

PROPOSED AMENDMENTS TO THE ZONING REGULATIONS

NEW: (?? Serve as placeholders for the renumbering of Sections when a regulation is passed.)

~ 21?-?? **Open Space Subdivision Developments.**

Open Space Subdivisions shall be permitted in accordance with the Subdivision Regulations in the A and A-1 zones and shall comply with all public health and safety codes, and the following Zoning Bulk Requirements:

Minimum lot area = 30,000 square feet

Minimum lot frontage = 125 feet

On lots that would be located in areas of the subdivision where the soils are considered “Areas of Special Concern” as defined by the Connecticut Public Health Code Section 19-13-B103d(e) as amended, the Commission shall not allow the reduction in lot size or frontage.

The maximum number of lots allowed in an Open Space Subdivision shall be determined by subtracting the following from the total gross area of the proposed project parcel:

Wetlands

Watercourses

Slopes 25% or greater

Flood prone areas

Ledge outcroppings

Ten percent (10%) of the gross acreage for roads and easements

The remaining net area of the parcel shall be divided by 40,000 square feet. The result shall be the maximum number of lots allowed in an Open Space Subdivision provided the lots comply with the Somers Subdivision Regulations and the public health code. It is understood that the maximum number of lots is not an entitlement or right, but a guide that will be a function of the unique characteristics and buildability of each site.

In an effort to continue to find ways to provide for affordable housing in the town of Somers and in accordance with the Town’s Plan of Conservation and Development, the Planning Commission may review any Open Space Subdivision and allow for the approval of one (1) additional lot above the maximum number calculated above, provided the lot can meet the bulk requirements and the public health code. Under this circumstance, the extra lot shall be identified as an “affordable housing” lot and shall meet the requirements of Section 214-103.F.(7) of these regulations.

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