, thereon.

C

Campground – a plot of land on which two or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes.

~~**Child Care Center (also Day Care Center)** – an establishment conforming to the definition of CGS Sec. 19a-77 (as amended), and includes a use which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis.~~

Care Services

Family Child Day Care - a care service, provided in a private residence, caring for not more than six (6) children full-time (including the providers' own children not in school full-time) and three (3) part-time children. Children are cared for not more than 12 hours during a 24 hour period, and care is given on a regular recurring basis. Part-time consists of child care for not more than four (4) hours in a 24 hour period. Services must conform to all State and Federal regulations. Note: restricted from adding elder care services in the same dwelling.

Group Child Day Care – a care service, provided in a private residence or non-residential facility, caring for not more than 12 children. Services must conform to all State and Federal regulations. Note: restricted from adding elder care services in the same dwelling.

Child Day Care Center - A non-residential facility which provides child care. The facility must have 30 square feet per child and one staff member per 10 children. For children under three (3), there must be

one (1) staff member per four (4) children. Day care services must conform to all State, Federal, and Fire Marshal regulations.

Elder Care Service - a care service, provided in a private residence, caring for not more than five (5) elderly persons (including the providers' own elderly persons unable to self-care). Elderly are cared for not more than 12 hours during a 24 hour period, and care is given on a regular recurring basis. Services MUST meet all State and Federal regulations. Note: restricted from adding child care services in the same dwelling.

Adult Day Care Center - a non-residential facility which provides adult care services. The facility must have 60 square feet per adult and one (1) staff member per seven (7) adults. Services must meet all State, Federal, and Fire Marshall regulations.

Co-Location – locating wireless communication facilities of more than one provider on a single site.

Commission – the Planning and Zoning Commission of the Town of Thompson.

Connecticut Guidelines for Soil Erosion and Sediment Control, 2002 – a document (DEP Bulletin 34) intended to provide information to government agencies and the public on soil erosion and sediment control. These guidelines fulfill the requirements of Connecticut's Soil Erosion and Sediment Control Act (§§ 22a-325 through 22a-329 of the Connecticut General Statutes).

Country Inn – a building, originally designed as a residence, which is converted to use as overnight accommodations for transients in exchange for compensation. A country inn may or may not be owner-occupied, but may not be a part of a hospitality group or franchise. A country inn may include an area for food and beverage service; may provide meals other than breakfast; and may be open to the general public.

D

Date of Receipt – the date of the next regularly scheduled meeting of the Commission immediately following the submission date of an application, request or appeal; or thirty-five (35) days from the date of application, request or appeal, whichever is sooner. If there is any conflict between this provision and the requirements of CGS 8-7d, the provisions of the Connecticut General Statutes shall prevail.

Development – any man-made change to real estate, including but not limited to: the construction of buildings or structures; or mining, dredging, filling, grading, paving, excavation or drilling operations; but excluding the tilling of soil as a part of agriculture or horticultural uses.

Directly Connected Impervious Area (DCIA) – that impervious area from which stormwater runoff discharges *directly* to waters of the state, or *directly* to a stormwater system that discharges to waters of the state.

Distillery (also Craft Distillery) – an establishment for the distilling of alcoholic spirits. A **Craft Distillery** is a small-scale distillery which allows sales and consumption of its own products on the premises.

Disturbed Area – an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

Downcast Lighting - A light source or fixture, affixed to a sign or building, aiming downward and intended to illuminate a specific subject without the creation of any external glare.

Driveway – private roadway providing ingress & egress to a public street.

Dwelling – a building designed and/or used for human habitation on a solid bearing foundation, using listed weatherproof exterior materials; the interior walls also constructed with compatible materials; incorporating a living space for sleeping, cooking/eating, and sanitation; sanitation shall be connected to a safe water supply with adequate sanitary sewerage disposal; and such building must be also equipped with a heat source or apparatus which, combined with insulation throughout, is capable of maintaining proper interior temperature and ventilation.

Dwelling, Condominium – a building or group of buildings in which dwelling units, offices or floor area are owned individually; and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. Condominiums may be arranged as apartments, townhouses or detached dwellings.

Dwelling, Single-Family – a building which is a single unit conforming to the definition of a dwelling, and which is the primary dwelling unit on a residential lot.

Dwelling, Multifamily – a building containing three or more units conforming to the definition of a dwelling, which share a structure; and may share common areas or facilities; and in which the occupants of the units are otherwise independent of each other.

Dwelling, Townhouse – a single-family dwelling unit, constructed in a row of at least three such units, in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one of more common vertical fire-resistant walls.

Dwelling, Two-Family (also Duplex) – a single detached building containing two independent units conforming to the definition of a dwelling. Such units may be arranged side-by side, or on separate stories.

E

Earth Processing – alteration of earth materials excavated on site, including mixing with earth materials or other approved materials imported to the site using authorized processing equipment, including but not limited to screening and crushing and production of concrete, asphalt, and other earth materials.

Easement – a non-possessory interest in land. The owner of an easement has a right to use the land of another for a special purpose, as distinguished from a right to possess that land.

Enlargement (or To Enlarge) – any addition to the floor area of an existing building; an increase in the size of any other structure; or an increase in that portion of a tract of land occupied by an existing use. “To enlarge” is to make an enlargement.

Erosion – the detachment and movement of soil or rock fragments or by the wearing away of the land surface by water, wind, ice, or gravity.

Erosion and Sediment Control Plan (E&SP) – a scheme that minimizes soil erosion and sedimentation resulting from development, and includes, but is not limited to, a map and a narrative.

Excavation – the severance from the earth’s surface or removal from the ground of soil, loam, sand, gravel, clay, rock, topsoil, or any other earth material.

F

Farm – a property on which **Agriculture** is the primary use, including buildings and accessory buildings thereto; nurseries; orchards; ranges; greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising of and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities.

Farm Stand – a structure, which is not a permanent building, which is used for the sale of seasonal agricultural products

Farm Store – a structure, which is a permanent building, which is primarily used for the sale of agricultural products. A farm store must be under common ownership of the owners of one or more farms, but is not required to be on the site of a farm.

Farm-Based Recreation – means recreational offerings that are uniquely suited to occurring on a farm, and may also include common outdoor recreation activities that are compatible with the agricultural use of the farm, where such offering and activities are related to marketing the agricultural output of the farm. Such activities are accessory to, and serve to increase, the direct-marketing sales of the agricultural output of the farm by attracting customers and enhancing the experience of purchasing agricultural products at the farm. Examples of farm-based recreational activities uniquely suited to occurring on a farm may include, but are not limited to: corn, sunflower or other crop mazes; hayrides and wagon rides; agricultural animal display or petting areas; farm tours; horseback riding and pony rides; or tractor pulls. Examples of farm-based recreational activities considered common outdoor activities that are compatible with the agricultural use of a farm include, but are not limited to: hiking; bird-watching; sleigh rides; hunting and fishing; and bonfires. **Seasonal** activities are those which are determined by the agricultural calendar (e.g. crop mazes or festivals celebrating a seasonal crop) **Ongoing** activities are those which are not determined by the agricultural calendar (e.g hayrides, farm tours, petting zoos)

Fence – a freestanding structure intended for division no more than seven (7) feet tall on either side. Any structure over seven (7) feet in height must meet building setbacks.

Flag – a piece of fabric or fabric-like material of distinctive design that is used as a national, state or municipal symbol; as a signaling device; or for advertising, decorative or informational purposes. A **Feather Flag, Open Feather Flag or Sail Flag** is a flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached. Such banners are also known and sold under names which include, but are not limited to, “quill sign,” “banana banner,” “blade banner,” “flutter banner,” “flutter flag,” “bowflag,” “teardrop banners,” and others. This definition includes functionally similar display devices.

Floodway – the high risk channel area of a watercourse and adjacent land area that must be reserved to discharge the base flood without increasing water surface elevations more than one foot.

Floor Area, Gross – the sum of the gross horizontal area of every floor of a building, as measured by the exterior faces of the walls; or from the centerline of a party or common wall separating two buildings, dwellings, or distinct non-residential uses having no common exterior access. “Gross Floor Area” shall include a) basement space; b) attic space whether or not a floor has been laid, over which there is structural headroom of 7-feet or more; c) floor space used for mechanical equipment with structural headroom of 7-feet or more; d) roofed porches, breezeways, interior balconies and mezzanines; e) any roofed-over space not located in a basement, such as a garage or carport, for off-street parking accessory to a dwelling. “Gross Floor Area” shall not include a) cellar space; b) elevator shafts and stairwells; c) accessory water tanks and cooling towers; d) impervious structures such as patios, terraces and outside uncovered steps; and e) non-impervious structures such as unroofed open porches and decks.

Floor Area, Livable – the portion of the Gross Floor Area of a dwelling that is adequately provided with heat, light and ventilation so as to be suitable for residential use and occupancy. “Livable Floor Area” shall include finished basement or attic spaces, including finished living space over an attached garage. “Livable Floor Area” shall not include garage space; cellar space; terraces or patios; unroofed porches; access steps, or stairways and halls serving more than one (1) dwelling unit; and similar unenclosed or unfinished spaces.

Frontage (also Road Frontage) – the boundary of a lot abutting a public street.

G

Grading – any earth moving, excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

H

Home Occupation – a small business which is capable of co-existing with residential uses, without undue adverse effects on the quality of life, environment, aesthetics and property values of the district in which it is located.

Hotel – a building or group of buildings providing lodging for persons with or without meals, intended primarily for the accommodation of transients. The term “Hotel” shall be inclusive of the terms motel, motor inn, and inn.

I

Impervious Surface – an area of a lot which has been altered in such a way as to be impenetrable by surface water. Such surfaces include, but are not limited to roofs, paved areas (roads, driveways, parking lots, sidewalks), patios, and swimming pools.

Interior Lot (also Flag Lot) - a land parcel that lies at the end of a long driveway, not containing the minimum road frontage generally required by these regulations but otherwise conforming to all specific area and dimensional requirements for the district in which it is located. An interior lot may lie behind residences, buildings, or open land.

J

K

Kennel, Commercial – a facility maintained for boarding companion animals, which may or may not include grooming services. The term “Commercial Kennel” shall include veterinary hospitals that boards companion animals for non-medical purposes.

Kennel, Non-Commercial – a facility where five (5) or more companion animals over the age of four (4) months under one ownership are maintained at a single location and bred for show, sport or sale. Any owner who breeds more than two litters of dogs annually shall apply to the Thompson Town Clerk for a kennel license (CGS Section 22-344).

L

Land Disturbance – the clearing, stripping or removal of vegetation exposing the underlying soil.

Livestock – domesticated animals, other than household pets including, without limitations, alpaca, bison, cattle, goats, horses, llamas, poultry, sheep, and swine.

Lot – one (1) or more contiguous parcels of land under unified ownership and separately described in a Deed of record, which is occupied or capable of being occupied by one (1) principle building and the accessory buildings or uses customarily incidental to it, including such open spaces as are required by these regulations and which, in addition, meet the minimum area, width and other applicable requirements of these regulations for the district in which such parcel is located, or which is a legal non-conforming parcel, as defined in these regulations. In the case of multiple of two-family dwellings, a group of buildings under the same ownership shall be considered as occupying the same lot. The term “Lot” includes the terms “Plot” and “Parcel”, but those terms do not include the term “Lot”.

Lot Area – the area of a horizontal plane bounded by all lot lines.

Lot, Corner – a lot of which two (2) adjacent sides face a street or street, so that the angle of the intersection is less than one-hundred-thirty-five (135) degrees, provided that the corner of any such intersection is not rounded by a curve having an inside radius greater than fifty (50) feet.

Lot Coverage – the ratio between the building area and the gross area of the lot.

Lot Frontage (also Lot Frontage Line) – the length measured between side lot lines, located entirely within the lot and passing through any point(s) of the front lot line. Such frontage may be non-continuous, i.e. it is not required to be a straight line between points, but may be irregular.

Lot Line – any boundary line of a lot.

Lot Line, Rear – the shortest line which is roughly opposite of, and farthest from, the front lot line, which line is at least the length of the minimum lot width required by these regulations for the subject district; or, if such line does not exist, the shortest straight line between side lot lines which is roughly opposite of, and farthest from, the front lot line, which line is contained within the lot and which is at least the length of the minimum lot width required by these regulations for the subject district.

Lot Line, Side – any lot line which is not a front lot line or a rear lot line, extending directly or indirectly from the front lot line.

Low Impact Development (LID) – an approach to environmentally friendly land use planning. LID practices are designed to mimic pre-development site hydrology by identifying opportunities to soak rain water into the ground on-site, rather than directing it off-site, often into storm drain systems. By capturing and retaining stormwater on-site, any pollutants contained in the stormwater runoff are prevented from being transported into nearby waterbodies.

M

Manufactured Home – a prefabricated or transportable single family dwelling unit, which is transported in one or more sections. A manufactured home must be constructed in accordance with the Federal Manufactured Home Construction and Safety Standards of the Department of Housing and Urban Development (HUD). The manufactured home must be suitable for year round habitation, and equipped with a means to connect to water, sanitary, and electric facilities. A manufactured home must comply with all applicable flood management regulations.

Manufacturing, Heavy (also Heavy Industrial) – processing or fabrication of products, primarily extracted from raw materials; or bulk storage and handling of such products and materials; which involve more intense impacts associated with large industrial uses, their accessory outdoor storage uses, and large building areas. Uses which pose significant risks due to the involvement of explosives, radioactive materials, or other hazardous materials are included in this category. Examples include, but are not limited to: wrecking yards, chemical plants, concrete and asphalt plants, commercial slaughterhouses and freight facilities. Heavy Manufacturing is a prohibited use in the Town of Thompson.

Manufacturing, Light (also Light Industrial) – fabrication or assembly of products lower in intensity, cleaner, and generally more compatible when located adjacent to commercial or mixed-use districts than are heavy manufacturing uses. Light manufacturing or industrial uses are those which do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. Examples include, but are not limited to: appliance and electronic device assembly; machine shop and related activities; construction of signs, including painted signs; light sheet metal products, such as ventilating ducts and eaves; ice manufacturing; ceramic products, provided that kilns shall only be operated by gas or electricity; products assembled from materials fabricated off-site;

tinsmith and roofing service; milk processing plants; processing, sale, and display of monuments and stones; forming of small concrete products (i.e. stepping stones, fence posts, yard ornaments, etc.) and cultured marble products. Light Manufacturing is an allowed use in the Town of Thompson as described in the Tables of Uses of the various districts.

Mixed-Use (also Mixed-Use Development) – a development that provides multiple compatible uses in close proximity to one another. Also used to describe a land use pattern that seeks to increase concentrations of population and employment in well-defined areas with a mix of compatible land uses. The term may be applied to a single development (e.g. a single mixed-use building) or to a district containing one or more such developments.

Mobile Home – a trailer coach or similar vehicle or structure which is, or can be, used for sleeping, living or working quarters and which is, or can be, mounted on wheels. A mobile home may contain cooking, bathing and toilet facilities and is capable of being connected to a water supply and sewage disposal system. Recreational vehicles which are used as temporary quarters (six months or less) at seasonal campgrounds are not included in this definition.

N

Neighborhood Limited Enterprise – a small business which may reasonably be pursued in a residential district, but which may cause sufficient intensification of use that there are additional requirements for approval by the Commission, over and above those required for approval of a Home Occupation.

Net Buildable Area – the total contiguous lot area, excluding the following: 1. areas of slopes in excess of twenty-five (25%) percent 2. areas defined as inland wetlands or watercourses by the Thompson Inland Wetlands and Watercourses Regulations including 50% of established upland review area. 3. ledge outcrops 4. areas of special flood hazard and floodways 5. areas encumbered by easements.

Non-Conforming Building or Structure – a building or structure legally existing on the effective date of these regulations, which met all requirements of the zoning regulations in force at the time of construction; or which pre-dates the adoption of zoning regulations by the Town of Thompson; but does not meet the current standards of these regulations. This term may also include a building or structure legally existing on the effective date, or any amendment hereto, which caused such building or structure to cease to meet the requirements of these regulations.

Non-Conforming Lot – a lot of record which does not meet the bulk requirements for the district in which it is located.

Non-Conforming Use – the use of land, buildings or premises which is not a use permitted by these regulations for the district in which such use is occurring, but which was legally existing and conformed to all requirements in force at the time of its approval.

O

Open Space – land set aside for parks, playgrounds, active or passive recreation, or conservation purposes on any subdivision plan, but not including unbuilt land on any lot not so designated. Open

Space shall be dedicated in a location approved by the Commission, and regulated in accordance with applicable provisions of these regulations.

Outdoor Recreation – means an amenity with extensive outdoor uses including, but not limited to, outdoor tennis clubs and golf courses.

P

Parcel – any contiguous piece of land, including one or more contiguous lots of record, unified under the same ownership, whether or not every said piece of land was acquired at the same time; excluding, however, any parcel which is a “lot” as defined in these regulations.

Passive Solar – a dwelling or structure designed to use natural and architectural components to collect and store solar energy without the use of external mechanical action. Passive solar in the creation of supplement of hot water may use a mechanical means to facilitate the movement of water to and from solar panels.

Pervious Surface –an area which permits the direct infiltration of at least thirty percent (30%) of all storm water into the ground, and does not create a point source of runoff greater than seventy percent (70%).

Petition - a written application from a person or persons to the Commission asking that some authority be exercised to grant relief, favors, or privileges. **Article 2 Section 9** of these Regulations describes the petition requirements to request an amendment to these Regulations or the Zoning Map.

Photovoltaic Solar System - a power system designed to capture radiant solar power by means of photovoltaics, converting it to useable electrical current; and arrangement of several components that may include storage or energy containment, providing electricity for individual, agricultural, industrial or governmental use.

Plan of Conservation and Development (POCD) – a document adopted by the Commission under the authority of Section 8-23 of the Connecticut General Statutes, as amended.

Preliminary Plan –a plan presented in advance of a formal application. Presentation of the preliminary plan shall not constitute an application within the meaning of Title 8 Chapter 126 of the Connecticut General Statutes, as amended; and, review by the Commission of said preliminary plan and its comments, if any shall not be deemed to be an official action or decision.

Premises –a lot or parcel and all buildings, uses and structures located thereon.

Principal Building –that single building in which is conducted the principal use of the lot on which the building is situated.

Principal Use –the primary purpose or function for which a premises is used, designed or intended to be used.

Private Road (also Private Street, Private Way) – an access-way to one or more privately owned properties, which has not been dedicated and accepted by the Town. Such access-ways are not maintained by the Town.

The duty to maintain and repair a private road rests on the person or persons for whose benefit the road is established.

Q

R

Rest Home (also, Nursing Home) – an establishment with is licensed by the Department of Health Services pursuant to Chapter 368v of the Connecticut General Statutes, and which furnishes food and shelter to two or more persons unrelated to the proprietor and, in addition, provides services which meet a need beyond the basic provisions of food, shelter and laundry. Such services may include, but are not limited to, assistance in personal hygiene; nutrition; exercise; recreation; and health maintenance. This term shall not include “Convalescent Home” or “Skilled Nursing Facility”.

Resubdivision – the further division of lots, or the relocation of lot lines of any lot or lots within a subdivision previously approved and recorded by law. Resubdivision is further defined in Section 8-18 of the Connecticut General Statutes and in the Subdivision Regulations , and shall conform to the requirements of Sections 8-25 & 8-26 of the Connecticut General Statutes.

Right of Way – is any of the following: a) that portion of land which is made available for the construction of roadway, ditches, drainage structures and utility lines; and is to be conveyed to the Town, in the case of a proposed town road; or is to be conveyed to an Association charged with the maintenance of such right of way, in the case of a private road b) the parcel of land between street property lines, which are defined as the limits of land dedicated, secured or reserved for public transportation uses c) a narrow strip of land used to gain access to a parcel of land that does not otherwise have access to a street right of way d) a legally cognizable right belonging to a party to pass and repass on and over land of another for ingress and egress. Such right can arise by easement of deed, by judicial interpretation, or by common law or statute.

Road Frontage – The boundary line of a lot abutting a public right of way dedicated and accepted by the Town.

Road Frontage, Private Access – The boundary line of a lot abutting a private road, street or other access way, where such lots were determined by land deed prior to adoption of zoning.

S

Sediment – solid material, either mineral or organic, that is in suspension, is transported, or has been removed from its site or origin by erosion.

Setback –an open space on the same lot with a building having those minimum distances prescribed by these regulations.

Sign – any structure, or part thereof, or any device attached to a building or structure or painted or represented thereon which displays or included letters, words, symbols, trademarks or any other graphic representation which is in the nature of an announcement, direction, advertisement or other device used to attract the attention of the public. Similarly, any natural object such as a tree, stone, or the earth itself which is painted or arranged so as to represent or display any of the aforementioned graphic representations; any building feature, including a roof, special illumination, special colors or effects, or building or roof lines which serve to identify the use of occupancy of any building or site through a recognized motif or symbol. The term “sign” shall include sculptures and similar works of art designed or intended to attract the attention of the general public to commercial or industrial premises.

Sign, Flashing –any sign in which or upon which artificial light is not maintained in a stationary fashion with constant intensity and color at all times. This term includes signs that scroll, alternate or otherwise move or change a message using lighting, screens, projections, or moving parts of any kind. Signs which solely provide the time and/or temperature are excluded in this definition.

Site Plan – a drawing containing the proposed development for one or more lots, on which is shown the existing and proposed conditions of the lot, including: topography, vegetation, drainage, areas of special flood hazard, wetlands and watercourses; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers and screening devices; surrounding development; and any other information that may be required by the Commission according to Article 3 of these regulations.

Soil - the naturally occurring body of porous mineral and organic materials on the land surface, which is composed of unconsolidated materials including sand-sized, silt-sized, and clay-sized particles mixed with varying amounts of larger fragments and organic material. The various combinations of particles differentiate specific soil textures identified in the soil textural triangle developed by the United States Department of Agriculture (USDA) as found in **Soil** Survey Staff, USDA; Soil Survey Manual, Handbook 18, U.S. Government Printing Office, Washington, DC, 1993, p. 138.

Street (also Road) – an improved right of way or fee simple parcel of land, dedicated and accepted by the Town or the State of Connecticut by lawful procedure for the purpose of public travel, and suitable for vehicular travel; or a proposed street shown on a subdivision plan approved by the Commission, in accordance with the applicable provisions of the Subdivision Regulations.

Street Line – the dividing line between the street and the lot. Where such line has not been established, it is deemed for the purposes of these regulations to be a line parallel to, and 25 feet distant from the center line of, the traveled surface.

Stormwater Management Plan – a document containing material for describing how existing runoff characteristics will be maintained by a land-disturbing activity, and methods for complying with the requirements of these regulations and those of the State of Connecticut, that is prepared in accordance with accepted engineering practices and that identifies potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the construction site or its

associated land-disturbing activities. In addition, the document shall describe and ensure the implementation of best management practices.

Structure – anything that is constructed or erected, and the use of which requires permanent attachment to ground or water areas, or attachment to something having permanent location on ground or water areas; an edifice of a building of any kind; any production or piece of work, artificially built up or composed of parts and joined together in some definite manner. Signs, vending machines, fences or walls, a wharf or dock, an above ground tank or a detached solar panel or satellite dish would be defined as structures. A structure shall not include a flagpole or an ornamental well.

Structure Height – the vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure, to the highest point of the structure.

Subdivision – the division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease. Subdivision is further defined in Section 8-18 of the Connecticut General Statutes and in the Subdivision Regulations, and shall conform to the requirements of Sections 8-25 & 8-26 of the Connecticut General Statutes.

Subdivision, Conservation (also Cluster or Open Space Subdivision) – A type of subdivision where homes are clustered together on smaller lots than are otherwise permitted, to preserve the surrounding natural area, farmland or other open space.

Subdivision Regulations – those regulations adopted by the Thompson Planning and Zoning Commission pursuant to section 8-25 of the Connecticut General Statutes and Ordinance 10-38 in the Thompson Code of Ordinances.

T

Topsoil – the surface layer of a soil profile (known as a horizon of a soil), generally characterized as being darker than the subsoil due to the presence of organic matter, containing most of the nutrients available to plants, and supplying a large amount of the water used by plants, and the zone where the respiration of plant roots occurs.

Town – means the Town of Thompson, a municipal corporation having its territorial limits within the Town of Thompson, County of Windham and State of Connecticut.

U

Use – means any purpose for which a building, structure or premises may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business, or operation carried on in a building or structure, or on a lot or parcel.

V

Variance – means permission to depart from the literal requirements of these regulations, but not involving the actual use or activity of the variance as subject to any conditions required by the Zoning Board of Appeals.

W

Wireless Communications Facility – the equipment and structures involved in receiving or transmitting electromagnetic waves associated with wireless telecommunication services.

Wireless Communications Services – services associated with the transmission and/or reception of wireless telecommunications. These services may include, but are not limited to cellular, personal communication services, specialized mobilized radio, and paging.

X

Y

Yard – an open space that lies between the principal building or buildings and the nearest lot line.

Z

Zoning Enforcement Officer (ZEO) – the individual who is appointed by a majority vote of the Commission to carry out the functions and purposes identified in these regulations until such time as the appointment is revoked by the majority vote of the Commission.

Zoning Permit – a written approval from the ZEO or the Commission, indicating a proposed building, structure or use is in compliance with these regulations.

Appendix A - Design Guidelines

Intent

The purpose of the following guidelines is to provide prospective developers with practical standards for building and design within the Town of Thompson. While these guidelines do not carry the authority of regulation, adherence to these standards will show sensitivity to the existing scale and aesthetics of the built environment. It is the intent of the Town that development will contribute to economic growth while retaining its historic and rural character. These guidelines may be considered prescriptive for the Thompson Common Village District, under the authority of Section 8-2j of the Connecticut General Statutes. Close adherence to these design guidelines is strongly preferred in other districts, with special emphasis for commercial or mixed-use development in the Downtown Mill District, Thompson Corridor Development District and Business Development District.

The Commission encourages any potential developers planning projects in Thompson to review this document and then schedule an informal review prior to the submission of any applications. These preliminary discussions serve to better align planned development with these Regulations and the character of the community.

Thompson Common Village District

The Thompson Common Village District (TCPD) represents a unique and historically significant place in the Town. The boundaries of the district are defined in the National Register of Historic Places, here: <https://npgallery.nps.gov/GetAsset/88172446-449d-4bf9-83c7-a24e365bbfb2>

The objective of these design guidelines is to provide citizens, landowners, business owners and developers with clear expectations for development and redevelopment guiding principles. Overall, development within the TCPD should:

- Assure that any construction, alterations or additions maintain a relationship to the historic development of the Town through appropriate design
- Encourage development that is distinctive and appropriate for the district. Acceptable uses within the district are found in **Article 4c** of these Regulations.

These Design Guidelines apply to all proposed development within the TCPD that is subject to the Town's Zoning Regulations, and do not exempt applicants from obtaining all required permits and complying with all applicable building codes, laws, and regulations in force.

Overall Architectural Design

- The architectural style (compatible and complementary to the rural character of Thompson), height, roofline, materials and proportions of such buildings should be noted when new buildings are designed. Exterior modification of an existing structure should respect the rural character of the Town. Additions to existing buildings are encouraged to be compatible in size, scale, color, material, and character with the Town or reflect updated architectural styles compatible with the Town's rural character.

- Building design should incorporate features that add visual interest to the building while reducing the appearance of bulk or mass. Buildings should avoid long, monotonous, uninterrupted walls or roofs on their visible facades. They also should avoid long expanses of repetitive architectural elements. Whether symmetrical or asymmetrical, facades should be balanced in their composition.
- Historic scale, massing, and proportion should be preserved and reinforced where applicable.
- Building proportions that are compatible with the surrounding structures and the Town in general are encouraged.
- Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity character, and scale. The intent is to encourage a more human scale that residents of Thompson will be able to identify with their community.
- The proportions and relationships between doors, windows and other building elements should be related to a human scale and should be compatible with the scale, rhythm, and character of the surrounding area.
- The width of new structures should relate to that of adjacent structures.
- Larger buildings that are located adjacent to smaller structures should be broken down into smaller bays.
- A single, large, dominant building mass should be avoided.
- Buildings may be either traditional in their architectural character or a contemporary expression of traditional styles and forms.
- New architecture should consider traditional New England architecture as seen in existing structures in the TCPD, including but not limited to design elements such as proportional windows, wooden shingles, traditional rooflines, and the Colonial style. Applicants should refer to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and should incorporate as many standards as possible in projects involving historic buildings.
- All sides of all buildings should be treated with the same architectural style, use of materials, and details as the front of the building.
- Architectural design, building materials, colors, forms, roof styles, and detailing should all work together to express a harmonious and consistent design.
- Any buildings over 5,000 square feet should have variation in roof form, building height and wall planes.
- Linear "strip" development is strongly discouraged. Where such proposed development is unavoidable, it should incorporate variation in building height, building mass, roof forms and

changes in wall planes in the architectural design to mitigate the linear effect of “strip” development. In some instances, a physical separation of one building into two or more buildings may be desirable.

- To maintain the unique character of Thompson, franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) should be minimized, unless compatible with the rural nature of Thompson – rather they should enhance and complement the rural character and New England style present in the Town.
- Development (Building and site design) should respect the physical characteristics (open spaces on parcels, common setbacks and streetscapes) of the site and to the contextual influences of the surrounding area. Both the physical site characteristics and the contextual influences (scale compared to the massing of existing structures) should be considered early and throughout design development.
- While the Town strongly prefers authentic natural materials such as wood, brick, and stone for the exterior of structures and landscape features; synthetic materials, when used, should be as close in appearance and detail to the natural material it simulates.
- The adaptation and reuse of existing buildings of both functional and stylish historic design is encouraged
 - When renovations are considered to introduce new uses into existing structures, the newly constructed portion of the building should appear as an originally conceived part of the design.
 - New additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent.
 - Renovation of existing buildings should seek to improve energy efficiency within the building. Water conservation and energy efficiency should be a central goal in the selection of building components and building systems

Lighting

- For the provision of safe and attractive illumination, lighting should be designed at a pedestrian scale to illuminate the sidewalk area and buildings without creating excessive light impacts.
- Lighting should be in a style that is compatible and complementary to the surrounding architectural style and character
- Exterior lighting fixtures should be appropriate to building design and site location and the character of the Town.
- The site lighting plan should be designed for compatibility with the landscape plan to ensure that any conflict between trees and light fixtures is avoided.
- When feasible, lighting should be coordinated with adjacent developments, to create continuity.

- Lighting fixtures should be positioned, with respect to spatial design and fixture height, to give adequate uniformity of the illuminated area.
- Lighting should be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses.
- Pedestrian walkways and destination points for pedestrians must incorporate lighting for safety: illuminating changes in grade, path, intersections, and other areas along paths.
- The location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.
- Building lighting should have a low level of luminescence.
- Signage lighting should not interfere with neighboring land uses or constitute a hazard to pedestrian or vehicle traffic.
- Internally illuminated signs are not recommended.

Signage

- Signage should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of the streetscape
- The primary purpose of the sign should be to identify the business or businesses at a specific site.
- Signs should provide adequate identification of the business.
- Wall signs and signs on pedestrian canopies are recommended, where possible.
- Symbolic and historic three-dimensional signs which enhance the rural character of Thompson are encouraged.
- Appropriately sized projecting signs are encouraged.
- Exposed neon, LCD or similar signs are strongly discouraged.
- Banner signs should only be used as temporary commercial signs used to advertise a grand opening or change of business.
- Signs should be scaled appropriately to appeal to both pedestrians and vehicles.
- Signage that is consistent in scale with other signs along the corridor is recommended.
- Signs shall be limited to covering no more than fifteen (15) percent of available window space.

- Signs should be architecturally compatible with the style, composition, materials, colors and details of the building and the Town.
- Signs constructed of natural materials such as metal or wood are preferred.
- The visual message on signage should be legible and attractive.
- Structural supports for projecting signs should be designed so that their visual appearance is minimized.
- For signs identifying hours of operation, menus, newspaper reviews, and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.
- Signs should be symmetrically located within a defined architectural space on the building facade.
- Signs should not obscure or conceal architectural elements.
- On corner lot buildings, position signs on the corner of the building that abuts the two street fronts.

Circulation and Parking

General Circulation

- Street intersections should occur at a 90-degree angle to calm traffic and protect the pedestrian.
- Travel ways and/or grade separation for each mode of transportation (pedestrian and vehicles) should be separated wherever feasible, especially where volumes and relative speeds merit this precaution.
- Careful delineation and design of intersections should be considered to avoid mode conflicts and accidents.
- A minimal number of curb cuts should be used. When possible, curb cuts and vehicular access should be located on side streets to provide safe pedestrian access from streets and along sidewalks.
- Shared parking is encouraged among adjacent buildings to take advantage of different peak periods and reduce underutilized parking during various times of the day.
- Access on corner lot driveways shall be located a minimum of fifty (50) feet from the intersection.
- Large parking lots should be broken into smaller lots to reduce expanses of impervious asphalt.
- Lighting used to illuminate parking areas shall be directed downward and shall not spill into adjacent properties.

Parking Location

- Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. If buildings are located closer to streets, the scale of the complex is reduced, pedestrian traffic is encouraged, and architectural details take on added importance.
- Parking located adjacent to a public roadway should be well landscaped and include a sidewalk (if feasible) so to minimize the negative visual presented by the parking lot.
- Pervious surfaces which limit the direct infiltration of at least thirty percent (30%) of all stormwater into the ground, and which do not create a point source of runoff greater than seventy percent (70%), and other low-impact approaches are strongly recommended.

Pedestrian Circulation

- Increase and enhance pedestrian and bicycle access to storefronts, parking lots and provide comfortable safe linkages through well planned pathways, lighting and way-finding techniques.
- Pedestrian pathways should provide access to all of the functional destinations contained within the site.
- Minimize traffic lane widths while allowing for vehicular maneuvering.
- Primary circulation paths should avoid excessive steps or level changes in order to reduce potential tripping hazards and facilitate circulation for all potential users.
- Avoid impervious asphalt when possible and utilize pervious surface materials to the fullest extent practical.

Landscaping and Screening

- Surface parking lots should be screened in ways that allow buildings and landscaping to be the primary focal elements viewed from the street.
- Parking lots, when appropriate and not detrimental to safety or commerce, should be visually buffered from streets and adjacent properties using earth berms or landscape screens. Buffering materials can include trees, shrubs, and fencing that matches the local character.
- All surface parking lots should receive a perimeter interior landscape treatment for visual enhancement, pedestrian safety, guide circulation, shade, planting islands or raised beds, reduce impervious surfaces, and erosion control.
- Maintain a spatial separation or landscape barrier between the parking area and the building.
- Protect end row parking from turning movements of other vehicles with curbed landscaped areas.

- Use concrete, stone or similar curbing to contain landscape materials and provide protection from vehicles.
- Avoid chain link fencing

Site Landscape

- Landscaping can be used to enhance the attractiveness of storefronts and entrances, define spaces, and improve the pedestrian experience. Landscaping should be composed of noninvasive, drought-resistant plantings that may include trees, flowers, shrubs, succulents, and ornamental grasses
- Site designs should be sensitive to adjoining land uses.
- Structures should be oriented and designed architecturally to follow the existing grade of the land as is currently seen in the TCHD
- Proposed site contours shall follow the natural contours of the site.
- Every effort should be made to preserve existing trees, vegetation, topographic features, drainage, and undisturbed natural areas in the site design.
- Stone walls should be maintained and incorporated into site design.
- Frontages incorporating high-branching shade trees and stone walls along the street line are encouraged.
- Exposed storage areas, machinery, garbage dumpsters, service areas, truck loading areas, and utility buildings and structures must be screened from the view of abutting properties and streets using plantings, fences, and other approved methods
- Low landscaping, such as vines and shrubs, should be planted between walls fences and public streets to soften their appearance and to deter graffiti. The landscaping should be placed close to the wall fence so that individuals are not able to hide between the wall fence and the landscaping (i.e. there should not be a space between the wall fence and the landscaping that would allow a criminal to hide).
- Landscaping that incorporates low impact development strategies for stormwater is strongly encouraged. Specifically, the use of Bio-filters, or vegetated grass swales are encouraged at the edges of parking lots to collect, filter, and distribute stormwater runoff from parking lots. Bio-filters should either be designed to accommodate large storms or have overflow storm drains where runoff from large storms may bypass the bio-filter and enter the underground drainage system. Catch-basins can be used to direct runoff to the vegetated swales.
- Identify existing natural features (e.g. mature trees, topographic features, rock outcroppings, etc.), consider as design determinants, and preserve as much as possible.
- Avoid extensive topographic reshaping and/or clearing.

- ❑ Protect places (e.g. special open space, rare vegetation, scenic water features, wildlife habitat, etc.) which lend a unique character to the specific setting.
- ❑ Preserve or create scenic vistas.
- ❑ Situate utilities below ground wherever possible and relocate existing overhead services below ground.
- ❑ Landscaping should be installed along blank walls and fences to soften the appearance of the material and provide a layering of vegetation.
- ❑ Chain link fences should not be employed when visible from the street.
- ❑ Factor in local climate condition (including solar and wind influences) when designing for energy efficiency.

Street Trees

- ❑ New developments should respect existing street trees and promote new plantings that shape and define our streets and public ways.
- ❑ Plant street trees around public and private areas in sufficient numbers and spacing to create canopies at maturity for environmental and spatial impact.
- ❑ Street trees should be included along all street frontages of commercial development.
- ❑ The location of overhead utility lines and building overhangs should be considered in the placement of trees.
- ❑ Tree location should be planted in a straight line in order to maintain a consistent streetscape amenity.
- ❑ Choose species that have year-round interest.
- ❑ Use indigenous plants to establish continuity with surrounding areas, and a self-sustaining environment.

Public Amenities

- ❑ Public amenities should have a consistent materials palette and color scheme.
- ❑ Street furniture, constructed of durable materials that are resistant to weather, vandalism, and rusting, should be placed within view of the action, but out of the way of the flow of pedestrian traffic.
- ❑ Use of recycled materials for street furniture is encouraged.
- ❑ The use of public art is encouraged.

- Public Spaces should be designed to accommodate a wide range of uses and age groups.
- Landscaping of public spaces should not obscure pedestrian eye-level views.
- Design public spaces for visibility from the street and the ability to see through from one part of the space to another.
- Public spaces should contain direct access from adjacent streets and allow for multiple points of entry.
- Sun-shade patterns should be considered as seating locations are developed.
- Steps, planter seat wafts, retaining walls, or mounds of turf are good secondary forms of sitting that enhances user comfort.
- Buildings should provide protection for pedestrians from adverse weather conditions and utilize overhangs, marquees, and awnings at entrances, along pedestrian pathways, and at transportations waiting area

Pedestrian Access

- Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image.
- Continuous internal pedestrian walkways, no less than five (5) feet in width, should be provided from the public sidewalk or right of way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and should feature adjoining landscaped areas.
- Sidewalks, no less than five (5) feet in width, should be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks should be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
- All internal pedestrian walkways should be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs should be installed to designate pedestrian walkways.
- Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off pick-up points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces.

Appendix B

TOWN OF THOMPSON

LID CHECKLIST – Required for site plan review

Applicants must complete and submit the following checklist with the application

Date: _____	_____
Project: _____	Verifier: _____
Name _____	and _____
Profession _____	
<p>Conformance with the following criteria shall be initialed in the spaces provided below by a Connecticut Registered Professional Engineer, Land Surveyor or Certified Soils Scientist as appropriate. If conditions cannot be met, or are not appropriate for the project, comments addressing each item should be provided by the applicant in the space provided.</p>	

Item	Description	Verified	Comments
1	Development is designed avoiding critical watercourses, wetlands and steep slopes		
2	Development has been located to maximize preservation of contiguous natural sensitive areas.		
3	Natural areas including woodlands, regulated wetland areas, naturally vegetated areas have been preserved and /or replicated to the maximum extent practical.		

4	On-site soils have been assessed to determine suitability for stormwater infiltration.		
5	Limits of disturbance have been delineated to avoid unnecessary clearing or grading.		
6	<p>Reduce and Disconnect Impervious Cover Impervious surfaces have been kept to the minimum extent practicable, using the following methods. (Check which methods were used.)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Minimized road widths <input type="checkbox"/> Minimized driveway area <input type="checkbox"/> Minimized sidewalk area <input type="checkbox"/> Minimized cul-de-sacs <input type="checkbox"/> Minimized building footprint <input type="checkbox"/> Minimized parking lot area 		
7	Impervious surfaces have been disconnected from the stormwater system, and directed to appropriate pervious areas, where practicable. Pervious areas may be LID practices or uncompacted turf areas.		
8	Sheet flow is used to the maximum extent possible to avoid concentrating runoff.		

9	Vegetated swales have been installed adjacent to driveways and/or roads in lieu of a curb and gutter stormwater collection system.		
10	Rooftop drainage is discharged to bioretention /rain gardens.		
11	Rooftop drainage is discharged to drywell or infiltration trench.		
12	Rain water harvesting methods such as rain barrels or cisterns have been installed to manage roof drainage.		
13	Bioretention basins or rain gardens have been incorporated within yards, median strips, cul-de-sac islands and parking lot islands.		
14	Permeable (porous) pavement has been incorporated into areas of low traffic, parking lots, residential and light commercial use driveways, walkways, bike paths, etc.		

15	Stormwater infiltration for impervious areas has been provided by the use of underground storage units, devices, and/or infiltration swales/trenches.		
16	Level spreader/vegetation has been provided at storm drainage outfalls to enhance water quality and mitigate erosion.		
17	On-site retention/detention facilities have been provided to address water quality and storm water runoff.		
18	Impervious area sizes and percentages for pre and post development have been provided.		

Appendix C

INTERDEPARTMENTAL PLAN REVIEW

-Thompson Building Department

Project:

Permit Number:

Date:

Owner of Record

Property Address:

Telephone (Days):

Contractors:

Cell Phone:

~~~~~  
**N. E. District Department of Health**

Approved     Not

Approved

*Structure is under 200\* square feet*  
attached

Written Approval is

(\*NDDH approval is not required)

*Public Sewer*     *Public Water*

\_\_\_\_\_  
Signature            of            NDDH            Sanitarian

Date

~~~~~  
Zoning Official:

Approved Not Approved
 Not Applicable
 Needs Zoning Commission's Approval

Signature of Zoning Officer

Date

~~~~~  
**Inland Wetlands Agent:**

Approved     Not Approved  
 Not Applicable  
 Needs Wetlands Commission's Approval

\_\_\_\_\_  
Signature            of            Wetlands            Agent

Date

~~~~~  
Conservation Agent:

Approved Not Approved
 Not Applicable

Signature of Conservation Officer

Date

Public Works Director:
Driveway Permit

Approved Not Approved
 Not Applicable

Date

Signature of Public Works Director

~~~~~  
**Fire Marshal:**  
*3 Family Dwellings or more & ALL Commercial Projects*

Approved     Not Approved  
 Not Applicable

Date

\_\_\_\_\_  
Signature of Fire Marshal

~~~~~  
BUILDING OFFICIAL:

Approved Not Approved

Date

Signature of Building Official,

Appendix D

**Town of Thompson
Conservation Commission
Review of Development Application**

REQUEST	Application #	Of
	Owner Name	
	Assessor's Map/Block/Lot	
	Size of Lot and Location	
DISTRICT		
SIGNATURES	Soil Scientist	Delineated by:
	Surveyor/Engineer	Prepared by:
RESOURCES		
	Aquifer Protection Area/Public Wells	
	Aquifer/Stratified Drift Deposits	
	Wetlands & Watercourses	
	Headwaters	
	Wild Trout Streams	
	Waterbodies	
	10 Noteworthy Wetlands	
	Wetland Soils	
	Name/Type	
	% of Soil Type	
	Forest Summary	
	Proximity to Protected Land	
	Ownership of Protected Land	
	Private	
	DEEP	
	Federal	
	Municipal	
	Archaeological Sites	(if yes, urge applicant to contact state archeologist)
	Archaeologically Sensitive Area	(if yes, urge applicant to contact state archaeologist)
	Locally Significant Historic Archaeological Sites	
	Notes:	
	Farmland	
	Agricultural Summary	
	Farm Soil	
	NDDB Sites (Natural Diversity Data Base)	
	Shoreline	
	Dams	

	Water Quality	
	Groundwater Classification	
	Surface Water Classification	
	DEP Leachate Waste Disposal Sites	
	Conservation Easements	
	Co-Occurring or Multiple Resources	
COMMENTS:		

NOTE: Where Open Space land is to be deeded to the Town and a Conservation Easement (CE) in favor of the Town has been negotiated on that land, it is imperative that special language be incorporated into such CE so that the easement does not get extinguished upon deeding the land to the Town. The Conservation Commission is available to help with that special language.

**THE ACCOMPANYING GIS MAPS ARE NOT PRECISE
THEY ARE FOR GENERAL PLANNING PURPOSES ONLY**

Appendix E – Tables of Uses for All Districts

1. Rural Residential Agricultural District (RRAD)

Use	Construction Type	Zoning Permit, Simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Chapter 1 Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			
3. Home Occupations	Existing	x			
	New	x			
4. Single-Family Dwelling, Two-Family Dwelling, Accessory Apartment, Accessory Dwelling Unit (including conversion)	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Care Services Facilities (see Article 7)	Existing		X		
	New		X		
7. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
8. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
9. Farm Stores	Existing		x		
	New		x		
10. Neighborhood Limited Enterprise	Existing		x		
	New		x		
11. Campgrounds	Existing			x	
	New			x	
12. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			x	
	New			x	
13. Sand and Gravel Extraction	Existing			x	
	New			x	
14. Schools, Student Housing (including conversion)	Existing			x	
	New			x	

15. Drive-Through Facilities					X
16. Gasoline Filling Stations					X
17. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			X	

2. Common Residential District (CRD)

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Farm Stands	Existing	X			
	New	X			
2. Home Occupations	Existing	X			
	New	X			
3. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	X			
	New	X			
4. Care Services	Existing		X		
	New		X		
5. Country Inns, Bed and Breakfast Establishments	Existing		X		
	New		X		
6. Neighborhood Limited Enterprise	Existing		X		
	New		X		
7. Multi-Family Dwellings of Three of More Units (including conversion)	Existing			X	
	New			X	
8. Schools, Student Housing (including conversion)	Existing			X	
	New			X	
9. Drive-Through Establishments					X
10. Gasoline Filling Stations					X
11. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			X	

3. Thompson Common Village District

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by the Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			
3. Home Occupations	Existing	x			
	New	x			
4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Business/Professional offices	Existing		x		
	New		x		
7. Care Services	Existing		X		
	New		X		
8. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
9. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
10. Farm Stores	Existing		x		
	New		x		
11. Neighborhood Limited Enterprise	Existing		x		
	New		x		
12. Retail Stores	Existing		X		
	New		x		
13. Breweries, Microbreweries, Craft Distilleries	Existing			x	
	New			x	
14. Food and Beverage service establishments	Existing			X	
	New			x	
15. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			x	
	New			x	

16. Schools, Student Housing (including conversion)	Existing			x	
	New			x	
17. Drive-Through Establishments					x
18. Gasoline Filling Stations					x
19. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

4. Business Development District (BDD)

Use	Construction Type	Zoning Permit	Zoning Permit with Site Plan Review by the Commission	Special Permit	Prohibited
1. Agriculture	Existing	x			
	New	x			
2. Farm Stand	Existing	x			
	New	x			
3. Home Occupation	Existing	x			
	New	x			
4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartment, Accessory Dwelling Unit	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Business/Professional offices, including work-share facilities	Existing		x		
	New		x		
7. Care Services	Existing		X		
	New		X		
8. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
9. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
10. Fitness, dance or sports training facilities, indoor or outdoor	Existing		x		
	New		x		

11. Food and Beverage service establishments, including outdoor cafes	Existing		x		
	New		x		
12. Food and beverage stores for the sale of groceries, fresh and packaged foods. Includes Farm Stores. Does not include liquor stores	Existing		x		
	New		x		
13. Meeting/function halls and conference centers	Existing		X		
	New		x		
14. Neighborhood Limited Enterprise	Existing		X		
	New		X		
15. Research (applied and basic) development and testing laboratories or centers (exclusive of medical facilities)	Existing		X		
	New		X		
16. Shared artist/artisan workspace	Existing		X		
	New		X		
17. Wholesale and Distribution Facilities	Existing		X		
	New		X		
18. Adult Entertainment Businesses Please see Article 5A, Section 7	Existing			X	
	New			X	
19. Breweries, Microbreweries, Craft Distilleries	Existing			x	
	New			x	
20. Kennels, Commercial or Non-Commercial (see Article 7)	Existing			x	
	New			x	
21. Drive-Through Establishments	Existing			X	
	New			X	
22. Earth and Gravel Removal	Existing			X	
	New			X	
23. Entertainment/Spectator Sports venues	Existing			X	
	New			X	
24. Gasoline Filling Stations	Existing			X	
	New			x	
25. Manufacturing, Light (Please see Article 7)	Existing			X	
	New			x	

26. Medical Facilities (walk-in clinics, medical laboratories, hospitals)	Existing			x	
	New			x	
27. Motels, Hotels, Motor Inns	Existing			X	
	New			X	
28. Motor Vehicle Dealerships, Service and/or Repair Stations	Existing			X	
	New			x	
29. Multi-Family Dwellings of Three of More Units (including conversion)	Existing		X		
	New			X	
30. Schools, Student Housing (including conversion)	Existing			X	
	New			X	
31. Theatres or other Performance Venues	Existing			X	
	New			X	
32. Veterinary Clinics	Existing			X	
	New			X	
33. Manufacturing, Heavy (please see Article 7)	Existing				X
	New				X
34. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

5. Thompson Corridor Development District

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
2. Farm Stands	Existing	x			
	New	x			
3. Home Occupations	Existing	x			
	New	x			

4. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartment, Accessory Dwelling Unit	Existing	x			
	New	x			
5. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
6. Business/Professional offices	Existing		x		
	New		x		
7. Care Services	Existing		X		
	New		X		
8. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
9. Farm-Based Recreational Activities (Seasonal or Ongoing)	Existing		x		
	New		x		
10. Fitness, dance or sports training facilities	Existing		x		
	New		x		
11. Food and Beverage service establishments, including outdoor cafes	Existing		x		
	New		x		
12. Food and beverage stores for the sale of groceries, fresh and packaged foods. Includes Farm Stores. Does not include liquor stores	Existing		x		
	New		x		
13. Meeting and conference centers	Existing		X		
	New		x		
14. Neighborhood Limited Enterprise	Existing		X		
	New		X		
15. Research (applied and basic) development and testing laboratories or centers (exclusive of medical facilities)	Existing		X		
	New		X		
16. Wholesale and Distribution Facilities	Existing		X		
	New		X		
17. Breweries, Microbreweries, Craft Distilleries	Existing			X	
	New			X	
18. Kennels, Commercial or Non-	Existing			X	

Commercial	New			x	
19. Drive-Through Establishments	Existing			x	
	New			x	
20. Earth and Gravel Removal	Existing			X	
	New			X	
21. Gasoline Filling Stations	Existing			X	
	New			X	
22. Manufacturing, Light	Existing			X	
	New			X	
23. Medical Facilities (walk-in clinics, medical laboratories, hospitals)	Existing			X	
	New			x	
24. Motels, Hotels, Motor Inns	Existing			X	
	New			x	
25. Motor Vehicle Dealerships, Service and/or Repair Stations	Existing			x	
	New			x	
26. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			X	
	New			x	
27. Schools, Student Housing (including conversion)	Existing			X	
	New			X	
28. Theatres or other Performance Venues	Existing			X	
	New			X	
29. Veterinary Clinics	Existing			X	
	New			X	
30. Manufacturing, Heavy					X
31. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

6. Downtown Mill Rehabilitation District (DMRD)

Use	Construction Type	Zoning Permit, Simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
3. Agriculture (as defined in Article 7, of these regulations and also as in CGS, Section 1-1 (q))	Existing	x			
	New	x			
4. Farm Stands	Existing	x			
	New	x			
5. Home Occupations	Existing	x			
	New	x			
6. Single-Family Dwellings, Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing	x			
	New	x			
7. Agricultural-Ancillary Entertainment-Based Activities	Existing		x		
	New		x		
8. Artist Spaces, including galleries and shared artist/artisan workspace	Existing		x		
	New		x		
9. Business/Professional offices, including work-share facilities	Existing		x		
	New		x		
10. Care Services	Existing		X		
	New		X		
11. Country Inns, Bed and Breakfast Establishments	Existing		x		
	New		x		
12. Farm Stores	Existing		x		
	New		x		
13. Food and Beverage service establishments, including outdoor seating areas	Existing		X		
	New		X		
14. Neighborhood Limited Enterprise	Existing		X		
	New		x		

15. Personal Service Shops	Existing		X		
	New		X		
16. Retail Stores	Existing		x		
	New		x		
17. Breweries, Microbreweries, Craft Distilleries	Existing			X	
	New			x	
18. Manufacturing, Light	Existing			X	
	New			X	
19. Motor vehicle service and/or repair shops	Existing			x	
	New			x	
20. Multi-Family Dwellings of Three or More Units (including conversion)	Existing			X	
	New			x	
21. Schools, Student Housing (including conversion)					
22. Theatres or other entertainment venues	Existing			X	
	New			X	
23. Drive-Through Establishments					X
24. Gasoline Filling Stations					X
25. Manufacturing, Heavy					X
26. Any other uses not anticipated in these regulations, but reasonably related to the intended purpose of this district, as determined by the Commission	Existing			x	
	New			x	

7. Lake District (LD)

Use	Construction Type	Zoning Permit, simple	Zoning Permit with Site Plan Review by Commission	Special Permit	Prohibited
1. Farm Stands	Existing	x			
	New	x			
2. Home Occupations	Existing	x			
	New	x			

3. Single-Family Dwellings	Existing	x			
	New	x			
4. Care Services	Existing		X		
	New		X		
8. Agriculture (non-livestock only)	Existing			X	
	New			X	
5. Country Inns, Bed and Breakfast Establishments	Existing			X	
	New			X	
6. Neighborhood Limited Enterprise	Existing			X	
	New			X	
7. Two-Family Dwellings (including conversion), Accessory Apartments, Accessory Dwelling Units	Existing			x	
	New			x	
9. Farm Store	Existing			x	
	New			x	
9. Drive-Through Establishments					x
10. Gasoline Filling Stations					X
12. Earth and Gravel Removal*					X – special*

*Exceptions to this prohibition are as described in **Article 5a, Section 3, Earth and Gravel Removal, B, Exemptions**

PLANNING AND ZONING FEE SCHEDULE

Unless otherwise specified, all fees include the required State fee per CGS, as amended

ADULT ENTERTAINMENT ESTABLISHMENT:

Special Permit Application.....\$250
Adult Entertainment Use Site Plan Review.....\$500
Additional fees: Public Hearing Sign Fee, Legal Notice Fee

Appeal of Zoning Enforcement Officer Decision.....\$210
Additional fees: Public Hearing Sign Fee, Legal Notice Fee

Amendments to the Subdivision or Zoning Regulations or Zoning Map.....\$250
Additional fees: Public Hearing Sign Fee, Legal Notice Fee

Excavation Permit

Base fee of \$0.02/cubic yard of materials to be removed per phase **but not less than**.....\$500
Additional fees: Public Hearing Sign Fee, Legal Notice Fee
Annual renewal fee.....\$250

Home Occupation/Neighborhood Limited Enterprise.....\$100
Additional fee for Neighborhood Limited Enterprise, Site Plan Review:\$310

Legal Notice Fee.....\$75

Motor Vehicle Certificate of Location.....\$210
Additional fees: Public Hearing Sign Fee, Legal Notice Fee

Public Hearing Sign.....\$50

Special Permit Application.....\$250
Additional fees: Public Hearing Sign Fee, Legal Notice Fee

Telecommunication Site Plan Review.....\$500

Variance Application.....\$210
Additional fees: Public Hearing Sign Fee, Legal Notice Fee

Subdivision/Resubdivision

With public improvements proposed.....\$350/lot
Without public improvements proposed.....\$150/lot
Additional fees: Public Hearing Sign Fee, Legal Notice Fee, State Fees per CGS, as amended

Zoning Permit Application.....\$100
Zoning Permit Application with Site Plan Review by Commission.....\$310