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PLANNED DEVELOPMENT DISTRICT # 11

BY:.....

FULLING MILL COMMONS

- I. General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut", including the Zoning Map and Zoning District, are amended by establishment of Planned Development District # 11, hereinafter referred to as "PDD # 11"

1.1 Purposes:

(a) Based upon the location of the subject property, the fact that it is presently zoned R-15 and I-2, and its access to Connecticut Route 68 (defined as a major arterial highway), taking into account the location of Fulling Mill Brook on said property, to develop the property with a minimum impact on the watercourse and wetlands, and to limit water crossings, to provide for the uniform phased construction and development of a industrial area containing uses allowed in the I-2 Zoning Districts under the Naugatuck Zoning Regulations.

(b) To provide coordinated development designed to meet the needs and requirements of the commercial/industrial market, based upon the current I-2 Zoning designation, taking into account the topography and existing water courses and wetlands contained on the subject property.

(c) To develop said parcel in accordance with the Regulations enacted by the Inland-Wetlands and Watercourses Commission of the Borough of Naugatuck in order to protect the existing water course and wetlands

(d) To improve and develop this tract of disturbed land into a industrial development of integrated and harmonious design of stable character which is consistent, not only with its immediate surrounding neighborhood, but also with the character of the Borough-at-large and the plan of Borough-wide development established by the Planning Commission.

(e) To develop this parcel in a manner which is consistent overall objectives of the Borough of Naugatuck, Connecticut Plan of Conservation and Development to meet the diverse needs of continued growth, including the increased needs for industrial use.

1.2 Content:

The Zoning provisions to be applicable to PDD # 11 are those suggested in this Statement. This Statement is accompanied by the following maps and plans:

FULLING BROOK COMMONS, PROSPECT STREET (CONN. RTE 68) NAUGATUCK,  
CONNECTICUT

PROPERTY MAP SHOWING PHASES 1, 2, & 3 (1 of 1) Last Revision 6/14/10

SITE LAYOUT AND GRADING, (1 of 5) Last Revision 5/05/10

SITE UTILITIES & LANDSCAPING PLAN PHASES 1-4, (2 of 5) Last Revision  
4/26/10

PROFILE PLANNED DEVELOPMENT DISTRICT # 11, (3 of 5) Last Revision:  
3/03/10

CONSTRUCTION DETAILS AND EROSION CONTROL NARRATIVE, (4 of 5)  
Last Revision 5/18/10

PLAN AND PROFILE PROPOSED SANITARY SEWER FORCE MAIN (4A of 5),  
Last Revision 10/12/09

EROSION & SEDIMENTATION CONTROL PLAN (5 of 5), Last revision  
4/05/10

ARCHITECTURAL PLANS FULLING MILL COMMONS

1.3 Regulations:

Within PDD # 11, no land, building or other structure shall be used. and no building or other structure shall be constructed, reconstructed, enlarged, moved or structurally altered except in conformity with the "Zoning Regulations of the Borough of Naugatuck, Connecticut" adopted January 1, 2005 hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD # 11, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by this Statement.

1.4 Boundary:

The boundary of PDD # 11, as delineated in the "SITE PLAN" referred to in Section 1.2 encompasses the following parcel of land with an area of 21.25 acres and is generally bounded and described on the attached Schedule A (Total area (24.16 acres), Phase I 6.15 acres) Phase II (7.00 acres), Phase III (8.10 acres),.

II. Permitted Uses: PDD # 11 is to be used exclusively for a Industrial Planned Development Community. The land and buildings shall be used for the following specific use and no other:

2.1(A) (a) Phase I: Light industry, commercial activities,

the Naugatuck Inland Wetlands and Watercourses Commission, along the westerly boundary as shown on the Plans. There shall be planted adjacent to the Conservation Easement area on the westerly boundary of said property a row of non-deciduous trees, such as white pines as an additional buffer.

- 2.12 Performance Standards: In accordance with Section 41 of the Zoning Regulations, no dust, dirt, fly ash and no offensive odors or noxious, toxic or corrosive fumes or gases shall be emitted into the air from any building or activity within PDD 11 so as to endanger the public health or safety, to impair safety on or the value and reasonable use of any other lot, or to constitute a critical source of air pollution. With the exception of time signals and noise necessarily involved in the construction or demolition of buildings and other structures, no noise shall be transmitted outside of PDD 11 where it originates when the noise has a decibel level, octave band, intermittence and/or beat frequency which would endanger the public health or safety or impair safety on or the value and reasonable use of any other lot. With the exception of vibration necessarily involved in the construction or demolition of buildings, no vibration shall be transmitted outside PDD 11. No refuse or other waste materials shall be dumped on any portion of PDD 11 except with the approval of the Director of Health of the Borough of Naugatuck and the Zoning Commission. No refuse or other waste materials and no liquids shall be dumped within the PDD 11 or dumped or discharged into any stream or water course so as to constitute a source of water pollution. No construction, development or activity shall occur within the regulated area/setback of a wetland or watercourse unless approved by the Borough of Naugatuck Inland Wetlands Commission. No material which is dangerous due to explosion, extreme fire hazard or radioactivity shall be used, stored, manufactured, processed or assembled except in accordance with applicable codes, ordinances and regulations of the Borough of Naugatuck, State of Connecticut and Federal Government. No use of any area within PDD 11 shall cause interference with radio or television reception on any other lot and use shall conform to the regulations of the Federal Communications Commission with regard to electromagnetic radiation and interference.

III. Sanitary Sewers/Public Water:

- 3.1 Fulling Mill Commons shall be serviced by the Borough of Naugatuck sanitary sewer system and a public water source;
- 3.2 All sanitary sewers within Fulling Mill Commons shall be privately owned and maintained by the Fulling Mill Brook Commons Association;

the Borough of Naugatuck Engineer and the Naugatuck Zoning Commission;

VI. Dumpsters: Dumpsters on site shall be located as depicted on the Site Plans as referred to in Section 1.2 and shall be enclosed within a six foot high vinyl coated chain link fence, concrete curbing and on a concrete pad with appropriate plantings.

V. Condominium Form of Ownership: Fulling Mill Commons shall be established as a industrial planned development designed to meet the needs and requirements of such a community. Pursuant to §34.3.9 and 34.8.4 of the Zoning Regulations of the Borough of Naugatuck, the Association shall be responsible for all maintenance and up-keep of the common areas of the project, including but not limited to the sanitary sewer system, the storm-water drainage, the parking areas, the sidewalks, landscaping, buffer zone areas, and trash collection without cost to the Borough of Naugatuck.