



SECTION 36

PLANNED DEVELOPMENT DISTRICT

36.1 **g**eneral

3611 The Zoning Commission recognizes there are highly visible undeveloped or underdeveloped lots, **adaptive reuse opportunities**, and lots where natural resources are unique assets in the Town of Old Saybrook and whose presence may limit the capacity of the land to support future development. In order to ensure that future development will enhance the neighborhoods adjacent to these sites, balance natural resource protection with development, advance the goals and strategies of the Plan of Conservation and Development and its successor, and to advance the efforts to protect water quality through environmentally sensitive requirements in water-adjacent property, the Zoning Commission hereby creates a Planned Development District (“PDD”) which will provide a legislative framework for development on these unique properties.

36.2 **S**tatement of **P**urpose

3621 Planned Development Districts (PDD) are intended to provide an attractive alternative to the subdivision of land, to diversify Old Saybrook’s overall housing portfolio, to encourage open space preservation and economic development by allowing residential development in a comprehensively planned setting. The PDD requires sensitivity in design in order to achieve a development that will be complementary to adjacent land uses while advancing Old Saybrook’s planning objectives. The provisions of this Section are designed to permit modification of the strict application of the standards and provisions of the Old Saybrook Zoning Regulations (the “Regulations”) to accomplish the purposes set forth below. Factors to be considered by the Commissions in approving a Map Amendment to Planned Development District shall include:

- (a) That the location, uses and layout of the proposed PDD are in conformance with the intent of, and goals and objectives contained in the Plan of Conservation and Development.
- (b) Harmony and compatibility of the PDD with surrounding neighborhoods and land uses, including the incorporation of adequate buffers to protect abutting property values, minimization of traffic impacts on residential streets, to the extent practical, the establishment of traffic patterns which direct commercial traffic to major thoroughfares and away from residential areas and provide for adequate on-site parking, prevention of glare and noise from non-residential areas of the development, if any, negatively impacting adjoining residential properties, and protection of groundwater resources where adjoining properties use onsite wells for potable water supplies.

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- (c) Protection of natural and historic resources including, but not limited to, inland and tidal wetlands and watercourses, coastal resources, groundwater resources, flood plains, ledge outcroppings, steep slopes, wildlife habitats, historic sites and landscapes, archaeological and/or scenic vistas.
 - i. Particular care must be made to limit the visibility of development from scenic and rural roads.
 - ii. Efforts must be made to properly document key cultural, scenic, historical, archaeological and natural resources as part of the application process.
 - iii. Preservation of a minimum of 10 percent of the site that is devoted to residential use as open space.

36.3. eSTAbLIshment of dIstrIcT

- 3631. Upon receipt of a Petition for PDD designation, the Enforcement Officer will transmit the Petition and accompanying plans and documents to the Commission, as well as transmit a copy to the Planning Commission. Within forty-five (45) days after receipt of a copy of the Petition, plans and documents, the Planning Commission shall report its recommendations to the Commission, stating the reasons. The Zoning Commission shall establish the PDD by approving a Master Plan in accordance with Section 51 of the Regulations and this Section, which, while not intended to be a substitute for detailed documentation associated with a subsequent site plan approval, shall provide sufficient information required by Section 51 to determine whether the proposed development is in conformance with Section 36.2.1 and the Old Saybrook Plan of Conservation and Development (“POCD”). Such adoption shall constitute a zoning map amendment, subject to a public hearing in accordance with Section 74 of these Regulations. Once enacted, the PDD will supersede all pre-existing zoning on the specific property and any development on the rezoned property will be subject to the specific PDD requirements set forth herein.
- 3632. Eligibility. The following characteristics are required for a site to be eligible for the PDD designation:
 - (a) Minimum District Size: Nine(9) acres (parcel or combination of parcels including contiguous lots and lots across a road).
 - (b) If within the “Coastal Area Management Zone,” proposed PDD’s must be found consistent with Old Saybrook’s Municipal Coastal Program and shall be subject to the requirements of Section 59 of the Regulations.
 - (c) The proposed PDD must have a minimum frontage of 50 feet on a Town or State Road.
 - (d) Parcel Location: The Lot(s) eligible for a PDD shall be (i) located in the following zoning districts: MI.



(e) Residential Density: To promote the diversification of housing types and opportunities in Old Saybrook and to ensure the viability of this type of zoning district, a PDD may have two residential dwelling units per acre. For purposes of calculating Density in a PDD, the parcel area shall exclude inland wetlands and watercourses as defined in Section 9 of these Zoning Regulations and shall further exclude slopes in excess of twenty (20%) percent. Each dwelling unit shall have its own entry from the exterior of the building in which it is located. Each dwelling unit shall contain no more than 5 bedrooms and shall be served by a public water supply. Notwithstanding the foregoing, where 5 or more dwelling units are proposed to be developed within the PDD, at least 10% of such dwelling units beyond the 4th dwelling unit shall be affordable and restricted to purchase or occupancy by households that have a combined total annual income for all members that does not exceed 80% area median income (AMI) as defined by HUD.

Attached Housing Bulk Requirements in PDD

ZONE: PPD	
MINIMUM LOT AREA	9 acres
UNITS PER BUILDABLE ACRE	2
MAXIMUM STORIES	2-1/2
MINIMUM UNITS PER BUILDING	1
MAXIMUM UNITS PER BUILDING	2
OPEN SPACE	10% of residential dev
BUILDING HEIGHT	35' total building height to peak of roof*
PARKING	2 spaces per D/U

(f) Residential Parking: Each dwelling unit shall be served by two off-street parking spaces. Both Garage spaces and parking spaces in front of garages count in this computation.

3633 Appropriateness: In determining the appropriateness of a proposed PDD, the Commission shall consider the following factors:

- (a) Access to major roads and proximity to community services.
- (b) Physical characteristics of the applicable parcel(s).
- (c) Existing municipal infrastructure’s capability to support the proposed development.
- (d) Consistency with policies and goals of the POCD.

* If within Gateway Conservation Zone, Height shall comply with §58.7

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36.4. maSTer Plan

3641. A Master Plan shall be submitted to the Commission to determine whether the proposed use and layout of the PDD conform to the requirements of Section 36.2 and to the POCD. The Master Plan, once adopted, shall establish the dimensional characteristics of the PDD and its uses. Only the uses listed on the Master Plan are approved uses within the PDD; uses not enumerated on the Master Plan are not permitted without a Master Plan Amendment.
3642. Permitted Uses in the PDD.
- (a) Residential uses including Single detached *dwelling*s for one (1) family or attached housing as a principal use at the density permitted in Section 36.3.2.e] or
 - (b) Home Business
 - (c) Passive and active recreation; walking and/or bicycle trails.
 - (d) Accessory structures, tennis court, pool, and other recreational amenities customary and incidental to residential use
 - (e) A dock, wharf, slip basin or similar landing facility serving the public and associated parking
 - (f)) A dock, wharf, slip basin or similar landing facility for *dwelling*s in the PDD
 - (g) Kayak/Canoe Launch
 - (h) Open Space/Conservation Land
3643. All graphic elements of the Master Plan shall be prepared by a licensed engineer, architect or landscape architect and include:
- (a) Plan showing existing site conditions and structures, including tidal and inland wetlands and watercourses, which, along with other surveys and plans listed below, shall be at a scale of one (1) inch equals forty (40) feet or larger shall include all those items required by Section 51 Site Plan Requirements.
 - (b) An impact statement regarding the effect, if any, of the proposed new uses or change in uses on surrounding residential properties and a description of what, if any, changes are proposed in flow of traffic or pedestrians, as well as buffering to minimize the impact.
 - (c) A sign plan for commercial uses, indicating the general position, content, and appearance of signs visible from the public right-of-way and in accordance with Section 10.4 of the Regulations.
 - (d) For waterfront properties the applicant shall submit a suitability analysis of the site for various water-dependent uses or public access to the Commission.
- 364.7. Changes to the Master Plan.
- (a) Any modifications that change the dimensional elements of an approved Site Plan shall follow the Site Plan Procedures in Section 51.13.
 - (b) Any modifications to the use elements in the Master shall follow the Zoning Map Amendment Procedures in Section 74.



36.5 Detailed Site Plan

- 36.5.1. As part of or after the Master Plan approval, a Detailed Site Plan Application shall be submitted for approval in accordance with Section 51 and including all of the information required by the approved Master Plan.
- 36.5.2. Site Plans may be submitted in phases provided that such phases include of all those public amenities and features used as public protection for the surrounding area. Such phases shall be capable of complete and self-sufficient existence with the completion of the remaining phases.
- 36.5.3. Detailed Site Plans must be submitted within 24 months of the Zoning Map Amendment and Master Plan Adoption. The Master Plan shall become null and void if the Detailed Site Plan is not approved within that timeframe. The Commission may grant one extension of this period upon written request of the Applicant, but in no event shall the extension exceed an additional 24 months.

36.6. Specific Design Standards

- 36.6.1. Residential Buildings shall not exceed a height of 35' total building height to peak of roof.
- 36.6.2. Accessory Buildings for Residential Uses shall not exceed a height of 20 feet.
- 32.6.3. Such maximum height shall not apply to the following when not for human occupancy: spires, ornamental cupolas, towers, chimneys, flagpoles and silos, as well as features such as tanks and heating, ventilating, air conditioning, railings, and elevator equipment including elevator shaft, solar collectors that are located on the roof of a building and do not occupy more than 25 percent of the area of the roof.
- 36.6.4. Additional Bulk Standards

Minimum Front Yard	Maximum Building Coverage	Minimum Side Yard	Minimum Rear Yard	Total Parcel Building Coverage	Total Parcel Coverage (including pavement)
25 feet**	10%	25 feet	25 feet**	12.0%	20%

The above standards shall apply to dwellings within a standard subdivision with separate lots. In addition, separate dwellings are permitted within a common ownership community with private internal roadways. In such instances, a plan shall be submitted documenting conformance with these standards (although no lot lines need to be established).

** The Greater of PDD, Gateway or Coastal setback requirements will adhere

- 36.6.5. Two Parking spaces shall be required or each Dwelling Unit in the PDD.

36.7 Certificate of Zoning Compliance

- 36.7.1. Prior to the issuance of any Zoning Permit or Certificate of Zoning Compliance to permit any occupancy of the PDD, the developer shall file with the Commission a financial guarantee, in form, amount and surety approved by the Commission to guarantee the provision of all facilities common to the entire development, including but not limited to private roads, buffer strips, walkways, recreational facilities, club houses and other common areas.

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- 3672 The financial guarantee shall be conditioned upon completion of said common facilities within five (5) years of the date of approval of the first such Certificate of Zoning Compliance, except that the Commission may extend the time for completion for an additional period not to exceed one (1) year after public hearing for a good cause shown.

36.8 additional limitations

- 3681 Adoption of a Planned Development District by the Commission shall constitute authorization to establish the uses, buildings, structures and site development in accordance with the standards and Detailed Site Plans adopted by the Commission for the District and in accordance with detailed specifications approved by the Commission.
- 3682 The development authorized by the Commission shall be completed within five (5) years from the effective date of the latest Detailed Site Plan approval for the PDD except that the Commission may extend the time for completion for one (1) year periods after public hearing for good cause demonstrated to the satisfaction of the Commission; otherwise the Commission shall be deemed authorized by the owner or owners of land within the District to amend these Regulations and the Zoning Map, deleting the Planned Development District and establishing for such land the provisions of another zoning district.