

TOWN OF SOUTHINGTON
PLANNING AND ZONING COMMISSION
196 N. MAIN STREET, SOUTHINGTON, CT 06489

To: Southington Planning and Zoning Commission
From: Maryellen Edwards; Dir. of Planning and Community Development
David Lavallee; Environmental Land Use Planner/Assistant Town Planner
Re: SPR #1844/SPU #666 –570 MW Tpk- AA Denorfia ARCH Development
Date: 9/12/22

Planning Department Checklist

1. Is a Soil Scientist's report available?
2. Straw bales or wattles will be required.
3. The restored areas on #105 and #113 Blatchley will require hydroseed with a tackifier.
4. Hard to review without unit #'s.
5. At least 4 of the units have an unreasonable slope in the side yard.
6. Is there a drainage easement for the pipe exiting the pond (over private properties)?
7. Please indicate how you are meeting 3-09.9.
8. Are sidewalks being considered? 3-09.15 E. (Fences, stonewalls?)
9. Can benches, bike rack, or a gazebo be offered in the center island?
10. Please fulfill 3-09.23.
11. Given the amount of sheet flow proposed throughout the site, concentrated discharge areas may need some strategic stone armoring or erosion control fabric (permanent). Areas at the top of basins and road bleed offs should be investigated.
12. Entry signage will be a separate zoning permit and shall be designed in accordance with Section 13 – Signs.
13. An Affordability Plan is required at the time of application per Section 3-09.4B.g in addition to an IHR identifying which units are to be affordable. They should not be adjacent to each other.
14. Provide Hold Harmless in accordance with Section 3-09.3 and a sample deed restriction of age-restricted units for review.
15. Is there a refuse collection facility?
16. Please respond in writing.