

PLAN OF CONSERVATION AND DEVELOPMENT



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TOWN OF BRIDGEWATER, CONNECTICUT

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PLAN OF CONSERVATION AND DEVELOPMENT

TOWN OF BRIDGEWATER, CONNECTICUT

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TABLE OF CONTENTS

	Page
Introduction	1
Authority	1
Contents	1
Definition	2
Goals	3
Land Use	3
Conservation	3
Circulation	3
Community Facilities	3
Utilities	3
Land Use	4
Objectives	4
Standards	5
Implementation Measures	7
Land Use Plan	9
Conservation	10
Objectives	10
Standards	10
Implementation Measures	11
Circulation	12
Objectives	12
Standards	12
Implementation Measures	13
Community Facilities	15
Objectives	15
Standards	15
Implementation Measures	16
Utilities	17
Objectives	17
Standards	17
Implementation Measures	18

TABLE OF CONTENTS

	Page
Findings	20
Bibliography	21

PLAN OF CONSERVATION AND DEVELOPMENT

INTRODUCTION

A plan of conservation and development is capable of shaping the future of a community and affecting the quality of the environment. This Plan is not unique in that respect. Most plans, including the 1967 Bridgewater Plan of Development and subsequent 1988 amendment, have lasting effects. The plans reflected the Town's desire to protect the environment as well as the public health of its residents. This resulted in a major amendment to the Zoning Regulations and Zoning Map and a complete revision to the Subdivision Regulations.

This Plan of Conservation and Development is comprised of text and maps evolved from interrelated decisions based on current information. The major factors considered in the formulation of this Plan of Conservation and Development were flexibility and encouragement of new solutions which would be consistent with the Plan.

The Board of Selectmen, land use boards and commissions, Town officials and the residents of Bridgewater are responsible for implementing the Plan and possibly modifying it later, retaining the key factors but resulting in an improved plan for the community.

AUTHORITY: This document was prepared under the provisions of and in accordance with Section 8-23 of the Connecticut General Statutes.

CONTENTS: The Plan consists of coordinated text and maps in a document which is comprehensive in content, yet sufficiently flexible to remain effective.

The text is limited primarily to goals, policies, standards and principal elements. The **goals**, as recommended in this Plan, represent the final result toward which all future development should be directed. To obtain the stated goals, **policies** are stated to give direction to all future development. **Standards** are provided as a basis for comparing potential development to established rules. **Implementation measures** are the most important tasks which the Town should accomplish.

The map presented herein is a graphic representation of the text contained in this document.

DEFINITION: As defined in Section 8-23 of the Connecticut General Statutes, the Plan must:

- I Recommend the most desirable use of land for residential, recreational, commercial, industrial, conservation and other purposes.
- II Recommend the most desirable density of population.
- III Make provisions for the development of housing opportunities consistent with soil type, terrain and infrastructure capacity.
- IV Promote housing choice and economic diversity in housing.
- V Consider protection of existing and potential public surface and ground drinking water supplies.
- VI State goals, policies and standards for the physical and economic development of the Town.
- VII Promote with the greatest efficiency and economy, the coordinated development of the Town and the general welfare and prosperity of its people.
- VIII Take into account the State plan of conservation and development.

GOALS

The goals for Bridgewater, presented by functional categories, reflect the Town's expressed desires for the future.

1. LAND USE

- 1.1 Preserve the rural and village character of the Town.
- 1.2 Protect the appearance and quality of the Town's environment.
- 1.3 Retain, as the principal use of land, single family detached housing.
- 1.4 Preserve prime agricultural farm land.

2. CONSERVATION

- 2.1 Preserve important natural and physical resources.
- 2.2 Protect surface water and ground water quantity and quality.

3. CIRCULATION

- 3.1 Develop a circulation system that meets the needs of the Town and the region.
- 3.2 Preserve, in so far as possible, the character of the existing rural streets.
- 3.3 Provide for the safe movement of traffic.

4. COMMUNITY FACILITIES

- 4.1 Provide community facilities and related services to meet the needs of the Town.
- 4.2 Utilize regional facilities when cost effective to the Town.

5. UTILITIES

- 5.1 Protect the quality of the water supply for the Town and the region.
- 5.2 Provide an adequate and reliable system of utilities.

LAND USE

The land use provisions of this plan delineate a pattern of development which provides for a compatible interrelationship of different environments. The form of the plan was influenced by existing physical characteristics, existing development, the requirement of on site sewage disposal systems and private water supply, the capacity of the circulation system and the capability of the Town to provide needed community facilities and services.

10. OBJECTIVES

The direction recommended to achieve the desired pattern of development includes:

- 10.1 Create a healthful, safe and attractive environment in new residential development.
- 10.2 Encourage the development of housing to meet specific needs.
- 10.3 Locate most multi family housing near the Town's center to the extent consistent with soil types and terrain.
- 10.4 Maintain the Town center as an attractive, convenient, safe and comfortable area in which to shop, visit, worship or live.
- 10.5 Maintain the existing commercial area so that it has the maximum opportunity to prosper while providing for the needs of the Town.
- 10.6 Prevent future land use that would adversely affect property values.
- 10.7 Protect and maintain as much of the natural landscape and topographic features as possible.
- 10.8 Encourage development which results in a larger percentage of open spaces.
- 10.9 Maintain limitations on the maximum density of development based on existing physical conditions.
- 10.10 In designated scenic areas require site plan review of all development to assure protection of those areas.

- 10.11 Administer and enforce up-to-date subdivision and zoning regulations and support the enforcement of other land use regulations, building and health codes.

11. STANDARDS

Those standards applicable to the land use areas depicted on the Town's Land Use Plan are as follows:

11.1 Agriculture

- 11.1.1 Use - Single-family residence, agriculture
- 11.1.2 Density - Ten or more acres per dwelling unit
- 11.1.3 Location - Existing areas of agriculture, flood plains and areas identified as watersheds which are part of state designated existing or potential public water supplies.

11.2 Rural Residential

- 11.2.1 Use - Single-family residence
- 11.2.2 Density - Three or more acres per dwelling unit
- 11.2.3 Location - Outlying areas of Town with steep terrain and/or shallow to bedrock or fragipan soils

11.3 Semi-rural Residential

- 11.3.1 Use - Single-family residence, multi-family
- 11.3.2 Density - Two or more acres per dwelling unit
- 11.3.3 Location - Areas with hilly terrain and adjacent to Town center

11.4 Town Center

- 11.4.1 Use - Single-family residence, public buildings, places of worship, churches and parish houses

11.4.2 Area - Two of more acres per dwelling unit or non residential use

11.4.3 Location - Area adjacent to Town green

11.5 Limited Commercial

11.5.1 Uses - Grocery, drug, book, stationery, gifts, clothing, dry goods, hardware, jewelry, flowers, garden supplies and variety merchandise stores, professional, financial and business offices

11.5.2 Area - Three or more acres

11.5.3 Location - Limited area along Route 67

11.6 Limited Industrial

11.6.1 Use - Light manufacturing, warehousing, lumber and building material yards, equipment storage buildings

11.6.2 Area - Three or more acres

11.6.3 Location - Limited area along Route 67

11.7 Open Space

11.6.1 Use - Primarily undeveloped or developed land which serves one or more of the following functions:

Town design, which directs the pattern and character of development within the Town by providing distinctive land forms, enhancing property values, contributing to the stability of the neighborhood, separating different land uses or densities, and by establishing variety and contrast in developed areas.

Recreational areas and facilities, including Town parks and play fields, specialized parks and

recreational areas, and school-park complexes which provide active and passive recreational activities.

Conservation of natural resources, which include soil, water, wildlife and vegetation, through the preservation and protection of wildlife preserves, sanctuaries, forests, wetlands, watersheds, flood plains, natural drainage courses, Lake Lillinonah, Shepaug River and farm land.

Scenic areas preserved for their attractive appearance, uniqueness and visibility.

Historic sites and structures preserved and maintained because of their interest and importance to the Town.

12. IMPLEMENTATION MEASURES

The major recommendations for land use are summarized as follows:

- 12.1 Establish provisions for single family detached cluster development compatible with physical and environmental limitations.
- 12.2 Establish standards for accessory apartments, especially for the elderly.
- 12.3 Create standards that recognize the unique character of Lake Lillinonah and Shepaug River.
- 12.4 Create provisions for a planned residential development district which incorporates provisions for affordable housing.
- 12.5 Maintain the areas presently zoned for commercial or industrial uses.
- 12.6 Investigate the possibility of creating a historic district around the Town green.
- 12.7 Establish agricultural districts to conform to the

recommendations within the Plan.

12.8

Require all commercial and industrial development to protect the value and character of adjacent residential areas by considering the use of buffers.

CONSERVATION

Because of the importance of protecting the most important natural resources in the Town, which may create constraints for supporting development in some areas, this Plan sets forth the following recommendations.

20. OBJECTIVES

Recommendations to protect natural resources include:

- 20.1 Protect surface water and ground water quality and quantity.
- 20.2 Protect flood plains, wetlands, streambelts and waterways.
- 20.3 Utilize scenic easements and open space acquisition or designation to protect outstanding environmental features, such as ridges and scenic vistas.
- 20.4 Direct development away from fragile areas of the environment.
- 20.5 Require environmental impact studies for all major development or land use activity.
- 20.6 Encourage conservation and preservation efforts.

21. STANDARDS

As defined below, development constraints increase as natural conditions become more severe.

- 21.1 Minimal constraints - excessively drained soils, well-drained soils less than 10% slope
- 21.2 Moderate constraints - well-drained soils with 10% to 25% slopes, well-drained soils with seasonal high water table, shallow to bedrock soils less than 10% slopes, fragipan soils less than 10% slopes
- 21.3 Severe constraints - slopes 25% or greater, shallow to bedrock soils 10% slopes or greater, fragipan soils on slopes 10% or greater, shallow to bedrock or fragipan soils with seasonal high water table

- 21.4 Prohibitive constraints - water courses, water bodies, wetlands and flood plains (100 year)

22. IMPLEMENTATION MEASURES

The recommendations for conservation of the Town's natural resources are summarized below.

- 22.1 Increase the requirements for open space and conservation easements as development constraints become more prohibitive.
- 22.2 Develop buffer zone requirements for land adjacent to Lake Lillinonah, the Shepaug River and the water course and wetlands within the Shepaug River basin.
- 22.3 Identify important natural resources.
- 22.4 Develop an open space acquisition program working together with conservation groups, such as, but not limited to the local land trust, the Connecticut affiliate of the Nature Conservancy, or such other private associations legally constituted for conservation purposes.
- 22.5 Institute a stream belt protection program.
- 22.6 Inspect septic systems around Lake Lillinonah and the Shepaug River.

CIRCULATION

The circulation system has been designed to connect living, recreational, shopping and working areas of the Town, coordinated with the land use element of the Plan.

30. OBJECTIVES

To serve as a cohesive element that ties together the recommended land use areas, the circulation system should:

- 30.1 Provide a functionally differentiated system of maintainable streets.
- 30.2 Work with the Connecticut Department of Transportation to improve highways that will provide for the safe passage of vehicles.
- 30.3 Create a varied and attractive landscape with rights-of-way.
- 30.4 Preserve the rural character of Town streets in rural and semi-rural areas.
- 30.5 Require adequate off-street parking and loading facilities.
- 30.6 Provide safe pedestrian circulation in the village center and surrounding high density development.

31. STANDARDS

Standards applicable to the circulation system are:

- 31.1 Highways
 - 31.1.1 Function - To collect and distribute traffic between widely separated points
 - 31.1.2 Other requirements - Established by the Connecticut Department of Transportation
 - 31.1.3 State collector streets - Route 133, Route 67 and Route 867

31.2 Town Collector Streets

- 31.2.1 Function - To collect and distribute traffic from highways and to connect local traffic generators
- 31.2.2 Rights-of-way width - Minimum of 60 feet
- 31.2.3 Pavement width - Minimum of 26 feet
- 31.2.4 Parking - Restricted at all times
- 31.2.5 Intersections - Traffic control at all highways and other collector streets
- 31.2.6 Grade - Maximum of 7 percent; minimum of 1 percent
- 31.2.7 Town collector streets - Clatter Valley and Hat Shop Hill Roads, Hut Hill Road, Second Hill Road, Christian and Northrup Streets

31.3 Town Local Streets

- 31.3.1 Function - To carry local residential traffic and necessary service vehicles
- 31.3.2 Rights-of-way width - Minimum of 50 feet
- 31.3.3 Pavement width - Minimum of 24 feet
- 31.3.4 Parking - Generally restricted
- 31.3.5 Intersections - Traffic signs at highways, collector streets and other appropriate locations
- 31.3.6 Grade - Maximum of 7 percent; minimum of 1 percent

32. IMPLEMENTATION MEASURES

The major recommendations for the circulation system include:

- 32.1 Continue to improve Town local and collector streets to

eliminate traffic hazards.

- 32.2 Continue preventative maintenance and appropriate repairs to streets, bridges and cross culverts.
- 32.3 Retain land for possible street widening by the use of subdivision and zoning regulations.
- 32.4 Prohibit the building of streets on flood plains.
- 32.5 Develop a plan to provide for pedestrian circulation in the village center and adjacent high density areas.
- 32.6 Identify scenic roads which should be added to the Town's scenic road ordinance or State highway scenic road status.

COMMUNITY FACILITIES

To provide maximum benefits from community facilities the importance of the following should be considered.

40. OBJECTIVES

To serve present and future residents, employees and guests in the Town of Bridgewater:

- 40.1 Continue to locate all public facilities which serve the entire community, except the public works complex and parks, in the Town center.
- 40.2 Insure that sufficient land for community facilities is available or acquired, in advance of need.
- 40.3 Design attractive and efficient public buildings.
- 40.4 Plan for expansion or increased utilization of existing facilities in advance of need.
- 40.5 Encourage the development of additional recreational facilities.

41. STANDARDS

Those standards applicable to public owned facilities are:

- 41.1 Elementary School
 - 41.1.1 Size of site - 10 acres plus 1 acre for each 100 pupils of ultimate enrollment
- 41.2 Recreation Park
 - 41.2.1 Total area - 6 acres per 1,000 population
 - 41.2.2 Size of site - Minimum of 30 acres
- 41.3 Special Parks and Recreation Facilities
 - 41.3.1 Total area - 14 acres per 1,000 population

41.3.2 Size of site - Varies depending on function

42. IMPLEMENTATION MEASURES

The key recommendations for community facilities are summarized as follows:

- 42.1 Design facilities and sites to minimize maintenance and maximize the safety for the users.
- 42.2 Develop plans for the expansion of the library and provide for a multi-media center.
- 42.3 Preserve land adjacent to Lake Lillinonah as undeveloped open space.
- 42.4 Continue to develop the public works complex to provide for additional equipment storage, maintenance and recycling.

UTILITIES

This part of the Plan primarily considers water quality as it is affected by private water supply, private sewage disposal systems and storm drainage. Only private water supply and private sewage disposal systems are considered in conformance with this plan.

50. OBJECTIVES

- 50.1 Protect surface and ground water supplies.
- 50.2 Maintain a sewer avoidance policy.

51. STANDARDS

Standards applicable to water quality are:

51.1 Private Water Supply

- 51.1.1 Lot size - Individual on-site water supply should be permitted where the quantity of ground water is adequate to serve proposed development and where the lot area meets or exceeds established standards.
- 51.1.2 Design - On-site water supply should be designed and maintained in accordance with applicable State codes and Town regulations.

51.2 Private Sewage Disposal

- 51.2.1 Lot size - Individual on-site sewage disposal should be permitted where the soil conditions and area for the system are adequate to meet or exceed established standards.
- 51.2.2 Design - On-site sewage disposal should be designed and maintained in accordance with State codes and Town regulations.

51.3 Storm Drainage

- 51.3.1 Pipe size - Minimum diameter of 15 inches
- 51.3.2 Pipe slope - Minimum of 1 percent
- 51.3.3 Run-off calculations - Should be provided in accordance with the Road Ordinance
- 51.3.4 Access - Should be provided to all drainage structures not located within a public street
- 51.3.5 Points of storm water discharge - All discharge should be in accordance with the Road Ordinance
- 51.3.6 Erosion control - All erosion control should be installed and maintained in accordance with approved plans and/or permits.

52. IMPLEMENTATION MEASURES

The recommendations for utilities include:

- 52.1 Require all waste water to be amenable to biological treatment.
- 52.2 Prohibit on-site sewage disposal systems within 100 feet of any water course or wetlands.
- 52.3 To avoid costly repairs or replacement, encourage property owners to maintain their septic systems.
- 52.4 Educate property owners on the importance of water conservation.
- 52.5 Require a storm retention system to minimize flooding.
- 52.6 Require storm water management and protection for all drainage systems, as recommended by the Center for Watershed Protection.
- 52.7 Design storm drainage systems to handle runoff from high-intensity storms.

52.8 Refer to Sections 22.2, 22.5 and 22.6 of this Plan for additional implementation measures related to the protection of water quality.

FINDINGS

The Planning and Zoning Commission of the Town of Bridgewater finds that this plan of conservation and development is consistent with the Connecticut plan of conservation and development, 1998-2003, prepared by the Office of Policy and Management in accordance with Chapter 297 of the Connecticut General Statutes and with the regional plan of development prepared under the authority of Chapter 127 of the Connecticut General Statutes by the Housatonic Valley Council of Elected Officials adopted April 1997.

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