

## Beacon Falls, Connecticut

### 380-71.1 Purposes.

A planned adaptive reuse development (PARDD) established by the Planning and Zoning Commission may be authorized in accordance with the procedures, standards and conditions hereinafter specified and only for one or more of the following purposes and under the criteria specified therefor:

#### A.

To permit a tract of land of considerable size to be redeveloped or renewed, for other than the prior use, that constitutes an integrated and harmonious design that is consistent with the character of the Town, the orderly development of the neighborhood and the purposes of these regulations;

#### B.

To permit, on a lot, a use of land, existing buildings and other structures, and related site development not permitted within the existing zoning district where the lot is located but if adaptively reused would be beneficial to and consistent with the orderly development of the Town and the neighborhood and consistent with the purposes of these regulations; and/or

#### C.

To permit, on a lot, the design, reconstruction and rehabilitation of the buildings and other structures, and site development that, by virtue of their historic significance, architectural merit, location, orientation, structure, texture, materials, landscaping or other features, would be consistent with character of the Town and the neighborhood and with the purposes of these regulations and would demonstrate unusual design merit, and when:

#### (1)

The tract or lot is of sufficient size to justify the application of a planned development;

#### (2)

An existing zoning district listed in Article 4 could not be appropriately established to accomplish such purpose or would impose uses and standards that preclude, or would not adequately assure, accomplishment of such purposes; and

#### (3)

The planned adaptive reuse development is specifically consistent with particular elements of, or is otherwise not inconsistent with, any plan of development adopted by the Planning and Zoning Commission.

### § 380-71.2 Districts.

A planned adaptive reuse development pertaining to a purpose specified in § **380-71.1** and located on a lot of not less than two acres containing structure(s) which, in the aggregate, have a minimum of 25,000 square feet of existing floor area which is/are to be renovated as part of the adaptive reuse shall be considered a planned adaptive reuse

development district and shall conform to the procedures, standards and conditions of §§ 380-71.3 and 380-71.4.

§ 380-71.3 **Submission requirements.**

Requests for approval of a planned adaptive reuse development for one or more of the purposes specified in § 380-71.1 shall be submitted in writing and shall be accompanied by the following:

**A.**

Report. A written report explaining the purpose of the planned adaptive reuse development under this article and how the planned adaptive reuse development meets the criteria specified in § 380-71.1; 10 copies shall be submitted.

**B.**

PARDD regulation. For a planned adaptive reuse development district, a written regulation to be applicable within the proposed district, in form suitable for adoption as an amendment to these regulations, containing no less than the following:

**(1)**

A suitable boundary description and survey map of the district, and any land use areas and subdistricts within the district;

**(2)**

The precise adaptive reuse of land, buildings and other structures to be permitted;

**(3)**

Standards for the area, location and bulk of existing and proposed buildings and other structures, and the area, shape and frontage of lots;

**(4)**

Procedures for administrative review and approval of detailed plans and specifications for the planned adaptive reuse development;

**(5)**

Citation of the general plans that are to be applicable within the district; and

**(6)**

Any other necessary regulatory provisions, including citation of other provisions of these regulations that are to be applicable within the district; 10 copies shall be submitted.

**C.**

General plans. For a planned adaptive reuse development district, a general plan for the entire district, including site plans, architectural plans and other drawings as relevant and sufficient detail to illustrate the existing topography and the character, function and location of existing uses, buildings, structures, streets, driveways, parking and loading facilities, outside storage areas, contours, wetlands, watercourses, drainage, sewage disposal, water supply and landscaping, which general plans shall show the degree of detail required for a site plan; six copies shall be submitted.

[Amended 2-15-2024]

**D.**

Petition map. For a planned adaptive reuse development district, a petition map; six copies shall be submitted.

**E.**

Fee. See Chapter **203**, Article **II**, for fee.

[Amended 4-19-2001]

**§ 380-71.4** **Petition for approval of district.**

Request for approval of a planned adaptive reuse development district constitutes a petition to amend these regulations in accordance with Article **84**. The petition shall be submitted to the Planning and Zoning Commission and shall be signed by the owner or owners of all lots within the proposed district; provided, however, that the district may also include existing street, highway and utility rights-of-way now owned by the petitioner. Within 65 days of receipt of application, the Planning and Zoning Commission shall hold a public hearing and within 65 days after said public hearing act thereon in accordance with provisions of Article **84**. The following requirements are also applicable:

**A.**

Findings. A planned adaptive reuse development district may be adopted by the Planning and Zoning Commission only upon finding that the proposed district and planned adaptive reuse development meet the applicable purposes and criteria of **§ 380-71.1**. There shall be no direct requirements as to bulk, coverage, setbacks, yards, height or density, except as may be established by the Planning and Zoning Commission.

**B.**

Detailed plans.

**(1)**

The use, buildings, structures and site development authorized by a planned adaptive reuse development district are permitted subject to administrative approval of detailed plans therefor by the Planning and Zoning Commission.

**(2)**

Subsequent to such approval, the detailed plans shall be submitted to the Zoning Enforcement Officer, together with an application for a certificate of zoning compliance, and shall include no less than the information required for site plans under **§ 380-51.2A** of these regulations. Detailed plans may be submitted for approval in sections or stages. The Planning and Zoning Commission shall act on the detailed plans in the same manner as specified for approval of site plans under **§ 380-51.4**; provided, however, that the detailed plans, as determined by the Planning and Zoning Commission, shall conform to the planned adaptive reuse development district regulation, shall be consistent with the general plans that are a part of such regulation and shall conform to the standards of Article **61** as those standards may be modified by such regulation. Any change of plans shall require the approval of the Planning and Zoning Commission. Moreover, where the Commission determines that the proposed change of plans will significantly alter the character, density, size, design and/or spacing of land and buildings so as to make the proposed plans inconsistent with the purposes of the planned adaptive reuse development, as specified in **§ 380-71.1**, another public hearing may be required in accordance with **§ 380-71.4**.

**C.**

Adoption. The planned adaptive reuse development district may be adopted by the Planning and Zoning Commission with modifications deemed necessary by the Commission to maintain the purposes of these regulations. Notice of adoption shall be given in the same manner as required for amendment of these regulations. Any adopted planned adaptive reuse development district shall be shown on the Zoning Map with its own PARDD number and with a reference to Town records where the district provisions may be seen.

**D.**

Time limits. The Planning and Zoning Commission, in connection with adoption of a planned adaptive reuse development district, may specify time periods within which an application for a certificate of zoning compliance and submission of detailed plans shall be made, renovation shall commence and/or the planned adaptive reuse development shall be completed and a certificate of zoning compliance therefor obtained; if not so specified, the planned adaptive reuse development shall be completed and a certificate of zoning compliance therefor obtained within five years from the effective date of the district. The Planning and Zoning Commission may extend such time periods after public hearing for good cause shown. In the event of failure to meet such time periods, as the same may be extended, the Planning and Zoning Commission is deemed authorized by the owner of the tract or lot to amend these regulations and the Zoning Map, deleting the planned adaptive reuse development district and establishing in its place the previous or another zoning district.

**The following is one of the new text amendments creating an adaptive reuse district.**

**Article 74 Planned adaptive Reuse district No 3.**

**§ 380-74.1 Establishment.**

The Zoning Regulations of the Town of Beacon Falls, Connecticut, (the Town) including the Zoning Map and Zoning Districts, are amended by establishment of the Planned Adaptive Reuse District No. 3, hereinafter referred to as "PARD No. 3."

**§ 380-74.2 Purposes.**

**A.**

To permit a tract of land of considerable size to be redeveloped or renewed, for other than the prior use, that constitutes an integrated and harmonious design consistent with the character of the Town, the orderly development of the neighborhood and the purposes of these regulations;

**B.**

To permit, on a lot, a use of land, existing buildings and other structures, and related site development not permitted within the existing zoning district where the lot is located but, if adaptively reused, would be beneficial to and consistent with the orderly development of the Town and the neighborhood and consistent with the purposes of these regulations;

**C.**

To permit, on a lot, the design, reconstruction and rehabilitation of the buildings and other structures, and site development that, by virtue of their historic significance, architectural

merit, location, orientation, structure, texture, materials, landscaping or other features, would be consistent with the character of the Town and the neighborhood and within the purposes of these regulations and would demonstrate unusual design merit;

**D.**

To permit the use of the parcel as follows:

**(1)**

All dwellings shall be designated as "older persons housing" being occupied by at least one person who is 55 years of age or older in accordance with 42 U.S.C. § 3607, known as the "Fair Housing Act," and Title 46A, Chapter 814C, § 46a-64b of the Connecticut General Statutes, as amended.

**(2)**

All construction to be served by public water and sewer supply, all of which shall be underground.

**(3)**

On-site support facilities and adequate landscaping. Adequate landscaping shall include shade, ornamental and evergreen trees and shrub bed and slope plantings as depicted on the referenced drawings, as well as foundation plantings for each dwelling unit. Site development shall preserve major trees and existing landscape features whenever possible. All disturbed areas not otherwise landscaped shall be loamed and seeded.

**(4)**

All roadways with the PARD No. 3 shall be privately maintained and conform to the approval of the Planning and Zoning Commission.

**§ 380-74.3Context.**

The zoning provisions to be applicable to PARD No. 3 are those proposed in this statement. The following maps and plans which, together, constitute the general plan required by § 370-71.3C of the Zoning Regulations, which are identified as follows, accompany this statement:

**A.**

"Master Plan - Woodhaven Estates, Skokorat Road, Beacon Falls, CT," Sheet No. 1, Existing Condition, Sheet No. 2, Layout and Sheet No. 3, Utilities, all dated February 2003 and prepared at a scale of one inch equals 100 feet by Milone & MacBroom, Inc.

**B.**

Boundary survey, entitled "Property Survey - Daddio Property, Skokorat Road, Beacon Falls, CT," scale one inch equals 100 feet, dated February 17, 2003, and prepared by Milone & MacBroom, Inc. (two sheets).

**§ 380-74.4Regulations.**

[Amended 2-15-2024]

Within PARD No. 3, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, moved or structurally altered except in conformity with the Zoning Regulations of the Town of Beacon Falls, Connecticut, adopted September 17, 1976, together with subsequent amendments, as modified by this statement. Within PARD No. 3, no lot or land shall be subdivided, sold, encumbered or conveyed, except in accordance with said regulations as modified by this statement. All

plans shall be approved by the Planning and Zoning Commission and the Inland Wetlands and Watercourses Commission of the Town of Beacon Falls and shall be substantially in accord, except as modified by the Planning and Zoning Commission and Inland Wetlands and Watercourses Commission, with the plans submitted by the applicant to amend the Beacon Falls Zoning Regulations.

**A.**

Boundary. The boundary of PARD No. 3 as delineated and defined by the boundary survey referenced above, which is the Daddio property consisting of a total of 151± acres, less approximately nine acres in the northwest corner of the parcel which shall be excluded from the PARD and subdivided into five separate single-family building lots, is as follows:

Parcel: Daddio Property (Parcels 1 and 2) (excluding Lots 1-5).

Area: 6,185,705 square feet, 142.004 acres.

A certain parcel of land situated in the Town of Beacon Falls, County of New Haven and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the easterly street line of Skokorat Road at the division line between land now or formerly of David J. & Christina Matika and the land herein described;

Thence running North 17°-30'-00" East 71.08 feet along the easterly street line of Skokorat Road to a point;

Thence running South 43°-08'-06" East 429.30 feet to a point, thence turning and running South 39°-02'-00" East 75.10 feet to a point, thence turning and running North 20°-03'-53" East 43.65 feet to a point, thence turning and running North 16°-05'-27" East 116.39 feet to a point, thence turning and running North 17°-00'-10" East 48.20 feet to a point, thence turning and running North 09°-26'-28" East 64.74 feet to a point, thence turning and running North 00°-50'-39" East 19.61 feet to a point, thence turning and running North 26°-41'-49" East 33.76 feet to a point, thence turning and running North 00°-29'-20" East 37.43 feet to a point, thence turning and running North 01°-59'-42" East 44.09 feet to a point, thence turning and running North 10°-09'-38" East 54.86 feet, all along land now or formerly of Mark J. Daddio and Rebecca L. Daddio, to a point;

Thence running North 18°-38'-29" East 606.04 feet along Lot 1, Lot 2, Lot 3 and Lot 4, each in part, to a point;

Thence running South 71°-21'-31" East 403.41 feet to a point, thence turning and running North 18°-38'-29" East 391.01 feet, all along Lot 5, to a point;

Thence running South 84°-49'-11" East 70.40 feet to a point, thence turning and running South 66°-05'-51" East 75.30 feet to a point, thence turning and running South 82°-59'-23" East 91.40 feet to a point, thence turning and running South 80°-05'-41" East 348.75 feet to a point, thence turning and running South 76°-36'-16" East 54.70 feet to a point, thence turning and running South 84°-44'-23" East 74.00 feet to a point, thence turning and running South 78°-10'-15" East 457.16 feet to a point, thence turning and running North 54°-17'-36" East 359.23 feet, all along land now or formerly of Edward's Concrete and Construction, to a point;

Thence running South 63°-22'-50" East 221.58 feet to a point, thence turning and running South 55°-35'-50" East 133.49 feet to a point, thence turning and running South 62°-02'-40" East 287.78 feet to a point, thence turning and running South 62°-22'-30" East 572.80 feet, all along land now or formerly of Beacon Heights, Inc., to a point;

Thence running South 28°-05'-45" West 192.50 feet to a point, thence turning and running South 26°-59'-24" West 145.15 feet to a point, thence turning and running South 16°-32'-49" West 66.60 feet to a point, thence turning and running South 27°-23'-59" West 194.75 feet to a point, thence turning and running South 08°-46'-39" West 29.30 feet to a point, thence turning and running South 25°-23'-34" West 69.60 feet to a point, thence turning and running South 02°-17'-22" West 100.81 feet to a point, thence turning and running South 11°-55'-14" West 120.10 feet to a point, thence turning and running South 06°-15'-48" West 128.88 feet, all along land now or formerly of Fairlee Realty Liquidation Trust, to a point;

Thence running South 10°-15'-54" West 63.85 feet to a point, thence turning and running South 08°-33'-29" West 232.75 feet to a point, thence turning and running South 08°-08'-14" West 158.40 feet to a point, thence turning and running South 08°-47'-09" West 168.30 feet to a point, thence turning and running South 05°-24'-34" West 70.00 feet to a point, thence turning and running South 04°-28'-34" West 304.30 feet to a point, thence turning and running South 03°-23'-14" West 187.78 feet, all along the westerly street line of Miller Road, to a point;

Thence running North 52°-21'-22" West 329.17 feet along land now or formerly of Yongzhi Zhu and Xianfen Hua to a point;

Thence running North 52°-41'-56" West 51.30 feet along land now or formerly of Paul V. Falcone and Susan Falcone to a point;

Thence running North 56°-23'-11" West 85.30 feet to a point, thence turning and running North 57°-36'-41" West 67.60 feet to a point, thence turning and running North 49°-50'-26" West 217.00 feet to a point, thence turning and running North 62°-34'-46" West 51.00 feet to a point, thence turning and running North 65°-46'-31" West 184.30 feet to a point, thence turning and running North 64°-24'-31" West 302.05 feet to a point, thence turning and running South 78°-09'-11" West 95.90 feet, all along land now or formerly of Woodhaven Country Club, to a point;

Thence running South 85°-30'-17" West 382.85 feet to a point, thence turning and running South 87°-38'-45" West 193.11 feet to a point, thence turning and running North 78°-51'-40" West 91.60 feet to a point, thence turning and running North 88°-16'-31" West 212.95 feet to a point, thence turning and running South 88°-27'-44" West 137.93 feet to a point, thence turning and running North 88°-27'-19" West 117.58 feet to a point, thence turning and running South 89°-42'-48" West 138.24 feet to a point, thence turning and running North 87°-40'-44" West 301.86 feet to a point, thence turning and running South 87°-39'-27" West 78.05 feet to a point, thence turning and running North 88°-56'-54" West 73.45 feet to a point, thence turning and running North 89°-13'-35" West 173.44 feet, all along land now or formerly of April Industries, Inc., to a point;

Thence running North 85°-33'-00" West 57.10 feet to a point, thence turning and running South 87°-37'-57" West 51.64 feet to a point, thence turning and running North 89°-47'-11" West 231.09 feet to a point, thence turning and running North 85°-56'-12" West 45.27 feet to a point, thence turning and running North 88°-28'-56" West 125.22 feet, all along land now or formerly of Patrick S. Lawless and Antoinette M. Dudek, to a point;

Thence running North 12°-16'-11" East 17.54 feet to a point, thence turning and running North 25°-49'-44" East 46.45 feet to a point, thence turning and running North 24°-14'-33" East 246.62 feet to a point, thence turning and running North 26°-42'-21" East 68.31 feet, all along the easterly street line of Skokorat Road, to a point;

Thence running North 89°-24'-31" East 155.17 feet along land now or formerly of Igor Yegorova and Larisa Y. Yegorova to a point;

Thence running South 72°-47'-11" East 98.56 feet along land now or formerly of Igor Yegorova and Larisa Y. Yegorova and land now or formerly of Dennis W. Miller and Judith E. Miller, each in part, to a point;

Thence running South 70°-02'-23" East 81.27 feet to a point, thence turning and running South 75°-29'-07" East 47.26 feet to a point, thence turning and running North 53°-24'-41" East 58.76 feet to a point, thence turning and running North 80°-50'-16" East 44.71 feet to a point, thence turning and running North 84°-45'-36" East 27.68 feet to a point, thence turning and running South 83°-32'-11" East 193.32 feet to a point, thence turning and running North 32°-08'-55" East 20.22 feet, all along land now or formerly of Dennis W. Miller and Judith E. Miller, to a point;

Thence running North 33°-56'-33" East 156.17 feet to a point, thence turning and running North 24°-06'-54" East 22.46 feet, all along land now or formerly of Thomas W. Barrett and Susan M. Barrett, to a point;

Thence running North 37°-20'-16" East 50.20 feet to a point, thence turning and running North 63°-37'-07" West 151.01 feet to a point, thence turning and running North 65°-44'-32" West 31.71 feet to a point, thence turning and running North 71°-59'-42" West 37.03 feet to a point, thence turning and running North 24°-59'-00" West 68.91 feet to a point, thence turning and running North 28°-15'-22" West 77.63 feet to a point, thence turning and running North 32°-27'-05" West 125.98 feet, all along land now or formerly of David J. Ferla, to a point;

Thence running North 43°-58'-18" West 97.31 feet along land now or formerly of David J. Ferla and land now or formerly of David J. Matika and Christina Matika, each in part, to a point;

Thence running North 46°-20'-03" West 41.66 feet to a point, thence turning and running North 43°-44'-58" West 68.27 feet to a point, thence turning and running North 42°-06'-27" West 101.56 feet to a point, thence turning and running North 42°-27'-48" West 60.73 feet, all along land now or formerly of David J. Matika and Christina Matika, to the point of beginning.

Being more particularly bounded and described on a map entitled "Property Survey, Daddio Property," scale: 1" = 100', dated April 3, 2003, and prepared by Milone and MacBroom Inc.

## **B.**

Permitted uses. The following shall constitute permitted use for PARD No. 3 and are subject to special permit and site plan approval by the Beacon Falls Planning and Zoning Commission:

### **(1)**

A parcel of 142 ± acres as described in the boundary survey and the boundary as set forth herein for construction of not more than 266 age-restricted residential dwellings (of which no more than 20% shall be duplex units and the remainder shall be individual units) and one community building with associated amenities. All construction is to be served by public water and sewer supply, and underground utilities, as set forth in the design plans referenced above.

### **(2)**

The following uses when clearly subordinate and subsidiary to the uses permitted above:

**(a)**

Off-street parking as provided on the design plans.

**(b)**

Vehicular and pedestrian access.

**(c)**

Electric, telephone, gas, water, sanitary sewer lines and other utilities, all of which shall be underground.

**(d)**

Adequate landscape features permanently maintained.

**(e)**

Recreational facilities, as depicted in the general plans.

§ 380-74.5 **Lot area, shape and frontage.**

**A.**

The land within PARD No. 3 shall not be subdivided into individual lots but shall be utilized for age-restricted housing as provided. The existing land, consisting of 142 ± acres, is deemed to have the minimum area, shape and frontage required by the regulations.

**B.**

Open space. The final site plan must depict clearly defined open space, which shall be equal to at least 15% of the entire project.

§ 380-74.6 **Unit size.**

The heated living space of each dwelling unit shall contain a minimum of 1,200 square feet. Each dwelling unit shall contain no more than three bedrooms, at least one of which shall be located on the first floor.

§ 380-74.7 **Coverage and bulk.**

Within the proposed PARD No. 3, the aggregate lot coverage of all structures shall not exceed 20% of the total lot area and all impervious surfaces shall not exceed 25% of the total lot area.

§ 380-74.8 **Signs.**

These shall be no signs except as shall conform to:

**A.**

The requirement of Article **63** of the Zoning Regulations of the Town of Beacon Falls; and

**B.**

Provide for public safety (police, fire, etc.) and unit building and development identification.

§ 380-74.9 **Height and setbacks.**

**A.**

Within the proposed PARD No. 3, the following standards shall apply:

**(1)**

Maximum building height (a maximum of two stories): 35 feet.

**(2)**

Minimum building property setback: 50 feet.

**(3)**

Minimum deck property setback (unenclosed and unheated): 40 feet.

**(4)**

Minimum distance between buildings: 20 feet.

**(5)**

Setback from roads: 20 feet off of edge of pavement of interior roads.

**(6)**

There shall be a minimum setback from Skokorat Road of at least 150 feet and from Miller Road of at least 100 feet.

**(7)**

There shall be a minimum setback from all adjacent property of at least 90 feet and/or 100 feet depending on the area of development. Said areas requiring ninety-foot and 100-foot setbacks are shown and delineated on a map entitled "Master Plan Chatfield Farms Active Adult Community Skokorat Road Beacon Falls, Connecticut," scale one inch equals 100 feet, dated May 27, 2005, Sheet 1 of 1 by Milone & MacBroom, 716 South Main Street, Cheshire, Connecticut 06410, (203) 271-1773, fax (203) 272-9733. Copy of said map is attached.<sup>[1]</sup>

**[1]**

*Editor's Note: Said map is on file in the office of the Town Clerk.*

**(8)**

Cantilevered bay windows (i.e., no foundation) and unenclosed front porches/porticos may encroach into setbacks.

**(9)**

Nonhabitable structures shall be allowed where they meet the minimum setback requirements of the underlying R-1 Zone, which are as follows:

**(a)**

Front: 35 feet.

**(b)**

Side: 20 feet.

**(c)**

Rear: 20 feet.

**B.**

All building heights and setbacks shall be in conformance with the submitted site plans.

**§ 380-74.10 Parking and circulation.**

Within the proposed PARD No. 3, the following standards shall apply:

**A.**

For the purpose of this PARD, each parking space shall be nine feet wide by 20 feet long.

**B.**

A minimum of two parking spaces per unit shall be provided. Spaces may be exterior or garage spaces.

**C.**

Additional parking spaces shall be in conformance with the submitted site plans.

**D.**

All interior roads shall have a minimum paved width of 24 feet. All interior roads shall remain private roads.

§ 380-74.11 **Fire hydrants.**

All fire hydrants shall be installed and located within 500 feet of each building, subject to the approval of the Fire Marshal for Beacon Falls.

§ 380-74.12 **Age restriction.**

Within the proposed PARD No. 3, the following standards shall apply:

**A.**

All units and their occupants shall comply with the requirements of the fifty-five-and-over housing exemption. There shall be no permanent residents 18 years of age or younger. A "permanent resident" shall be defined to be a resident who occupies the premises for more than six months in any one calendar year.

**B.**

The housing facility or community association shall provide evidence to the Town of Beacon Falls Planning and Zoning Commission on an annual basis that the project is in compliance with the provisions of the federal and state statutes concerning the over-55 housing exemption.

**C.**

The age restriction will be in the deed of conveyance, as well as the declaration.

**D.**

Proposed residents must sign an affidavit and present verification of their age. The association will conduct an annual survey of the age of the occupants within the PARD in furtherance of the annual certification to the Planning and Zoning Commission.

§ 380-74.13 **Final plan requirements.**

**A.**

The applicant shall submit the following:

**(1)**

A detailed statement of use outlining the project and certification that the final plans conform to the original approval. This statement should clearly identify where any deviation from the original approval exists.

**(2)**

A detailed construction schedule defining items such as clearing, earth removal/filling, wetland mitigation, phasing and restoration.

**B.**

Final plans. Detailed development plans shall be submitted in conformance with and including all the information required by the approved preliminary plan. Any plans for stage completion should reflect all stages of development completed and/or approved as of the date of submission. Maps should be drawn at a minimum scale of one inch to 40 feet and shall include at least the following:

**(1)**

Site plan. A detailed plan of all site plan proposals, showing the layout of all buildings, drives, parking areas, walkways, recreational facilities and other pertinent elements and including a tabulation of the required standards and the design standard used.

**(2)**

Engineering plans. Plans presenting detailed engineering designs and information supporting all the engineering elements of the site improvements, including proposed drives, parking areas, grading, drainage, sewers, water supply, utilities and other improvements.

**(3)**

Landscaping plans. Plans showing all proposed areas to be planted and landscaped, type of plants by common name, botanical name, size and location. Any areas to be maintained by someone other than the applicant shall be so designated. Topography and other natural features shall be shown to the extent they are significant to the landscaping treatment. Locations of signs and lighting fixtures shall be indicated.

**(4)**

Architectural plans. Drawings of all proposed buildings shall be submitted, including floor plans of all levels, elevations of all sides of all structures, including accessory buildings, perspective drawings and renderings to the extent necessary to portray building designs and relationships, and general specifications of types of construction proposed, including exterior materials and finishes.

**(5)**

Other documents. Any other plans, reports or documents required as part of the approval of the preliminary plan, copies of restrictive covenants, easements, deeds to open space areas and such additional information as the Commission may request concerning use, control, maintenance and liability relative to all open space areas and common facilities.

§ 380-74.14 **Other provisions.**

**A.**

All provisions of the Zoning Regulations of the Town of Beacon Falls shall be applicable to PARD No. 3, except as modified by this statement.

**B.**

The applicant and its successor may be required to make improvements to Skokorat Road to the satisfaction of the Town Engineer.