

## SUBDIVISION REGULATIONS PROPOSED CHANGES **DRAFT 1-9-23**

### **Chapter 1: General Provisions**

#### **B. Effective Date**

1. Chapters 1, 2, 3 of these regulations became effective on November 15, 1990; Chapter 4 became effective on May 15, 1993; **revised through xxxxxxxx**
2. Subdivision regulations have been in effect in the Town of South Windsor since May 2, 1949.

### **Chapter 2: Definitions**

#### **Add to definitions**

**Lot Area (minimum calculation requirement):** The actual area in square feet enclosed by boundaries of the lot reduced by the square footage of regulated wetlands on the site.

**Lot Line Revision-** An adjustment or reallocation of property between two or more lots or parcels of land which does not create a new lot or parcel of land and which is not subject to South Windsor, Subdivision Regulations

**Affordable housing:** Lots upon which dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty (40) years after the initial occupancy of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the unit as housing for which persons and families pay thirty percent or less of their annual income, where such income is less than or equal to eighty percent of the median income. For purposes of this definition, “median income” shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

### **Chapter 3: Procedures**

#### **B3. Concept Plan - Pre-Application Conference with Commission**

- a. Applicants with large subdivisions may request an informal review by the Commission prior to application submission. The purpose of the concept plan is to provide Commission input in the formative stages of subdivision design.
- b. Applicants seeking concept plan review shall request such review in writing to the Chairman of the Commission. If a concept plan informal review is granted, the applicant shall submit the items stipulated in Section H for concept plan ~~at least seven calendar days~~ in advance of the Commission meeting at which the informal review is scheduled. (Consult Planning Department staff for number of copies to submit.)
- c. The applicant shall not be bound by any concept plan for which review is requested, nor shall the Commission be bound by any such review.

#### **C. Application**

##### **1. Content**

An application for subdivision shall include the items specified in Appendix A of these regulations, which constitutes a checklist of items to be submitted.

## **2. Application Submission and Official Receipt Time Frames**

Applications shall be officially received only at regular monthly meetings of the Commission ~~(generally once per month~~ -- consult the Planning Department for regular meeting dates).

Applicants are encouraged to submit applications at least 14 calendar days prior to regular meeting. Submission of incomplete applications may result in rejection of same.

## **3. Complete Application**

A subdivision application must be complete for purposes of commencing the applicable time period for action by the Commission. Determination of application completeness shall be made within 14 calendar days of submission. The application shall be deemed complete upon the expiration of the 14 day period for purposes of commencing the applicable time period, unless (1) the application lacks information indicated on the checklist of items to be submitted specified in Section ~~H~~ **I**, and (2) the Planning Department has notified the applicant, in writing, of the deficiencies in the application within 14 days of submission of the application. The Commission or its agents may subsequently require (1) correction of any information found to be either in error or not in conformance with town regulations and standards, and/or (2) submission of additional information not specified in the regulations, as is reasonably necessary to make an informed decision. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required.

## **4. Public Hearing**

Whenever an application is scheduled for public hearing by the Commission, the applicant shall be responsible for displaying a sign on the property advertising the public hearing. The sign shall be visible from a town street and shall be displayed for at least 10 full days prior to the public hearing. The 10 days shall not include either the day of posting or the day of the hearing. Signs may be obtained in the Planning Department. It is recommended that the sign be posted at least 15 days prior to the public hearing and monitored daily so that in the event the sign should be down temporarily for any reason, the 10-day requirement can still be met.

## **5. Referral of Open Space to Town Council**

Upon receipt of any subdivision application that includes open space to be deeded to the Town of South Windsor under Section 4.C.1.b(2), the Town Council will be advised by the Commission that said application is pending and the date on which the public hearing will be held, for the purpose of obtaining Town Council agreement regarding the proposed open space. If the Town Council's recommendation is unfavorable, the Commission will schedule a meeting with the Council and the applicant prior to the public hearing to discuss the proposed open space. The focus of the meeting will be to obtain maximum consensus among all parties regarding the open space. If the Commission and the Council fail to reach an agreement, the Commission will direct the applicant to seek an alternative entity (per Section 4.C.1.g) to which the open space will be dedicated if the subdivision is approved.

If the Town Council has not forwarded its recommendation prior to or at the scheduled public hearing, it shall be presumed that the Town Council does not disapprove of the proposed

## **E. Improvement Guarantees**

### **5. Performance and Maintenance Mechanisms**

Performance and maintenance guarantees shall be provided by:

- a. Letter of credit. The applicant may provide an irrevocable letter of credit from a bank or other reputable institution.
- b. ~~Escrow account. The applicant shall deposit cash, or other instruments readily convertible into cash at face value, in escrow with a bank, with the Town of South Windsor as a signatory to the account.~~
- c. ~~Security Bond. The applicant may obtain a security bond from a surety bonding company authorized to do business in Connecticut.~~
- b. Bank Checks/Certified Checks – The applicant shall submit a bank check/certified check made out to the Town of South Windsor. This check will be deposited into a Town account. The Town will release the monies (and interest earned). A W-9 Form is required to be submitted with each surety posted. The applicant is responsible for any required IRS reporting of interest earnings.

## **ADD NEW Section H, J, K, L**

### **H. Inclusionary Zoning Requirements (effective for new housing units created \_\_\_\_\_)**

- 1. The affordable housing requirements may be met in whole or in part through payment of a fee-in-lieu of constructing the required affordable housing units pursuant to the provisions of this Section
  - a. When required. When a subdivision or resubdivision creates three or more lots, a fee in lieu of affordable housing is required (unless affordable units are provided in accordance with Section K.2.b; Fees received pursuant to this Section shall be deposited into a Housing Trust Fund established for the purpose of planning, subdividing, acquiring, developing or managing affordable housing units in South Windsor. The Commission may authorize a direct donation to another entity to support development of an affordable housing project elsewhere in South Windsor.
  - b. Amount. The Fee in Lieu Payment for affordable housing shall be calculated at the time of approval and paid in its entirety prior to issuance of a Zoning Permit for the project, or, in the case of a subdivision, prior to recording of the subdivision map on the land records. The in-lieu fee shall be calculated pursuant to Table 1 below.
  - c. Where an in-lieu fee is proposed in combination with on-site units or conversion of existing units, said fee shall be prorated accordingly.
  - d. If the Subdivision approval for which the in-lieu fee provided expires without construction of any housing units, the fee in-lieu fee shall be returned to the fee payer, at the fee payer's written request. This provision shall only apply to fees paid into a Housing Trust Fund established by the Town.
- 2. Exceptions

The affordable housing requirements of this section shall not apply if:

- a. The subdivision contains less than 3 lots;
- b. The subdivision contains one affordable unit for each 6 lots proposed. Affordable units shall be made available to households earning 80 percent or less of the State Median Income (SMI) for the State of Connecticut. Affordable housing lots shall be administered by the South Windsor Human Services Department or its designees, and shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.
- c. Where an in-lieu fee is proposed in combination with on-site units or conversion of existing units, said fee shall be prorated accordingly.

#### Payment of Fee-in-Lieu of Constructing Affordable Housing Units

Table 1 FEE-IN-LIEU OF AFFORDABLE HOUSING CALCULATION

Fee- In Lieu + (A x (B x C))				
	Zone	A	B	C
Single- and Two-family Dwellings	RR, A-40, AA-30	5%	1,500 sf per unit x total number of dwelling units	Construction cost per square foot for one and two-family residential (R-3) pursuant to most recent Building Valuation Data for Type VB Construction from the International Code Council.
Single- and Two-family Dwellings	A-30	5%	1,200 sf per unit x total number of dwelling units	
Single- and Two-family Dwellings	A-20	5%	1,000 sf per unit x total number of dwelling units	

Based on ICC Valuation Data Table February 2022 – attached

#### Sample – 10 lot subdivision

Example RR and/or A-40 zone, AA-30 zone  $.05 \times 1,500 \times 10 \times 150.87 = \$11,902.50$

A-30 zone  $.05 \times 1,200 \times 10 \times 150.87 = \$90,522.00$

A-20 zone  $.05 \times 1,000 \times 10 \times 150.87 = \$75,435.00$

A-20 zone  $.05 \times 1,000 \times 10 \times 150.87 = \$75,435.00$

## **J. ~~H.~~ I. REQUIRED SUBMISSION REQUIREMENTS -**

### **J. Agricultural Division**

No conveyance of land shall be made that creates a non-conforming structure or lot or reduces the remaining land below the minimum area, frontage and yard requirements of the zone in which said land is located.

- Maps to be filed on the South Windsor Land Records conveying land for agricultural purposes shall be approved by the Planning Department prior to recording in order for the property owner or other person to demonstrate that such conveyance follows Connecticut General Statutes Section 8-18, and shall be subject to the following standards:
- Maps shall be A-2 surveys provided by land surveyors licensed in Connecticut.
- Maps shall reflect the following statement prior to filing on the South Windsor Land Records:

NOT A SUBDIVISION, per Connecticut General Statutes Section 8-18; Division of land depicted on map is for agricultural purposes and without demonstrating suitability for development. Subject lot not approved pursuant to C.G.S. Section 8-25 Subdivision of land, and any future division, development, or use, unless otherwise exempt, is subject to all applicable statutes, regulations, and required approvals for the development of the subject lot for a dwelling or structure, or for the lot's use.

### **K. First Cut**

Maps to be filed on the South Windsor Land Records dividing a parcel into two parts for the purpose, whether immediate or future, of sale or building excluding development for municipal, conservation or agricultural purposes, shall be approved by the Planning Department prior to recording and shall be subject to the following standards:

- Maps shall be A2 surveys provided by land surveyors licensed in Connecticut.
- The landowner shall provide to the Planning Department a deed history and legal opinion from an attorney licensed in Connecticut determining that the division of the parcel is exempt from subdivision as defined pursuant to Connecticut General Statutes Section 8-18.
- Maps shall reflect the following statement prior to filing on the South Windsor Land Records:

NOT A SUBDIVISION, per Connecticut General Statutes Section 8-18; Division of land depicted on map constitutes the first division of the parcel, is exempt from subdivision, and is done without demonstrating suitability for development. Lot not approved pursuant to C.G.S. Section 8-25 Subdivision of land, and any future division of land, unless otherwise exempt, is subject to all applicable statutes, regulations, and required approvals, for the development of the subject lot for a dwelling or structure, or for the lot's use.

- L. Lot Line Revisions** Any lot line revision that will result in an equal transfer of property between lots, result in lots that are in compliance with Zoning Regulations and will not increase any existing nonconformities in any lots subject to the revision will be stamped "Approved For Filing" by Zoning Enforcement Officer.

**All applications for lot line revision of property shall be accompanied by a Class A2 survey map prepared by a land surveyor licensed by the State of Connecticut showing the desired lot line revision and zoning data block demonstrating compliance with the zone.**

#### **Chapter 4: Design and Improvement Standards**

#### **B.4 Residential Development Design**

a. Residential lots shall generally front on residential access (local) streets, not on **arterial or** collector streets. The Commission may waive this requirement for a very limited number of lots, only upon substantial demonstration that it is impractical and infeasible for lots to front on local streets. Where such a waiver is granted, a turnaround driveway must be provided. Shared driveways must be provided for contiguous lots on the **arterial or** collector street where feasible.

**If the rear of the houses will be facing a collector street, a landscaping treatment (e.g. berm with plantings, screening trees, fencing) shall be incorporated into the plans along the street frontage and protected through a hedgerow or conservation easement.**

#### **C.1.b Mandatory Open Space Subdivisions**

In order to meet the goals and objectives for open space **and agricultural land** preservation contained in the Subdivision and Zoning Regulations as well as the documents noted above, or when a site proposed for subdivision has been identified in a Master Plan noted above as a desirable site for open space, **agricultural land preservation** and/or recreation, the Commission may require an Open Space Subdivision rather than a conventional subdivision. All applicants are strongly encouraged to appear before the Commission for a pre-application discussion of their proposed open space plan, prior to the receipt of the complete application. Requests for a pre-application discussion shall be made in writing to the Commission and shall be placed on the earliest possible agenda of the Commission.

Development applications which include areas contained within one of the above-referenced Master Plans shall, where possible, set aside those areas for preservation. As provided within the Subdivision Regulations, Section C.1.c.(1), an area equal to twenty percent (20%) of the combined acreage of the lots shall be preserved for open space, and as outlined within Section 10.3 of the Zoning Regulations, Open space subdivision, fifty percent (50%) of the site shall be preserved for open space. Where applications for development contain areas included within a Master Plan, the required preservation of open space shall closely correspond with those areas outlined within the Master Plan.

All subdivision applications which contain a total of 10 acres or more shall be designed in accordance with the requirements of Section 7.14 of the Zoning Regulations, Open Space Subdivision, where 50% or more of the total area to be subdivided is contained within an above-referenced Master Plan. The Commission may waive this requirement where site conditions clearly prevent a reduction in the minimum lot size.

All subdivision applications which contain a total of 10 acres or more shall be designed in accordance with the requirements of Section 7.14 of the Zoning Regulations, Open Space Subdivision, where 25% or more of the total area to be subdivided is identified as desirable agricultural land in a Master Plan. A minimum of 50% of the required open space shall be within the desirable agricultural land area. The Commission may waive this requirement where site conditions clearly prevent a reduction in the minimum lot size.

## **C.2. Landscaping Standards**

### a. Purpose

- (1) Landscaping shall be provided as part of subdivision design along streets, at subdivision entrances and within open space, And other areas if appropriate. It shall be conceived in a total pattern or theme throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.
- (2) Landscaping may include plant materials such as trees, shrubs, ground covers, perennials and annuals, and other materials such as rocks, water, sculptures, walls, fences, paving material, and street furniture.
- (3) Where a landscaping pattern/theme has been previously approved in a neighborhood, new subdivision lots should generally adhere to the established theme.

### b. Landscape Plan

- (1) A landscape plan prepared by a registered landscape architect shall be submitted with each subdivision application which contains five (5) or more lots and/or new road(s). The plan shall identify the existing tree line plus existing mature trees, and proposed trees, shrubs and ground covers; natural features such as rock outcroppings; and other landscaping elements. The plan shall show where they are or will be located, and planting and/or construction details. Where existing plantings are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction.
- (2) A waiver to this provision may be granted by the Commission where it is demonstrated that subdivision landscaping is not practical or feasible, or where existing site vegetation to be preserved is sufficient to preclude the need for additional landscaping. If a waiver is granted, the subdivision plan must contain provisions for preservation of existing vegetation (where appropriate), in accordance with Site Protection and General Planting Requirements below.

### c. Street Trees

- (1) Location. Shade trees shall be installed on both sides of all streets in accordance with the approved landscape plan, per the specifications in the Public Improvement Specifications manual. Trees shall be either massed or spaced evenly along the street or both, and shall be located within a street trees easement located adjacent to the street R.O.W., coordinated with utilities companies to ensure no trees are planted above **or below** utility lines.
- (2) Street trees easement. All street trees will be located within an easement dedicated to the Town of South Windsor, located directly adjacent to the street right-of-way. Said easement will prohibit removal of street trees without the express written consent of the ~~Public Works Director~~ **Tree Warden** of the Town. Maintenance of street trees will be the responsibility of the lot owner.
- (3) Street trees waiver. Where topography or site conditions are not suitable for street trees, street trees may be eliminated or may not be designed in strict accordance with the above standards, at the Commission's discretion.

**(4) See Appendix B for a list of street trees NOT allowed to be planted within the town ROW.**

### d. Site Protection and General Planting Requirements



- (1) Topsoil preservation. Topsoil shall be redistributed on all regraded surfaces to provide at least 4 inches of even cover to all disturbed areas of the development and shall be stabilized by seeding or planting in accordance with the conservation plan (Section 3.G). **Erosion and sedimentation control measures shall be maintained until adequate ground cover is achieved.**
- (2) Removal of debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the site and disposed of in accordance with the law. No tree stumps, or portions of tree trunks or limbs shall be buried anywhere in the development without prior approval from the Town Engineer and Wetlands Enforcement Officer; and in no instance shall they be buried in regulated wetlands and/or areas of high groundwater. All dead or dying trees, standing or fallen, shall be removed from all areas in the open space **that could negatively impact adjacent properties if not removed. except open space.** If trees and limbs are reduced to chips, they may be used as mulch in landscaped areas, subject to approval by the Town Engineer and Wetlands Enforcement Officer.
- (3) Protection of existing plantings. Maximum effort should be made to save existing vegetation, and relocation of desirable trees on-site is particularly encouraged. No material or temporary soil deposits shall be placed within four (4) feet of shrubs or within the drip line of trees designated on the landscape plan to be retained (unless it can be demonstrated that the drip line area is excessive for specific tree species). Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. They shall be a minimum of four (4) feet high and constructed of a durable material that will last until construction is completed. Snow fences are an example of acceptable barriers.
- (4) Slope plantings. Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than 1 foot vertically to 3 feet horizontally (1:3 ratio) shall be planted with ground cover appropriate for the purpose and for soil conditions, water availability, and environment.
- (5) Additional landscaping. In residential subdivisions, besides the screening and street trees required, additional plantings or landscaping elements may be required throughout the subdivision where necessary for privacy or other reasons in accordance with the landscape plan approved by the Commission and taking into consideration cost constraints (for example, where lots have back yards fronting on a street, the Commission may require screening between the street and the back yard). In nonresidential subdivisions, all disturbed areas of the site not occupied by buildings and other impervious surfaces shall be landscaped by the planting of grass or other ground cover, shrubs, and trees as part of the landscape plan approved by the Commission.
- (6) Planting specifications. Deciduous trees shall have at least a 2-1/2 inch caliper at planting. Size of evergreens and shrubs shall be allowed to vary depending on setting and type of tree/shrub. All plant materials shall be of nursery stock quality; and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced by the developer during the following planting season.
- (7) Plant species. The plant species selected should be hardy for this area, and appropriate in terms of function and size.

e. Buffers



Buffers are required wherever a new subdivision abuts a nonresidential zone, in accordance with the provisions of Section 10.4 of the zoning regulations.

### **C 3.c Cul-de-Sac (Dead End) Streets**

#### **(1) Residential Cul-de-Sac Streets**

Cul-de-sac streets in all residential zones shall generally not exceed 600 feet in length, measured from the right-of-way line of the intersection street to the centerpoint of the cul-de-sac radius along the street centerline. The Commission may grant a waiver of the length requirement of this section, in residential zones only, if the Commission deems it desirable due to adverse topographic or environmental conditions, difficult site configuration, if such street is likely to be extended in the future to another outlet, if no potential outlet would be available to serve the residential zone area, or if such extension serves the purposes of access management, subject to the following conditions:

- (a) In no case shall a dead end street exceed 1,500 feet in length.
- (b) If a potential outlet is available, the Commission shall conclude that the conceptual routing of such outlet appears reasonable.
- (c) If no potential outlet is available, the Commission shall determine that the subject property cannot be reasonably served by any other public street (existing or future) due to site constraints (environmental or topographic), accepted engineering standards, and/or prohibitive or excessive cost.
- (d) The Commission shall determine that the proposed extension conforms to the goals and objectives of access management.
- (e) The Commission shall conclude that the proposed street extension will function as an residential local street, rather than a collector or arterial highway.
- (f) Underground utilities must be provided.

**(g) Sidewalks are required on both sides of the street, including around the cul de sac.**

Said waiver may be considered and acted upon at the request of the subdivider in advance of a formal subdivision application. In such cases, a conceptual layout of the proposed street extension shall be submitted with the written waiver request, accompanied by a narrative statement explaining the proposal and why a waiver is consistent with the requirements of this section.

#### **(2) Industrial Cul-de-Sac Streets**

Cul-de-sac streets in all industrial zones shall generally not exceed 1500 feet in length, measured per Section C.3.c(1) above. The Commission may grant a ~~waiver~~ **modification** of the length requirement of this section, in industrial zones only, if the Commission deems it desirable due to adverse topographic or environmental conditions, difficult site configuration, if such street is likely to be extended in the future to another outlet, if no potential outlet would be available to serve the industrial zone area, or if such extension serves the purposes of access management, subject to the following conditions:

- (a) In no case shall a dead end street exceed 2,500 feet in length.
- (b) If a potential outlet is available, the Commission shall conclude that the conceptual routing of such outlet appears reasonable.
- (c) If no potential outlet is available, the Commission shall determine that the subject property cannot be reasonably served by any other public street (existing or future) due to site constraints (environmental or topographic), accepted engineering standards, ~~and/or prohibitive or excessive cost.~~
- (d) The Commission shall determine that the proposed extension conforms to the goals and objectives of access management.
- (e) The Commission shall conclude that the proposed street extension will function as an industrial local street, rather than a collector or arterial highway.
- (f) Underground utilities must be provided.

Said ~~waiver~~ **modification** may be considered and acted upon at the request of the subdivider in advance of a formal subdivision application. In such cases, a conceptual layout of the proposed street extension shall be submitted with the written waiver request, accompanied by a narrative statement explaining the proposal and why a waiver is consistent with the requirements of this section.

Any such ~~waiver~~ **modification** shall be conditional upon the requirement that individual lot development within the industrial subdivision shall, to the extent possible, provide for emergency vehicle access in the event of a street blockage (e.g. fallen tree, ruptured pipe, etc.). This may include an access driveway at each end of the street frontage providing an uninterrupted -on-site vehicle by-pass to the blockage. Such driveways can and should be shared with abutting lots where feasible.

### **3.f. Sidewalks**

**3.f.1 In the interest of community connectivity and pedestrian and bicycle safety, and to further the requirements of complete streets, sidewalk and/or multi- use paths are required as follows:**

- (a) Sidewalk or multi-use path shall be required along the site's frontage when a residential or commercial subdivision has frontage on an arterial or collector road.**
- (b) Sidewalks shall generally be required on ~~one~~ **both sides** of all new residential streets depending on road classification and intensity of development. Sidewalks ~~may~~ **shall** be required in non-residential subdivisions, and on existing streets in accordance with the Town Sidewalk Plan section of the Town Plan of **Conservation and Development**.
- (c) Where sidewalks are optional, they may be required if close to pedestrian generators, to continue a walk on an existing street, to link areas, or depending on probable future development as indicated in the Town Plan of **Conservation and Development**.
- (d) Sidewalks shall be a minimum of 4 (four) feet in width on local roads and 5 (five) feet in width on collector and arterial roads. All graded areas shall be constructed according to the specifications set forth in the Public Improvements Specifications manual.

€ Bituminous 10 (ten) foot side pathways may be required in lieu of sidewalks in Industrial and Commercial areas **or Residential areas in accordance with the Town's Sidewalk Plan.**

**3.f.2 The requirement can be modified, by written request at the time of the application, and 2/3 majority vote of the Commission when one or more of the following conditions exist:**

- (a) The provision of a sidewalk would cause significant environmental harm to adjacent wetlands or wildlife habitat; or**
- (b) A bituminous concrete path eight feet in width or greater in an alternate location which is preferable to a standard sidewalk due to the conditions above.**

#### **C. 4. Water Supply**

- a. Subdivisions with a property boundary within 200 feet of an existing public water supply must connect to public water in accordance with the State Public Health Code, Sec. 19-13-B51m, unless an exception is granted by the Commissioner of Health Services.
- b. If a public water supply system is to be provided to the area within a five-year period as indicated in an official water company plan, municipal plan, or other official document, the Commission may require installation of a capped system, or dry lines (mains and laterals only) within the road right-of-way.
- c. All proposals for extensions to existing public water systems, or the installation of dry lines, shall be approved by the officially designated water company and shall be in accordance with the water company's requirements and specifications.
- d. All proposals for installation of private wells, serving individual units exclusively, shall be submitted to the Town's **Director of Health or their designee** for a determination of the feasibility of such proposed water supply.
- e. If the Commission determines that a subdivision for which individual wells are proposed has a reasonable expectation of well contamination from pesticides or other known contaminants, the subdivider may be required to install dry lines (mains and laterals only) within the road right-of-way.
- f. Fire hydrants shall be installed in a subdivision served by public water. The Fire Marshal shall approve the location of all fire hydrants.

#### **C.5. Sanitary Sewers**

##### **a. General**

All installations shall be properly connected to an approved and functioning sanitary sewer system prior to the issuance of a certificate of occupancy.

##### **b. Connection to Public Sanitary Sewer System**

- (1) All subdivisions shall install public sewerage where feasible. All extensions of public sewerage require the approval of the Water Pollution Control Authority. The Superintendent of Pollution Control should be contacted early in the subdivision planning process for determination of feasibility of public sewerage and WPCA approval.
- (2) All sanitary sewerage extensions and connections shall be done in accordance with the rules and regulations of the WPCA and in conformance with the specifications in the Public Improvement Specifications Manual.

##### **c. Subsurface Sewage Disposal Systems**

- (1) If the Superintendent of Pollution Control determines that connection to the public sewerage system is infeasible, all lots shall be served by subsurface sewage disposal systems.
- (2) Subsurface systems shall be designed and installed in accordance with the requirements of the Connecticut Public Health Code Regulations and Technical Standards for Subsurface Sewage Disposal Systems.

When subsurface sewage disposal systems are proposed, the **Town's Director of Health or their designee** should be contacted early in the subdivision planning process for coordination of necessary percolation tests and required data. The applicant is responsible for ensuring that the Director of Health has all the required data needed to make a determination of the land's suitability for subsurface sewage disposal. Such determination is required prior to the Commission's action on a subdivision application.

Draft 12-7-22; 12-28-22; final draft 1-9-23

**APPENDIX B:****Town of South Windsor List of Tree Species -Not Acceptable for Planting - DRAFT**

<b>Scientific Name</b>	<b>Common Name</b>
Acer Buergerianum	Trident Maple
Acer Campestre	Hedge Maple
Acer Griseum	Paperbark Maple
Acer Platanoides	Norway Maple
Aesculus Flava	Yellow Buckeye
Aesculus Hippocastanum	Horse Chestnut
Aesculus X Carnea	Red Horsechestnut
Betula Nigra	River Birch
Celtis Occidentalis	Common Hackberry
Cercidiphyllum Japonicum	Katsura Tree
Fraxinus Americana	White Ash
Fraxinus Nigra	Black Ash
Fraxinus Pensylvanica	Green Ash
Koelreuteria Paniculata	Goldenrain Tree
Plantanus Occidentalis	American Sycamore
Platanus Hybrida	London Plane Tree
Populus Deltoides	Eastern Cottonwood
Pyrus Calleryana	Bradford Pear
Salix Nigra	Black Willow
Ulmus Americana	American Elm
Ulmus Parvifolia	Lacebark Elm
Ulmus Rubra	Slippery Elm
Ailanthus Altissima	Tree of Heaven
Elaeagnus Umbellata	Autumn Olive
Paulownia Tomentosa	Princess Tree
Populus Alba	White Poplar
Robiniapseudoacacia	Black Locust

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