

PLANNING AND ZONING DEPARTMENT

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TO: Planning and Zoning Commission
FROM: Maryellen Edwards, Director of Planning and Community Development 
David Lavallee, Assistant Town Planner 
RE: S #1335 126 Williamsburg Drive
DATE: May 2nd, 2022

The applicant is proposing to formalize this pre-existing parcel of land that was previously labeled “not a building lot” on the original subdivision. Research of the record does not show why this was labeled as such, other than the fact that part of it was deeded to an adjacent lot within the subdivision. The lot appears to meet the regulations as they relate to *area* for R-40 rear lots. The approval would be for the re-subdivision and consideration of this as a Rear Lot.

1. Can the sewer line be brought up the proposed drive? Doing so would avoid large trees within the proposed route as well as avoid disturbing a considerable slope.
2. Can a proposed driveway meet the maximum slope allowed?
3. Would ZIRO be met? Is that the purpose of the rain gardens?
4. The rain gardens may get inundated with sediment if they are used as temporary sediment traps; perhaps they can be tested then cleaned out and receive the proper layers of infiltration material.
5. Would a street tree be added to the 20' wide strip formerly the proposed driveway access?
6. A further detailed grading plan will be reviewed under a Zoning Permit if approved.
7. A determination should be made regarding the distance between access strips to rear lots; if this is granted, it would not meet the 300' separation for rear lot access strips as there is a rear lot across the street. The subdivision appears to have been laid out prior to the rear lot regulations, but accepting this parcel as a rear lot would not meet the new regulations governing such. The maximum number of rear lots allowed per subdivision would be exceeded as well.
8. Please respond in writing to these comments.