



TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
Building Department (203) 484-6008 Engineering Department (203) 484-6009
Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

TOWN OF NORTH BRANFORD

APPLICATION FOR SITE DEVELOPMENT PLAN

INSTRUCTIONS:

Submit the following:

1. Application Form: 1 original and 10 copies
2. Site Plan/Plot Plan: 11 copies drawn to scale
3. Architectural Plans (if required): 11 copies
4. Any additional information necessary (i.e. floor plans, etc.).
5. Fee: Check made payable to the Town of North Branford (see attached fee schedule).

APPLICANT MUST:

1. **NOTIFY** the Regional Water Authority if your property falls within the watershed area within seven (7) days of application to the Town. Application to the RWA is attached. Submit copy to the Planning office also.
2. **NOTIFY** the East Shore District Health Department.

APPLICATION FOR SITE DEVELOPMENT PLAN

The undersigned hereby makes application to the Planning and Zoning Commission of the Town of North Branford, Connecticut, for approval of a SITE DEVELOPMENT PLAN under the conditions and terms of the Zoning Regulations.

1. Address of Property: _____
Present Zone: _____ Map: _____ Lot: _____
2. Owner of Property: _____
Mailing Address: _____
Telephone: _____ Cell #: _____
E-mail address: _____
3. Applicant/Agent: _____
Mailing Address: _____
Telephone: _____ Cell #: _____
E-mail address: _____
4. Has a previous application been filed for the premises? _____
If Yes, give date(s) of application(s) _____
5. Cite the particular SITE DEVELOPMENT PLAN approval requested, see Zoning
Regulations Section 23, Schedule A, Line #: _____

6. In accordance with Section 62.5 (Site Development Plan), is this Application accompanied by the following:
 - a. Statement of Use (62.5.1) Yes _____ No _____
 - b. Site Plan (62.5.2) Yes _____ No _____
 - c. Architectural Plans (62.5.3) Yes _____ No _____
 - d. Soil & Sedimentation Erosion Control Plan (62.5.4)
Disturbed area _____ (acres) Yes _____ No _____
 - e. Application Fee (62.11) Yes _____ No _____
Amount \$ _____

7. In accordance with Section 41.2.7 Wetlands and Watercourses, the site development plan shall provide for the protection of wetlands and watercourses. Any application that involves an activity regulated by IWWA must be submitted to that Agency for review prior to, or simultaneous with submission to the Planning and Zoning Commission.

- ☐ This plan was submitted to the Inland Wetlands Agency on _____ (date).
- ☐ Permit, copy of which accompanies this application and is a part hereof, has been issued by the Inland Wetlands Agency.
- ☐ No wetland regulated activities proposed.

Failure to complete all sections of this application and submit required items under #6 will be considered an incomplete application.

Signature of Owner

Date

Signature of Applicant/Agent

Date

NOTE: The Planning and Zoning Commission will decide on this Application. All standards specified in Section 41 are in addition to other requirements of the Regulations applicable in the District in which the site development plan use is to be located. Applications may be given administrative approval by the Commission subject to modifications deemed necessary to conform to the standards of Paragraph 41.2 and/or 41.3 and other requirements of the Regulations.

SITE DEVELOPMENT PLAN

APPLICATION CHECK LIST

Required Items:

1. APPLICATION FOR ZONING PERMIT (Section 62.5)
2. APPLICATION FOR SITE DEVELOPMENT PLAN (Section 62.5)
3. STATEMENT OF USE - 11 copies (Section 62.5.1)
4. SITE PLANS - 11 copies (Section 62.5.2)
Must include:
 - a. Stamp/Seal by licensed surveyor, engineer, architect or landscape architect;
 - b. **Scale**: Drawn to a scale of not less than 40' to 1";
 - c. **Site Survey**: The plan shall show all property lines of the lot and lines delineating any lesser area of the lot to be used under the Application;
 - d. **Contours**: Existing and proposed, at an interval not exceeding two (2) feet; or equivalent ground elevations;
 - e. **Wetlands**: Wetlands and Watercourses, as defined in Section 6, and any large trees, wooded areas and ledge;
 - f. **Structures**: Existing and proposed buildings, structures, retaining walls, signs and outdoor illumination facilities;
 - g. **Circulation**: Streets, driveways, sidewalks, and off-street parking and loading facilities;
 - h. **Utilities**: Sewage disposal and water supply facilities, and storm drainage;
 - i. **Landscaping**: Including trees, shrubs, lawn and other facilities, and any natural terrain not to be disturbed;
 - j. **Location Map**: Showing the location of the lot in the Town at a scale of 1" = 800';
 - k. **Schedule of Data**: Indicating no less than the area of the lot, total floor area, total ground coverage by buildings and all paved area, number of parking and loading spaces required and provided, estimate of amount of earth material to be removed or deposited.
5. ARCHITECTURAL PLANS - 11 copies (Section 62.5.3)
Must include:
 - a. Licensed architect or engineer;
 - b. **Content**: All proposed buildings, structures, signs and outdoor illumination facilities;
 - c. **Exterior Elevation Drawings**
 - d. **Generalized Floor Plans**
 - e. **Perspective Drawings**: In sufficient detail to indicate function, bulk and exterior character and finish.
6. ADDITIONAL INFORMATION (Section 62.6.1) - *If required:
 - a. **Storm Drainage**: Detailed plans
 - b. **Sewage Disposal**: Detailed plans
 - c. **Water Supply Facilities**: Detailed plans
 - d. **Storm Drainage Computations**
 - e. **Soil Surveys**
 - f. **Seepage Tests and Borings**
7. OTHER
 - a. **Erosion & Sedimentation Control Plans** (Section 62.5.4)
 - b. **Construction Phasing**

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020
<http://www.rwater.com>

Revised 09/23/25

Public Water Supply Watershed/Aquifer
Project Notification Form
For The
South Central Connecticut Regional Water Authority

REQUIREMENT:

All applicants before a municipal Planning and Zoning Commission, Inland Wetlands Commission, or Zoning Board of Appeals for any project located within a public water supply watershed or aquifer protection area are required by Public Act 89-301 (Sections 8-3i and 22a-42f of the Connecticut General Statutes) to notify the affected public water utility by certified mail within 7 days of the application.

GENERAL INFORMATION:

Maps showing the location of Regional Water Authority (RWA) watershed boundaries are on file with municipal planning and zoning, and inland wetlands staff, and Town Clerks. The applicant's notification to the RWA should include the information requested on pages two and three. The RWA may request additional information if it is determined that a more detailed review is necessary. Any questions should be directed to (203) 401-2786, or emoore@rwater.com.

Please email this completed form and attachments to:

emoore@rwater.com

or by mail to:

Environmental Analysts
Environmental Planning Department
Regional Water Authority
90 Sargent Drive
New Haven, CT 06511

1. Applicants are requested to submit any information that was included in the application to the municipality including: site plan, project narrative, sediment and erosion control plan and drainage calculations if applicable.

2. Project address _____ Town _____

3. Application for: ___ Planning and Zoning ___ Inland Wetlands ___ Zoning Board of Appeals

4 Project Description: _____

5. Waste Water Disposal: ___ Septic System ___ Public Sewer ___ None

6. Water Supply: ___ Private Well ___ Public Water

7. Heating Fuel: ___ Oil ___ Gas Other _____

Applications involving additions or modifications to single family residences or applications with no site disturbance and no storage or use of hazardous chemicals skip to item 18.

8. Total acreage of project site _____

9. Total acreage of area to be disturbed including structures, additions, paving, and soil disturbance

10. Percent of existing impervious surfaces including buildings, roads and pavement _____

11. Proposed increase in impervious surfaces _____

12. Number of existing and proposed floor drains or sump pumps and their point of discharge e.g. sanitary sewer, holding tank, or ground

13. Are there any wetlands or watercourses on the property? If so, describe

14. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal system, drywells, streams, vegetated areas, detention basins etc. Attach drainage plans and calculations if available

15. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents

16. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents, and pesticides

17. Describe any wastes generated and their means of disposal _____

18. Contact Information:

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

Name of Person Completing Form

Signature

Date

State of Connecticut Stormwater Permit Requirements

DEEP Stormwater Permit Requirements for Developers and Contractors

As stated in the Town of North Branford Stormwater Management Plan, during the plan review and approval process, developers and contractors shall be notified of their potential obligation to obtain authorization under the Connecticut Department of Energy and Environmental Protection (DEEP) General Permit for Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities (Construction General Permit). If your project disturbs *more than one acre of land*, regardless of phasing, and results in a point source discharge to Connecticut surface waters directly or through the Town's Municipal Separate Storm Sewer System (MS4), you are responsible to meet the requirements of the DEEP Construction Stormwater General Permit as follows:

- If your project disturbs *between one and five (5) acres*, you must adhere to the erosion and sediment control land use regulations of the Town of North Branford as defined in the Zoning Regulations and Inland Wetland and Watercourse Regulations, and the Connecticut Guidelines for Soil Erosion and Sediment Control and Connecticut Stormwater Quality Manual. No registration, plan review or certification is required from DEEP for such construction activity provided that a Town land-use commission such as the Planning and Zoning Commission and/or Inland Wetlands and Watercourse Commission, reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of Section 22a-329 of the Connecticut General Statutes.
- If your project disturbs *greater than five (5) acres of land*, you are required to submit a registration for the Connecticut General Permit a minimum of sixty (60) days prior to the planned commencement of the construction activity.

All construction operations must be conducted in accordance with all federal and state permit requirements concerning water, air, noise, pollution, and the disposal of contaminated or hazardous materials. A copy of the Stormwater Pollution Control Plan for the project shall be provided to the Town upon request.

Additional information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654