

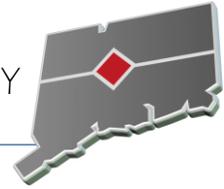
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: KRISTIN THOMAS, PLANNER
DATE: September 27, 2011

RECEIVED BY CCRPA ON: September 27, 2011
REFERRAL NAME: Proposed Zoning Regulation Amendment

INITIATOR: Town of Southington
MUNICIPAL HEARING: November 1, 2011
REFERRED TO: CCRPA

DESCRIPTION: The Town of Southington proposes an amendment to its Zoning Regulations. They propose revisions to Sections 9-06 and 9-07.1

COMMENTS: No comments have been received by any neighboring towns.

STAFF RECOMMENDATION: CCRPA recommends that this proposal be found **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan.

PLANNING AND ZONING DEPARTMENT

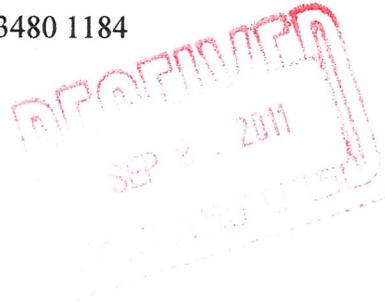
P.O. BOX 610 SOUTHTON, CONNECTICUT 06489

Phone: (860)276-6248 / Fax: (860)628-3511

Certified Mail, Return Receipt Requested #7010 2780 0000 3480 1184

September 26, 2011

Carl J. Stephani
Exec. Director, CCRPA
225 No Main St, Ste 304
Bristol, CT 06010



RE: Proposed Zoning Regulation Amendment – Sections 9-06 and 9-07.1 (ZA #562)

Dear Sir or Madam:

In accordance with the provisions of the Connecticut General Statutes, enclosed please find a copy of proposed revisions to Sections 9-06 and 9-07.1 of the Town of Southington Zoning Regulations (ZA #562). This matter will be the subject of a public hearing at the November 1, 2011 Planning and Zoning Commission meeting.

The purpose of the proposed revisions are to clarify and adjust bonding procedures.

If you need clarification or any additional information regarding this proposal, please feel free to contact me at (860) 276-6248.

Respectfully,

Mary F. Savage-Dunham, AICP
Town Planner

enclosures

PROPOSED NEW TEXT = BOLD ITALICS
PROPOSED DELETIONS = [ITALICS]

9-06 BONDS

Before *[approval is granted under this Section]* **work on a project with site plan approval begins**, the applicant shall **secure a zoning permit, have a preconstruction meeting with staff and** file a bond in the form of a line of credit or a certified check payable to the Town of Southington with the Commission, in a form satisfactory to the Town Attorney and in conformity with the provisions of these regulations, in an amount recommended by the Town Engineer as sufficient to guarantee completion of all public improvements within an existing street and right-of-way, including but not limited to utility extensions and associated resurfacing, drainage improvements, curbing, and sidewalks, and in addition thereto *[20]* **10%** thereof for contingency. Such bond or certified check shall not be released by the Commission until written certification from the Town Engineer has been received that all of the requirements of these regulations have been fully satisfied.

9-07 CERTIFICATE OF SITE PLAN COMPLIANCE

In all cases where these regulations require approval of site plans, no land shall be used and no building or other structure shall be occupied or used, nor shall a Certificate of Occupancy be issued by the Building Official until a Certificate of Site Plan Compliance has been issued by the Town Engineer stating that all of the provisions of these regulations, any special conditions imposed by the Zoning Board of Appeals or the Planning and Zoning Commission, and all site improvements as approved by the Commission have been completed.

9-07.1 The Planning and Zoning Commission may waive the requirements of this section in the case of exceptional winter weather or other extenuating condition when in its opinion the strict application of this section would cause exceptional hardship but would not be injurious to the neighborhood or otherwise detrimental to the public welfare. In such cases, the applicant shall post a ***bond in lieu of site plan compliance in the form of a*** certified check, payable to the Town of Southington, to cover the balance of all remaining site work as determined by the Town Engineer and in addition thereto, *[20]* **10%** thereof for contingency. Upon filing of such security and execution of an agreement between the applicant and the Town stipulating the items remaining to be completed, the cost of said items plus a *[20]* **10%** contingency, and the date by which said items must be completed, and such other terms and conditions as deemed appropriate by the Commission, a ***Temporary*** Certificate of Occupancy shall be issued.

9-07.2 Security shall not be released until the Town certifies completion of all public and site improvements as appears on the site development plans approved by the Commission per Section 9-03 herein.