

**Planning and Zoning Commission** (revised 01/2021)

Borough of Stonington

P.O. Box 95

Stonington, CT 06378

(860) 535-1298

**SITE PLAN APPLICATION (Jan 2021)**

*Please leave this section blank*

Date Received: \_\_\_\_\_ Application # \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

**General Information:** *Please fill in all applicable spaces*

Property Address: \_\_\_\_\_

Zone District: \_\_\_\_\_ Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Application/Agent: \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**Proposed Activity or Construction:** *Please fill in all applicable spaces*

New Construction \_\_\_\_\_ Renovation \_\_\_\_\_ Fence higher than 4'-0" \_\_\_\_\_

Design Review \_\_\_\_\_ Other \_\_\_\_\_

Project Description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Permit Information:** *Please circle all that apply and explain as necessary*

Special Permit Use: Y N Accessory Use: Y N Conforming Use: Y N

Coastal Site Plan: Y N Variance: Y (specify #) \_\_\_\_\_ N

Substantial Improvement: Y N Flood Zone: \_\_\_\_\_ (see attached)

**Floodplain Manager's Signature** (if in the flood plain): \_\_\_\_\_

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**Lot Information:**                      *Please fill in applicable spaces and attach calculations*

Lot Area (SF): Existing \_\_\_\_\_ Required \_\_\_\_\_ Conforming      Y      N

Lot Coverage: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Max. allowed \_\_\_\_\_

Floor Area Ratio: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Max. allowed \_\_\_\_\_

Front Yard:      Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Required \_\_\_\_\_

Rear Yard:      Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Required \_\_\_\_\_

Side Yard:      Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Required \_\_\_\_\_

                         Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Required \_\_\_\_\_

Height:           Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Max. allowed \_\_\_\_\_

Frontage:        Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Required \_\_\_\_\_

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**Planning and Zoning Commission Record of Decision:**                      *For Commission use only*

Meeting Date: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Motion: \_\_\_\_\_

Made by: \_\_\_\_\_ Seconded: \_\_\_\_\_

Signature:                      In Favor                      Against                      Abstain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## **FLOOD PLAIN MANAGEMENT GUIDELINES:**

What is Substantial Improvement? Any combination of repairs, reconstruction, alteration, or improvements to a building or structure located in the floodplain, which take place over a one-year period and for which the cumulative cost is equal to or exceeds fifty percent of the market value of the building or structure. You can use the Substantial Improvement Worksheet (see below) to determine whether your project meets this definition: If it does, you will need an Elevation Certificate since this project is equal to or exceeds 50% of the market value of the structure before the start of construction.

**Before** this project can be approved a current, correct elevation certificate **and** proof of compliance with FEMA floodplain standards must be presented.

### **3.3.2.1 Purpose of Special Requirements (for properties within the floodplain)...**

Flood hazard areas, as designated on the Federal Flood Insurance Rate Map (FIRM) for the Borough of Stonington are subject to periodic inundation which may result in loss of life and property or in health and safety hazards. These special regulations are designed to prevent or minimize loss of life, injuries, property damage, and other losses, both private and public; to promote the health, public safety and general welfare of the people, to help control and minimize the extent of floods, and reduce the depth and violence of flooding.

#### **How do I obtain a Substantial Improvement Worksheet or an Elevation Certificate?**

The Town of Stonington has created a worksheet to assist you in evaluating the cumulative cost of the proposed project. By filling in the itemized list, you can easily determine if the project is at or under 50% of the market value of the structure. Worksheets can be obtained from the Town of Stonington website, the Borough of Stonington website, or directly from the Borough Zoning Official.

Elevation Certificates must be submitted by a licensed professional Land Surveyor, Engineer, or Architect. The certificate must be the most current version, be filled out completely, and accompanied by a stamp from a licensed professional.

For more details on Floodplain Management, please refer to Section 3.3.2 of the Borough of Stonington Zoning Regulations or make an appointment with the Borough of Stonington Zoning Official.