

TOWN OF NORFOLK
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PETITION FOR TEXT AMENDMENT TO
ZONING OR SUBDIVISION REGULATIONS

This petition is for an amendment to the ☒ Zoning or ☐ Subdivision Regulations

Name of Applicant: Foundation for Norfolk Living

Address: PO Box 2, Norfolk CT 06058

Kate Sanson, Pres.

Telephone: 860-307-2693 email: norfolkliving@gmail.com

Zoning or Subdivision Regulation: Section 5.04 Haystack Woods Overlay Zone

Zoning districts affected: VR

Please rewrite the entire section of the proposed amendment with deletions in [brackets] and proposed additions underlined:

See attached

Please explain purpose or intent for this proposed amendment:

The creation of a town road for access was
strongly encouraged by potential funder

Please explain how this amendment will improve the current regulation:

This amendment will make funding more likely
and therefore help promote affordable housing.

Permit # 21-001
Fee Paid: \$ 350.00
State of CT Fee: \$ 55
Check #: 551
Date Paid: 1/8/21

Please explain how this amendment complies with the Town Plan of Conservation & Development:

This amendment will help promote affordable

housing

Does this amendment affect any property within 500 feet of an adjoining municipality?

If yes, please specify: No

Applicant's Signature

Kate B. Ryan

Date

11/4/2021

OFFICIAL USE ONLY

Date Application Received:

11/12/21

by:

Date of Public Hearing:

3/9/21

Legal Notice/Application filed with Town Clerk:

Dates of Publication:

Sent to newspaper:

Public Hearing to be closed no later than:

Public Hearing continued to:

Public Hearing closed:

Decision to be made no later than:

Notice of Decision to: Town Clerk

Newspaper

Applicant

Section 5.04 Haystack Woods Overlay Zone

A. Purpose

As provided for by CGS Section 8-2I, the Haystack Woods Overlay Zone has been established to:

1. Create housing in a location served by a town road, public water and public sewer to help address current and future housing needs,
2. Provide for housing units that will be affordable to persons and families earning 80 percent or less of the area median income,
3. Allow for homes to be clustered in part of the site in order to preserve a significant amount of open space on the property, and
4. Utilize sustainability concepts such as low impact development, energy efficiency, life cycle costing, etc.
5. With exception of the procedures for acceptance of the town road, the Haystack Woods Overlay Zone is not subject to the Town of Norfolk Subdivision Regulations. The property with exception of the town road shall be held in common ownership.

B. Development Plans

1. The plan entitled "General Plan of Development, Haystack Woods, Prepared for The Foundation for Norfolk Living, Inc., Old Colony Road, Norfolk, Connecticut, Date: 03/08/2019, revised 10/14/20, Scale: 1"=100 ft., Drawing: 180723" was instrumental in the Commission's establishment of the Haystack Woods Overlay Zone and shall be used as a general guide to development within the zone. The General Plan of Development shows "Open Space for Conservation Purposes" and, for the purposes of this Regulation, the remainder of the parcel shall be considered "non-open space area."
2. Floor plans and architectural elevations of the schematic design of the proposed buildings and structures were instrumental in the Commission's establishment of the Haystack Woods Overlay Zone and shall be used as a general guide to development within the zone.

C. Permitted Uses

1. Provided the uses and activities are in general accordance with the General Plan of Development and architectural drawings noted above, the following uses and activities will be permitted in the Haystack Woods Overlay Zone, subject to Site Plan approval by the Commission:
 - a. Up to 19 single family detached homes.
 - b. Up to 5 of the single family detached homes may have an accessory apartment, which shall be attached to the single family detached home and connected internally to the primary residence by an operable door on a common wall.
 - c. Detached outbuildings; (such as carports, sheds, gazebos etc.).
 - d. Accessory uses incidental to the residential use.
 - e. Home office uses that would not require a Special Permit under other sections of these Regulations.
 - f. Town road, private driveways, utilities, including solar arrays, and stormwater management facilities.
2. Uses or activities which are not in general accordance with the General Plan of Development and architectural drawings noted above shall only be permitted by Text Amendment to this Regulation to incorporate a new General Plan of Development.

Parcel Area	• 38.93 +/- acres	
Minimum Parcel Frontage	• 50 feet	
Minimum Setbacks	• 100 feet from front, side and rear property lines with the exception of the town road serving the complex. There is a zero setback to the town road.	
Minimum Building Separation	• Principal buildings (single family detached dwellings and attached accessory apartments) shall be separated at least 20 feet from other principal buildings • Accessory structures shall be separated at least 15 feet from principal buildings and other accessory structures • Separations shall be measured between exterior walls and porches but roof overhangs of less than 18 inches and decks shall not be subject to such separation requirements	
Maximum Building Coverage	• 10 percent of the non-open space area of the parcel	
Maximum Impervious Coverage	• 20 percent of the non-open space area of the parcel	
Floor Area	• Minimum of 800 square feet for a single family detached dwelling • Accessory apartment floor area shall not exceed 40 percent of primary residence	
Minimum Parking	• At least 2.0 parking spaces per single family detached dwelling unit shall be provided for residents • At least 1.0 parking space shall be provided per accessory apartment • At least 0.5 parking spaces per dwelling unit (single family detached or accessory apartment) shall be provided for guests and visitors • Parking spaces, which may include covered parking spaces and driveway spaces, shall be shown on the Site Plan approved by the Commission • Tandem parking may be permitted for guest spaces	
Driveways / Parking Areas	• Driveway grades shall not be steeper than 10 percent or flatter than 1 percent • The width of the traveled surface of the driveway <u>town road</u> shall be 18 feet minimum and 22 feet wide maximum with 3' wide shoulders • The driveway <u>town road, driveways</u> and parking areas shall be paved to control erosion and minimize annual maintenance unless the Commission specifically allows the use of gravel and then only in areas with slopes 6 percent or less	
Sitework / Landscaping	• Earth excavation, removal, and grading shall be permitted as part of the Site Plan application process and no separate Special Permit shall be required under Section 6.04 provided that such earth excavation, removal, and grading shall be: • bona fide construction in conjunction with site improvements for permitted uses; • conducted in accordance with Section 6.04.B.1, Section 6.04.B.2, Section 6.04.C, and Section 6.04.D; and • conducted in accordance with the General Plan of Development. • Finished grades shall not exceed a 3:1 finished slope or, with approval by the Commission, a 2:1 finished slope with engineered slope stabilization.	
Utilities	• All utility services shall be underground	
Drainage	• Swales (rather than curbs and catch basins) may be used to control drainage	

E. Open Space Requirements

1. The protection of at least 50 percent of the parcel for open space and/or conservation purposes was instrumental in the Commission's establishment of the Haystack Woods Overlay Zone and such open space/conservation area shall be protected prior to the issuance of any Certificate of Occupancy by a fee simple conveyance (or by conservation easement in perpetuity) to a non-profit organization acceptable to the Commission.
2. The open space and/or conservation area shall be the area identified on the General Plan of Development as "Open Space for Conservation Purposes" although the configuration of the open space may be modified by Site Plan approval provided it is in accordance with the provisions of this Subsection.
3. The open space shall be contained in one continuous parcel.

F. Affordability Requirements

1. The commitment that at least 30 percent of the housing units shall be deed-restricted for an extended period as housing for which persons and families pay 30 percent or less of their annual income, where such income is less than or equal to 80 percent of the area median income was instrumental in the Commission's establishment of the Haystack Woods Overlay Zone.
2. At no time, shall a Building Permit or a Certificate of Occupancy be granted for a housing unit in the Haystack Woods Overlay Zone (single-family detached home or attached accessory apartment) if doing so would result in the number of affordable units falling below 30 percent of the total number of housing units (single-family detached home and attached accessory apartment) in the Haystack Woods Overlay Zone.
3. The affordability period for any and all affordable units shall be 40 years commencing on the date the initial deed documenting the sale of each affordable unit is recorded in the land records.
4. Any affordable single-family detached home and any market-rate single-family detached home with an attached affordable accessory apartment shall be deed restricted in accordance with the affordability criteria and period described above to sell as an affordable unit with a deed containing covenants or restrictions which shall require that such dwelling unit shall be sold at, or below, prices which will preserve the unit as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the area median income.
5. Any affordability requirements established as part of a financing program by the Connecticut Department of Housing which provides that at least 30 percent of the housing units shall be deed-restricted in accordance with the affordability criteria and period described above shall satisfy the affordability requirement.

6. Prior to issuance of a Certificate of Occupancy for any dwelling unit at Haystack Woods Overlay Zone, the Commission shall have reviewed and approved:
 - a. the proposed deed restrictions,
 - b. a Housing Affordability Plan clearly specifying how the sales prices and accessory apartment rental rates will be maintained and enforced in the future, and
 - c. the Administrator of the Housing Affordability Plan as being independent, qualified, capable and durable (to ensure income eligible households and sales prices and accessory apartment rental rates).
7. To allow for possible changes and ensure that any changes are in accordance with State law, the deed restrictions and the Housing Affordability Plan shall provide that the Commission (or successor entity) shall have the right to review and approve any change in:
 - a. the Housing Affordability Plan.
 - b. the designation of the Administrator of the Housing Affordability Plan in order to ensure the Administrator is independent, qualified, capable and durable.

G. Other Requirements

Prior to issuing a Certificate of Occupancy for any dwelling unit at Haystack Woods Overlay Zone, evidence shall be provided to the Commission that a homeowners' association shall have been legally established in accordance with the provisions of CGS Chapter 828, as amended, to be responsible for maintenance of the driveways, walkways, parking areas, common buildings and structures and common space land held by the association. The town road shall be built in accordance with the approved plans

KB1 1.4.2021