ARTICLE VI
PLANNED DEVELOPMENT

SECTION 60 - PLANNED DEVELOPMENT DISTRICT #1
SECTION 61 - PLANNED DEVELOPMENT DISTRICT #2
SECTION 62 - PLANNED DEVELOPMENT DISTRICT #3
SECTION 63 - PLANNED DEVELOPMENT DISTRICT #4
SECTION 64 - PLANNED DEVELOPMENT DISTRICT #5
SECTION 65 - PLANNED DEVELOPMENT DISTRICT #6
SECTION 66 - PLANNED DEVELOPMENT DISTRICT #7
SECTION 67 - PLANNED DEVELOPMENT DISTRICT #8
SECTION 68 - PLANNED DEVELOPMENT DISTRICT #9
SECTION 69 - PLANNED DEVELOPMENT DISTRICT#10

SECTION 60 - PLANNED DEVELOPMENT DISTRICT #1

RAMBLEWOOD

60.1 General: The "Zoning Regulations of the borough of Naugatuck, Connecticut" including the Zoning Map and ZOning Districts are amended by establishment of Planned Development District #1, hereinafter referred to as "PDD #1".

60.1.1 Content: The Zoning provisions applicable in PDD #1 are those specified in this Statement; This statement is accompanied by the following Maps and Plans bearing the general title "Ramblewood, A Residential Community in Naugatuck, Connecticut, Celentano Properties, 35 Main Street, New Haven."

a. 1, Boundary and Land Use Plan, dated August 7, 1972 (Scale 1" = 60');

b. 1A, Site and Landscaping Plan, dated August 7, 1972 (Scale 1" = 60");

c. 2, Site Lighting and Utility Plan, dated August 7, 1972 (Scale 1" = 60');

d. 3, Building Type A, dated June 7, 1972 (Scale ¼" = 1');

e. 4, Building Type B, dated June 7, 1972 (Scale ¼" = 1');

f. 5, Building Type B, dated June 7, 1972 (Scale ¼" = 1');

g. 6, Building Type D & E, dated June 7, 1972 (Scale ¼" = 1');

h. 6a, Building Type D & E, dated June 7, 1972 (Scale ¼" = 1');

i. 7, Building Type C, dated June 7, 1972 (Scale ¼" = 1'); and

j. 8, Building Type F, dated June 7, 1972 (Scale ¼" = 1').

60.1.2 Regulations: Within PDD #1, 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 Town of Naugatuck, Connecticut", adopted April 30, 1971, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #1, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by this Statement.

60.1.3 Boundary: The boundary of PDD #1 is delineated on Plan 1, entitled "Boundary and Land Use Plan", specified in Paragraph 1.1, encompasses an area of 14.3 acres, and is generally bounded and described as follows:

on the North for approximately 425 feet by land now or formerly of Vincent Celetano;

on the East for approximately 20 feet by the westerly street line of Osborn Road, 2,099 feet by land now or formerly of Vincent Celetano, Donald W. Fellows et ux., Robert Blomberg, John Plaskon et ux., Dana Cyr et ux., Francis Angiolillo, and Roy W. Palowski et ux., 265 feet by the westerly street line of Osborn, and 430 feet by land now or formerly of W.F. Cameron et ux., and H.F. Patriquin;

on the South for approximately 612 feet by the northerly street line of New Haven Road (Conn. Route 63); and

on the West for approximately 2,216 feet by land now or formerly of Dena Ostrom, Vincent Celentano Carolina Doolittle.

60.2 Permitted Uses: The PDD #1 is hereby divided into the following Land Use Areas as declineated on Plan 1, entitled "Boundary and Land Use Plan" specified in Paragraph 1.1:

Area "A" -- Residential

Area "B" -- Open Space

Area "C" -- Commercial

Land, buildings and other structures in any Land Use shall be used for one or more of the following specified uses and no other:

60.2.1 Area "A" - Residential:

a. Dwelling containing two (2) or more dwelling units either for rental occupancy or condominium ownership;

b. Dwelling for watchman or caretaker;

c. Community house and administrative building directly related to the dwelling units and occupants of said units;

d. The following uses when clearly subordinate and subsidiary to the uses permitted in Paragraphs 2.1.1, 2.1.2 and 2.1.3:

1. storage;
2. off-street parking as provided in Paragraph 8;
3. vehicular access;
4. electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
5. landscape features permanently maintained;
6. signs, as provided in Paragraph 7; and
7. recreation areas as required by Section 32.8.1c of the Regulations and including uses permitted under Part B-7 of Schedule A of the Regulations.

60.2.2 Area "B" - Open Spaces:

a. Undisturbed natural terrain and plant material and/or landscape features permanently maintained; and

b. Underground utilities from New Haven Road to Area "A".

60.2.3 Area "C" - Commercial:

a. The uses permitted in a B-2 district under Schedule A of the Regulations, except that said uses permitted in a B-2 distric as a matter of right, by the designation of a "P" in

Schedule A, shall be required to secure a Special Permit from the Borough Planning Commission in accordance with Section 32 of the Regulations.

60.3 Lot Area, Shape and Frontage: The land within PDD #1 Land Use Areas "A" and "B" shall not be subdivided into individual lots, but Land Use Area "A" will be divided into Condominiums for sale of dwelling units and common area facilities, and/or partially retained for rental with rental land and dwellings in single building ownership.

The existing land consisting of 14.3 acres is deemed to have the minimum area, shape and frontage required by the Regulations. Within Land Use Area "A" the minimum area for each dwelling unit shall be 30,000 square feet for the first dwelling unit and 3,250 square feet for each additional dwelling unit in excess of one (1)

60.4 Height: Within Land Use areas "A" and "C", no building or other structure shall exceed a height of three (3) stories or 40 feet, whichever is less.

60.5 Setbacks: Within Land Use Area "A" no building or other structure shall extend within less than 30 feet of any street line, 30 feet of any rear property line or boundary line of such land use area, and 15 feet of any side property line or boundary line of such land use area, except for buildings or other structures, located within 300 feet of New Haven Road which shall not extend within 25 feet of any rear property line or boundary line or boundary line of such land use area, and 10 feet of any side property line or boundary line such land use area. WIthin land use area "C" no building or other structure shall extend within less than 25 feet of any street line, 10 feet of the boundary line of land use area "B" or 25 feet of the boundary line of land use area "A" whichever is greater, and 10 feet of the side property line.

60.6 Coverage and Bulk: Within land use area "A" the aggregate lot coverage of all buildings and other structures shall not exceed 15% of the area of area "A" and the total floor area of all buildings and other structures shall not exceed 35% of the area of area "A". Within land use area "C" the aggregate lot coverage of all buildings and other structures shall not exceed 40% of the area of area "C" and the total floor area of all buildings and other structures shall not exceed 100% of the area of area "C". Within land use area "B" no building or other structures are permitted.

60.7 Signs: Within land use areas "A" and "C", signs shall conform to the requirements of Section 43 of the Regulations, except that within land use area "C" no sign shall be established or constructed until a special permit is secured from the Borough Planning Commission in accordance with Section 32 of the Regulations. Within land use area "B", no sign is permitted.

60.8 Parking: Within land use area "A" and "C", off-street parking and loading spaces shall be provided in accordance with Section 42 of the Regulations, except that within land use area "A" there shall be two parking spaces for each dwelling unit, or one parking space for each bedroom, whichever is greater.

60.9 Lighting: All outside lighting shall be directed so that the source of illuminating is not visible beyond the land use area. All lighting of signs in land use area "A" shall be indirect with the source of illumination not visible from any street or beyond area "A".

60.10 Other: All provisions of the Regulations that are applicable in Residential RA-2 Districts shall be applicable to land use area "A" and "B" of PDD #1, and in BUsiness District #2 shall be applicable to land use area "C" of PDD #1, except as modified by this Statement.

SECTION 61 - PLANNED DEVELOPMENT DISTRICT #2

NAUGATUCK INDUSTRIAL PARK

61.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut" including the Zoning Map and Zoning Districts, are amended by establishment of Planned Development District #2, hereinafter referred to as PDD #2.

61.1.1 Content: The zoning provisions applicable in PDD #2 are those specified in this Statement. The following maps and plans accompanying this Statement:

(a) Boundary Survey, "Naugatuck Industrial Park, Economic Development Commission, Naugatuck, Connecticut" dated February 1978 (Scale 1"=100')

(b) Property Map Prepared For Bank Street Development Corporation and Main Street South Corporation showing Land of Anne Wall Bronson, Et. Al - Waterbury - Naugatuck, Connecticut dated May 1985 (Scale 1"=100')

(c) Land USe Plan, "Naugatuck Industrial Park, Economic Development Commission, Naugatuck, Connecticut" dated February 1978 (Scale 1"=400'), as amended.

(d) Topographic May, "Naugatuck Industrial Park, Economic Development Commission, Naugatuck, Connecticut" dated June 1974 (Scale 1'=400')

61.1.2 Regulations: Within PDD #2, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with the "Zoning Regulations of the Borough of Naugatuck, Connecticut" hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #2, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by this Statement.

61.1.3 Boundary: The boundary of PDD #2 is delineated on the map entitled "Boundary Map", specified in Paragraph 61.1.1 encompasses an area of 199 acres, more or less, and is generally bounded and described as follows:

On the north for approximately 2,930 feet by land now or formerly of Orton P. Camp Jr. et al., approximately 40 feet by land now or formerly or Anne Wall Bronson, et al. being the southerly portion of a triangular piece located in the City of Waterbury, approximately 2,630 feet by land or formerly of Orton P. Camp Jr. et al.

On the east for approximately 3,765 feet by land now or formerly of Max Velenchik, 240 feet by land now or formerly of Dorothy Dumonski, the southerly street line of David Street and Alexander W. and Joan M. Lucuk, 1,683 feet by land now or formerly of Nunzia J. Finateri, Anthony J. and Helen Brazicki, and Vincent J. Dumonski and 302 feet by the westerly street line of Union City Road;

On the south for approximately 1,251 feet by land now or formerly of Peter Sabaliauskas, Raymond C. and Patricia Gabani and 229 feet by the northerly street line of Prospect Street, 1,924 feet by land now or formerly of Ramos Iron Works, Inc., Robert James and Jennie Hedwig Irving and the easterly

Grandview Street, 1,503 feet by the northerly street line of Grandview Street land now or formerly of John R. McNamara, Frederick Gilbert, northerly street line of Liberty Street, by land now or formerly of Marie M. Carroll, northerly street line of Mitchell Street, by land now or formerly or Leo M. and Maryann Klonis, by the northerly street line of Wilson Street, by land now or formerly of Joseph A. and Stella L. Foster, northerly property line of Neagle Street and by land of the Borough of Naugatuck, 118 feet by the northerly street line of Hopkins Street, 950 feet by land now or formerly of Frank A. and Lillian M. Savignano

On the west for approximately 4,010 feet by the easterly street line of Connecticut Route #8 and the southerly street line of North Main Street.

61.2 Permitted Uses: The PDD #2 is hereby divided into the following land use areas as delineated on the map entitled:

"Land Use Plan", specified in paragraph 61.1.1:

Industrial #A	"I - A"
Industrial #B	"I - B"
Industrial #C	"I - C"
Business #A	"B - A"
Public Facility #1	"PF - 1"
Open Space #1	"OS - 1"
Open Space #2	"OS - 2"

Land, buildings and other structures in any land use area shall be used for one or more of the following specified uses and no other:

61.2.1 Industrial #A - Area "I - A"

(a) Manufacturing, processing or assembling of goods;

(b) Warehousing;

(c) Research Laboratories;

(d) Public utility company storage, maintenance and service facilities;

(e) The following uses when clearly subordinate and subsidiary to the uses permitted in paragraph 61.2.2 (a), 61.2.1 (b), 61.2.2 (c), and 61.2.1 (d) of this statement:

1. Off-street parking and loading as provided in paragraph 61.8 of this statement;

2. Garages for the storage of company vehicles;

3. Dining facilities, clinics, recreational facilities and transient guest lodges, which shall be used only by thos actually employed by the concern or by business visitors on the premises

4. Outside storage areas shall not exceed 10% of the lot area, shall be enclosed, except for necessary vehicular access, by buildings and/or by fences, walls, enbankments or evergreen shrubs or trees so as to screen the storage area from view from any other lot or from any street, and shall not extend into the area required for setback from a property line, street line or "OS - 2" Land Use Area;

5. Storage within a permanent structure;

6. Vehicular access;

7. Electric, telephone, gas, water, sanitary sewer, pre-treatment sewage facilities, other utilities and outside lighting;

8. Landscape features permanently maintained;

9. Outdoor recreational facilities used only by those employed on the premises or by business visitors on the premises;

10. Communication facilites; and

11. Signs as provided in paragraph 61.7 of this Statement.

61.2.2 Industrial #B - Area "1 - B"

(a) All uses permitted in 61.2.1 of this statement;

(b) The Planning Commission, upon the recommendation of the Economic Development Commission, may grant a Special Permit under Section 32 of the Regulations for the establishment of (1) hotel or motel with restaurant and recreational facilities connected therewith and subordinate and subsidary thereto and (2) commercial recreation business.

61.2.3 Industrial #C - Area "I - C"

(a) All uses permitted in 61.2.2 of this statement;

(b) Office buildings for executive or business use;

(c) The following uses when clearly subordinate and subsidary to the uses permitted in paragraph 61.2.3 (a) and 61.2.3 (b) of this statement:

1. Utility substations; and

2. Maintenance shops for the upkeep and repair of building structure, equipment and landscaping on this lot.

61.2.4 (a) All uses permitted in a B - 2 District under Schedule A of the Regulations, except that said uses permitted in a B - 2 District as a matter of right by the designation of a "P" in said Schedule A, shall be required to secure a Special Permit from the Borough Planning Commission in accordance with Section 32 of the Regulations.

61.2.5 Public Facility #1 - Area "PF - 1"

(a) Borough facilities, including transportation;

(b) Public utility company electric, gas and telephone substations

(c) Public utility company water storage facilities, pump station and treatment facilities;

(d) Undisturbed natural terrain and plant material;

(e) Landscaped features permanently maintained; and

(f) Signs as provided in paragraph 61.7 of this Statement.

61.2.6 Open Space #1 - Area "OS - 1"

(a) Recreational and borough facilities;

(b) Underground utilities and public utility company services located underground;

(c) Undisturbed natural terrain and plant material;

(d) Landscaped features permanently maintained; and

(e) Signs as provided in paragraph 61.7 of this Statement.

61.2.7 Open Space #2 - Area "OS - 2"

(a) All uses permitted in 61.2.6 of this Statement, and

(b) Vehicular access.

61.3 Lot Area, Shape and Frontage

61.3.1 Industrial #A: Within land use area "I - A" each lot, including any area of said lot within land use area "OS - 2", shall have a minimum area of 2 acres, a minimum dimension of 200 feet and a minimum street frontage of 50 feet.

61.3.2 Industrial #B: Within land use area "I - B" each lot, including any area of said lot within land use area "OS - 2", shall have a minimum area of 5 acres, a minimum dimension of 250 feet and a minimum street frontage of 50 feet.

61.3.3 Industrial #C: Within land use area "I - C" each lot including any area of said lot within land use area "OS - 1", shall have a minimum area of 10 acres, a minimum dimension of 300 feet and a minimum street frontage of 50 feet.

61.3.4 Business #A: Land use area "B - A" is deemed to have the minimum area, shape and frontage required by the Regulations.

61.3.5 Public Facility #1: Land use area "PF - 1" is deemed to have the minimum area, shape and frontage required by these Regulations.

61.3.6 Open Space #1 and #2: Land use area "OS - 1" and "CS - 2" are deemed to have the minimum area, shape and frontage required by the Regulations.

61.4 Height:

61.4.1 Industrial #A and #B: Within land use area "I-A" amd "I-B" no buildings or other structure shall exceed a height of 2 stories or 30 feet, which ever is less.

61.4.2 Industrial #C: Within land use area "I-C", no building or other structure shall exceed a height of 2 stories or 30 feet, whichever is less. The Planning Commission upon the recommendation of the Economic Development Commission may grant a Special Permit, under Section 32 of the Regulations, to permit an increase in the height of a building or other structure to 6 stories or 75 feet whichever is less.

61.4.3 Public Facility #1: Within land use area "PF-1", no building or other structure shall exceed a height of 2 stories or 30 feet whichever is less. The Planning Commission, upon recommendation of the Economic Development Commission may grant a Special Permit under Section 32 of the Regulations, to permit an increase in the height of a water supply storage facility.

61.4.4 Open Spaces #1 and #2: Within land use areas "OS-1" and "OS-2" no building or other structure shall exceed a height of 1 story or 15 feet, whichever is less.

61.5 Setbacks:

61.5.1 Industrial #A: Within land use area "I-A", no building or other structure shall extend within 50 feet of any street line or rear property line, 25 feet of any side property line and 15 feet of any "OS-2" Land Use Area.

61.5.2 Industrial #B: Within land use area "I-B", no building or structure shall extend within 50 feet of any street line or rear property line, 40 feet of any side property line and 15 feet of any "OS-2" Land Use Area.

61.5.3 Industrial #C: Within land use area "I-C", no building or other structure shall extend within 50 feet of any street line, 75 feet of any rear property line, 50 feet of any side property line and 15 feet of any "OS-2" Land Use Area.

61.5.4 Public Facility #1: Within land use area "PF-1", no building or structure shall extend within 50 feet of any street or property line. Any portion of a water supply storage facility which exceeds 30 feet in height shall be setback from any street or property line by 1 additional foot for each foot or fraction thereof which such portion exceeds 30 feet in height.

61.5.5 Open Spaces #1 and #2: Within land use areas "OS-1" and Area "OS-2:, no building or structure shall extend within 30 feet of any street or property line.

61.6 Coverage and Bulk:

61.6.1 Industrial #A: Within land use area "I-A", the aggregate lot coverage of all buildings and other structures shall not exceed 30% of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

61.6.1 Industrial #B: Within land use area "I-B", the aggregate lot coverage of all buildings and other structures shall not exceed 30% of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

61.6.3 Industrial #C: Within land use area "I-C", the aggregate lot coverage of all buildings and other structures shall not exceed 30% of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

61.6.4 Open Spaces #1 and #2: Within land use area "PS-1" and "OS-2", the aggregate lot coverage of all buildings and structures shall not exceed 10% of the lot area.

61.7 Signs: Within all land use areas specified in paragraph 61.2 of this Statement, signs shall conform to the requirements of Section 43 of the Regulations, except that within land use areas "PF-1", "OS-1" and"OS-2", signs shall conform to the requirements for Residence Districts.

61.8 Parking: Within land use areas "I-A" and "I-C", off-street parking and loading spaces shall be provided in accordance with Section 42 of the Regulations, and the standards specified in paragraph 24.7.4 of the Regulations. Off-street loading, loading ramps, bay or platforms shall be located to the rear or side of all buildings or structures and permanently screened so that they are not visible from any street or abutting properties.

61.9 Lighting: Within PDD #2 all outside lighting shall be directed so that the source of illumination is not visible beyond the property line or lot, and all lighting of signs shall be indirect with source of illumination not visible from any street or property line.

61.10 Performance Standards: The use of land, buildings and other structures in PDD #2 shall conform to the performance standards specified in Section 41 of the Regulations, or applicable Local, State or Federal Regulations, whichever is the most restrictive.

61.11 Accessory Buildings: All accessory buildings or structures shall have the same architectural character as the principal or main building.

61.12 Parapets: Parapets shall be provided where necessary to screen or hide any large air conditioning, ventilation, water storage or duct work located on the roof.

61.13 Other: All provisions of the Regulations that are applicable in Industrial District #2 shall be applicable to land use areas "I-A", "I-B" and "I-C" of PDD #2 in Business District #2 shall be applicable to land use area "B-A" of PDD #2 and Residence R-15 Districts shall be applicable to land use areas "PF-1", "OS-1" and "OS-2" of PDD #2, except as modified by this Statement.

SECTION 62 - PLANNED DEVELOPMENT DISTRICT #3

COUNTRY CLUB VIEW ESTATES

62.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut" including the Zoning Map and Zoning Districts, are amended by estab~~lish~~---ment of Planned Development District #3, hereinafter referred to as "PDD #3".

62.1.1 Purposes:

(a) to develop a tract of presently under-utilized real estate into a "planned Condominium Community" of integrated and harmonious design 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.

(b) To limit the mixed zoning uses available to a ~~presently~~ existing parcel of land by restricting said parcel of land to the harmonious single use of the unique proposed Planned Development District.

62.1.2 Content: The zoning provisions to be applicable to PDD #3 are those suggested in this Statement. This Statement is accompanied by the following Maps and Plans bearing the general title "Proposed Planned Development District #3". (Items a-f prepared by Paul Associates, Middlebury, Connecticut. Items g-h prepared by Alexander and Whitaker, Waterbury, Connecticut).

(a) Site Plan, scale: 1" = 40', dated 7/22/80, rev. 12/2/80, Doc. No. 80-1069, sheet 1 of 6;

(b) Property Line & PDD #3 Boundary Line, scale: 1" = 40', dated 12/2/80, Doc. No. 80-1097, sheet 2 of 6;

(c) Buildings, Road, Parking Locations, scale: 1" = 40', dated 12/2/80, Doc. No. 80-1096, sheet 3 of 6;

(d) Site Utilities & Golf course Drainage Plan & Profile, scale 1" = 40' Hor. & 1" = 4' Vir., dated 12/2/80, Doc. No. 80-1095, sheet 4 of 6;

(e) Road & Utilities Profile, scale: 1" = 40' Hor, & 1" = 4' Vir., da ted 12/2/80, Doc. No. 80-1094, sheet 5 of 6;

(f) Standard Details, not to scale, dated 12/2/80, Doc. NO. 80-1093, sheet 6 of 6;

(g) Typical Unit FLoor Plan and Typical Unit Elevation; and

(h) Architect's rendering, Buildings #1 & #10.

62.1.3 Regulations:

Within PDD #3, 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 Town of Naugatuck, Connecticut," adopted February 9, 1973, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #3, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by this Statement.

62.1.4 Boundary

The boundary of PDD #3, as delineated in the "Property LIne & PDD #3 Boundary Line" referred to in Section 62.1.2 (b) above, encompasses the following parcel of land with an area of 9.88 acres and is generally bounded and described as follows:

Beginning at a point in the easterly streetline of Spring St. which point is marked by an iron pin and is the southwesterly corner of the within described parcel and the northwesterly corner of land N/F G. Chisek, thence proceeding

N 26 59 13 W 20.21 feet along the easterly streetline of Spring St. to a point, which point is marked by an iron pin, thence proceeding

NORTHERLY AND DEFLECTING TO THE RIGHT 189.26 feet along the arc of a curve having a radius of 237.07 feet, chord bearing N 04 06 58 W 184.28 feet which arc is along the easterly streetline of Spring Street to a point, thence proceeding

N 18 45 17 E 138.10 feet, along the easterly streetline of Spring St. to a point, thence proceeding

N 78 47 26 E 422.54 feet along land N/F Robert & Janet Poulter to a point, which point is marked by an iron pin, thence proceeding

N 11 58 21 E 75.05 feet along land N/F Robert & Janet Poulter to a point, which point is marked by an iron pin in a boulder, thence proceeding

N 56 54 07 E 974.43 feet along land N/F H. Camp Est. and land N/F Penn. Central Railroad, each in part, to a point, thence proceeding

SOUTHERLY AND DEFLECTING TO THE LEFT 364.65 feet along the arc of a curve having a radius of 1,985,08 feet, chord bearing S 14 43 20 E 364.14 feet, which arc is along the westerly line of the Penn. Central Railroad, thence proceeding

S 70 57 17 W 358.04 feet along N/F Raymond Antonacci to a point, thence proceeding

S 55 16 23 W 788.56 feet along land N/F Raymond Antonacci and land N/F A. Rodriques, each in part, to a point, which point is marked by an iron pin, thence proceeding

S 69 47 58 W 71.40 feet along land N/F J. Peterson to a point, which point is marked by an iron pin, thence proceeding

S 75 47 23 W 74.58 feet along land N/F J. Peterson to a point which point is marked by an iron pin, thence proceeding

S 75 53 54 W 242.37 feet along land N/F R. Ruginis and G. Chisek each in part, to the point of beginning.

The within described parcel comprises of 43-,389 square feet (9.88 acres) and bounded:

NORTHERLY 422.58 feet by land N/F Robert & Janet Poulter.

WESTERLY 75.05 feet by land N/F Robert & Janet Poulter.

NORTHERLY 974.43 feet by land N/F H.Camp Est. and land N/F Penn Central Railroad, each in part.

EASTERLY 364.65 feet by land N/F Penn. Central Railroad.

SOUTHERLY 1,534.95 feet by land N/F Raymond Antonacci, land N/F A. Rodriques, land N/F J. Peterson, land N/F R. Ruginis and land N/F G. Chisek, each in part.

WESTERLY 347.57 feet by the easterly streetline of Spring St.

62.2.0 Permitted Uses: PDD #3 is to be used exclusively for a Residential Condominium Community with no commercial uses what so ever allowed therein. The land and buildings shall be used for the following specific use and no other.

62.2.1 Residential:

(a) Dwellings containing four (4) to ten (10) residential dwelling units each for condominium ownership only.

(b) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 62.2.1:

1. (no storage);
2. off-street parking as provided in Section 62.8.0;
3. vehicular access;
4. electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
5. landscape features permanently maintained with the rearmost area to be maintained in its natural form;
6. "sight easement" as proposed in the maps and plans named in sections 62.1.2 (a) and 62.1.2 (b);
7. signs, as provided in Section 7.0;
8. a "recreational area" as depicted in the map and plan named in Section 62.1.2 (a);
9. loading areas for refuse dumpsters.

62.3 Lot Area, Shape and Frontage: The land within PDD #3 shall not be subdivided into individual lots, but will be divided into condominiums for sale of dwelling units and common element facilities. The existing land consisting of 9.88 acres shall have the minimum area, shape and frontage required by the Regulations. The area for each dwelling unit shall be 5,517 square feet.

62.4 Height: Within the proposed PDD no building shall exceed two (2) stories or thirty (30) feet.

62.5 Setbacks: Within the proposed PDD no building shall extend within less than 25 feet of any street line, 30 feet or any rear property line and 15 feet of any side property line.

62.6 Coverage and Bulk: Within the proposed PDD the aggregate lot coverage of all dwelling units shall not exceed 10% of the area. There shall be no other structures.

62.7 Signs: There shall be no signs except as shall (a) conform to the requirements of Section 43 of the Naugatuck Zoning Regulations; (b) befit the character of a residential district; and (c) provide for public safety (police, fire, etc.) and unit, building and development identification.

62.8 Parking: Within the proposed PDD off-street parking and loading spaces shall be provided in accordance with Section 42 of the Naugatuck Zoning Regulations, except that there shall be two (2) parking spaces for each dwelling unit, with each space being 9 feet x 20 feet, with a 20 foot back-up.

62.9 Lighting: All outside lighting shall be directed so that the area directly illuminated shall be within the PDD.

62.10 Other: All provisions of the Regulations that are applicable in Residential RA-2 Districts shall be applicable to PDD ~~#3, except as~~ modified by this Statement.

SECTION 63 - PLANNED DEVELOPMENT DISTRICT #4

NUTMEG VILLAGE

63.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut" including the Zoning Map and Zoning Districts, are amended by establishment of Planned Development District #4, hereinafter referred to as "PDD #4".

63.1.1 Purposes:

(a) To develop a tract of presently undeveloped real estate into a Cluster Solar-Residential Community of integrated and harmonious design which is consistent, not only with its immediate surrounding neighborhood,but also with the residential character of the Borough-at-large and the plan of Borough-wide development established by the Planning Commission.

(b) To allow the use of a parcel of land which, due to the terrain, contours and location as it relates to existing utilities, could not be appropriately developed under the present zoning designation or any other existing zone regulations.

63.1.2 Content: The zoning provisions to be applicable to PDD #4 are those proposed in this Statement. This Statement is accompanied by the following Maps and Plans which together constitute the "Development Plan" required by Section 33.2.2 of the Zoning Ordinance, which are identified as follows:

a) "Site Plan - PDD #4", JUly 8, 1981 - scale 1" = 40', pages 1 and 2.

b) "Architectural Plans" - PDD #4, July 8, 1981, scale 1" = 40' pages 1,2,3 and 4.

c) Boundary Description, PDD #4, October 19, 1981.

d) "Subdivision Plan" - Section I, Nutmeg Village, Mulberry St. Naugatuck, CT., prepared for Valley Associates, scale 1" = 40' dated 2/21/82, revised 4/22/82 and 4/27/82, sheet 1.

e) Subdivision Plan - Section II, Nutmeg Village, prepared for Valley Associates, Mulberry Street, Naugatuck, CT, scale 1" = 40', dated 4/2/82, revised 5/22/82 and 10/22/82.

f) Boundary Description, PDD #4, Amendment #1, 10/20/82.

g) Boundary Map, Map showing land to be re-zoned, PDD #4, date 10/20/82 (amendment #1).

h) Proposed Subdivision Map, Nutmeg Village, Section 3, dated 10/4/82, revised 10/5/82, 11/1/82 and 12/15/82, 2/7/83

i) Site Development Plan, Nutmeg Village, Section 3, dated 10/4/82, revised 11/1/82, 12/15/82,1/28/83, 2/3/83, 2/7/83, 3/1/83, 4/4/83

63.1.3 Regulations: Within PDD #4, 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 Town of Naugatuck, Connecticut", adopted February 9, 1973, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #4, no lot or land shall be subdivided, sold, emcumbered or conveyed except in accordance with said Regulations as modified by this Statement.

63.1.4 Boundary: The boundary of PDD #4, is delineated on the "Site Plan referred to in Section 63.1.2 above and encompasses an area of 27 acres.

63.2 Permitted Uses: PDD #4, is to be used exclusively for a Single Family Cluster Solar Residential Community. The land and buildings shall be used for the following specific use and no other:

63.2.1 Residential:

a) Building containing no more than two (2) dwelling units in each building but with each dwelling unit constructed on a single building lot.

b) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 63.2.1:

1. Storage;

2. off-street parking;

3. vehicular access;

4. private access roads for rear lots shall be permitted, provided they each have a width of no less than fifteen (15) feet. Where rear lot access roads adjoin each other then rear lot owners shall be provided an easement for vehicular and pedestrian traffic and for utilities over each others access roads, which easements shall be noted on Subdivision Maps and shall be recited in the property owners deeds;

5. electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;

6. landscape features-permanently maintained with the rearmost area to be maintained in its natural form;

7. solar access, no trees, vegetation or structures of any kind whatsoever shall be permitted on any lot, that will impair the solar access of any lot within PDD #4. Solar construction features shall be noted on PDD #4's subdivision maps. Solar access requirements shall be noted on subdivision maps and guaranteed for each lot by suitable deed restrictions which shall require all property owners to preserve the solar access for their lots as well as others in the subdivision.

8. open space shall be designated on PDD #4's Site Plan, and on any subsequent subdivision plans. The disposition requirements for open space land in PDD #4, shall be the same as recited in Section 34.4.7 of the Zoning Regulations for open space subdivisons.

9. signs, as permitted in Zoning Regulations.

63.3 Standards: The land within PDD #4 shall be subdivided into individual lots, in accordance with the Planning Commission Regulations for the Borough of Naugatuck, and the provisions of these Regulations that are applicable in an RA-1 zone, except as modified by this Statement, as follows:

63.3.1 Square: The minimum dimension of a square on a lot shall be 40 feet, to be determined at any location on the lot.

63.3.2 Setbacks:

63.3.2.1 Sidelines: Within the proposed PDD a building must be set back 10 feet or more from at least one side property line, a building may extend up to any common side property line with no setback. A "Common Side" line is defined as that side line that is in common with any two attached or detached single family homes and that is not set back 10 feet from the buildings on each lot.

63.3.2.2 Street Line: Within PDD #4, the minimum building set back requirement of 25' shall be measured back from the front boundary line. a front boundary line shall be any lot boundary line that is not a rear line or a side line.

63.3.3 Frontage: Within PDD #4, "Street Frontage" is defined as a line measured from side line to side line, at the building set back line.

63.3.4 There shall be no more than ninety-five (95) lots permitted in PDD #4,

63.3.5 Other: All other provisions of the Regulations that are applicable in Residential RA-1 Districts shall be applicable to PDD #4, except as modified by this Statement.

63.4 Boundary Description, PDD #4, Sections I and II.

Beginning at a point in the northerly street line of Mulberry Street, said point being the southeasterly corner of land now or formerly of Ronald G & Frances L. Ardry and is the southwesterly corner of the herein described parcel of land, thence running N 13° 02' 35" W along land now or formerly of said Ardy's. 253.25 feet, thence

N 9° 49' 04" W along land now or formerly of said Ardry's and land now or formerly of Fred N & Yolanda V.Mirabelle, each in part 31.21 feet, thence the following coursesand distances along land now or formerly of Fred. N & Yolanda V. Mirabelle: N 19° 19' 43" W, 49.55 feet, N 30° 39' 21" W

45.60 feet, S 75° 39' 46" W, 41.13 feet, S 66° 31' 31" W, 45.56 feet, S 63° 58' 54" W, 114.70 feet, thence

N 36° 09' 00" W along land now or formerly of Joseph R. Mezzo and Mary E. Mezzo, 241.03 feet, thence the following courses and distances along land now or formerly of Connecticut Water Company, N 56° 08' 33" E, 412.85 feet, N 54° 57' 29" E, 151.45 feet, N 56° 39' 23" E, 331.81 feet, N 49° 06' 36" E, 79.17 feet, thence the following courses and distances along land now or formerly of the Borough of Naugatuck,

S 26° 19' 53" E, 196.26 feet, S 21° 13' 36" E, 157.90 feet, S 42° 12' 17" E, 97.95 feet, thence following courses and distances along land now or formerly of Charles Tarbunas,

S 41° 31' 31" W, 123.97 feet, S 20° 21' 34" W, 325.84 feet, S 50° 26' 40" E, 157.93 feet, S 51° 11' 50" E, 159.69 feet, S 41° 58' 20" E, 132.33 feet, S 62° 22' 30" E, 57.92 feet, S 56° 42' 54" E, 107.34 feet, thence

S 5° 36' oo" E along land now or formerly of the Borough of Naugatuck, 124.50 feet, thence westerly the following courses and distances along the northerly street line of Mulberry Street, westerly curving to the left along a line having a radius of arc of 775.00 feet, 22.55 feet, S 79° 12' 27" W, 153.50 feet, westerly curving to the right along a line having a radius of arc of 155.00 feet, 187.97 feet, N 31° 18' 33" W, 23.03 feet, westerly curving to the left along a line having a radius of arc of 325.00 feet, 268.66 feet, N 78° 40' 21" W, 323.30 feet to the point or place of beginning.

The above described parcel of land is shown on a map entitled: "Map portion of land of THE ESTATE OF ANTONI SMIECIENSKI & ANTONINA SMIECIENSKI, Mulberry Street, Naugatuck, Connecticut, May 31, 1977, scale 1" = 100'", prepared by Frank A. Desmond, Borough Engineer.

63.5 <u>Boundary Description PDD #4 Amendment #1, October 20, 1982, Section 3</u>

Beginning at a point on the north street line of Mulberry Street, said point being the southeast corner of the property, now or formerly of the Borough of Naugatuck, N 05° 36' 00" W, 79.51 feet, thence N 56° 42' 54" W, 176.71 feet, thence N 62° 22' 30" W, 57.92 feet, thence N 41° 58' 20" W, 132.33 feet, thence N 51° 11' 50" W, 159.59 feet, thence N 50° 26' 40" W, 157.93, thence N 20° 21' 34" E, 325.84 feet thence N 41° 31' 31" E, 123.97 feet, thence S 71° 06' 25" E, 761.42 feet, thence S 18° 53' 26" W, 261.91 feet, thence S 05° 45' 17" E, 237.70 feet, thence S 84° 12' 20" W, 25.00 feet, thence N 82° 56' 07" W, 254.87 feet, thence S 18° 58' 15" E, 59.43 feet thence S 08° 37' 17" E, 140.57 feet, thence westerly along a curve delta – 5° 37' 49", R = 775.00' L = 76.16', C = 76.13', to the point and place of beginning

SECTION 64 - PLANNED DEVELOPMENT DISTRICT #5

GLENHOLLOW CONDOMINIUMS

64.1 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 #5, hereinafter referred to as "PDD #5".

64.1.1 Purposes:

(a) To develop a tract of presently under-utilized real estate into a "Planned Condominium Community" of integrated and harmonious design 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.

(b) To limit the mixed zoning uses available to a presently existing parcel of land by restricting said parcel of land to the harmonious single use of the unique proposed Planned Development District.

64.1.2 Content: The zoning provisions to be applicable to PDD #5 are those suggested in this Statement. This Statement is accompanied by the following maps and plans bearing the general title "Proposed Planned Development District #5 (items A-1 through A-4 prepared by Moeckel and Oris, Architects, P.C., Naugatuck, Connecticut and items C-1 through C-6 prepared by R.J. Desrosiers Associates, Naugatuck, Connecticut).

A-1 Site and Landscaping Plan, scale 1" = 40' - 0", dated 12/17/81;

A-2 Small Scale Building Plans, scale 1/8" = 1' - 0, dated 12/17/81

A-3 Large Scale UNit Plans, scale ¼" = 1' - 0", dated 12/17/81

A-4 Exterior Elevations, scale ¼" = 1' - 0", dated 12/17/81

C-1 Property & Boundary Survey, scale 1" = 40' - 0", dated 12/17/81

C-2 Location Plan, scale 1" = 40' - 0", dated 12/17/81

C-3 Grading Plan, scale 1" = 40' - 0", dated 12/17/81

C-4 Utility Plan, scale 1" = 40' - 0",dated 12/17/81

C-5 Road Plan & Profiles, scales - Horizontal - 1" = 40' - 0"
Vertical - 1" = 4' - 0"
dated 12/17/81

C-6 Standard Details, dated 12/17/81

64.1.3 Regulations: Within PDD #5, 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 Town of Naugatuck, Connecticut", adopted February 9, 1973, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #5, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by this Statement.

64.1.4 Boundary: The boundary of PDD #5, as delineated in the "Property & Boundary Survey" referred to in Section 1.2 C-1 encompasses the following parcel of land with an area of 5.3 acres and is generally bounded and described as follows:

Description of parcel of land for Proposed P.D.D. - Superior Homes, Inc. Beginning at a point in the southerly streetline of Wooster Street, said point being

S 31° - 34' - 36" E, 10.0 feet from the northeasterly corner of land now or formerly of Anne Z. Smith and is the northwesterly corner of the herein described parcel of land, thence running

N 66° - 05' - 29" E along Wooster Street, 75.25 feet, thence southerly curving to the left along a line having a radius of arc of 15.0 feet along land now or formerly of Harold I. & Fernande M. Cyphers, 23.92 feet, thence the following courses and distances along land of said Cyphers

S 25° - 17' - 02" E, 72.66 feet, southerly curving to the left along a line having a radius of arc of 125.00', 85.88 feet

N 25° - 20' -59" E, 212.33 feet, thence

S 79° - 19' - 57" E along land now or formerly of James Gilson et al, 156.44 feet, thence

S 84° - 50' -32" E along said Gilson, 416.86 feet, thence

S 5° - 43' - 22 W along land now or formerly of John J. Massimo et al, 111.22 feet, thence

S 82° - 56' - 40" W along land formerly of the Naugatuck Housing Authority (lots 3,4,5,6,7 and 8 Cold Spring Circle), 783.27 feet, thence

N 52° - 55' - 22" W along land now or formerly of Michael William and Theresa Edwards, 49.41 feet, thence

N 53° - 54' - 56" W along said Edwards, 62.oo feet, thence

N 29° - 21' - 58" E along land nor or formerly of Carol J. Poynto and Robert W. Wiltshire, 29.92 feet, thence

N 29° - 49' - 44" W along land now or formerly of Hazel Morrow, 76.77 feet, thence

N 64° - 42' - 58" E along land now or formerly of Anne Z. Smith, 165.00 feet, thence

N 31° - 34' - 36" W along said Smith, 90.00 feet to the point or place of beginning.

64.2 Permitted Uses: PDD #5 is to be used exclusively for a Residential Condominium Community with no commercial uses what-so-ever allowed therein. The land and buildings shall be used for the following specific use and no other.

64.2.1 Residential:

(a) Dwellings containing four (4) to six (6) residential dwelling units each for condominium ownership only.

(b) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 64.2.1:

1. (no storage);
2. off-street parking as provided in Section 8.0;
3. vehicular access;
4. electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
5. landscape features permanently maintained with the perimeter areas to be maintained in their natural form;
6. signs, as provided in Section 64.7; and
7. loading areas for refuse dumpsters.

64.3 Lot Area, Shape and Frontage: The land within PDD #5 shall not be subdivided into individual lots, but will be divided into condominiums for sale of dwelling units and common element facilities. The existing land consisting of 5.3 acres shall have the minimum area, shape and frontage required by the Regulations. The area for each dwelling unit shall be 5,771 square feet.

64.4 Height: Within the proposed PDD no building shall exceed two (2) stories or thirty (30) feet.

64.5 Setbacks: Within the proposed PDD no building shall extend within less than 25 feet of any streetline, 30 feet of any rear property line and 15 feet of any side property line.

64.6 Coverage and Bulk: Within the proposed PDD the aggregate lot coverage of all dwelling units shall not exceed 10% of the area. There shall be no other structures.

64.7 Signs: There shall be no signs except as shall (a) conform to the requirements of Section 43 of the Naugatuck Zoning Regulations; (b) befit the character of a residential district; and (c) provide for public safety (police, fire, etc.) and unit, building and development identification.

64.8 Parking: Within the proposed PDD off-street parking and loading spaces shall be provided in accordance with Section 42 of the Naugatuck Zoning Regulations, except that there shall be two (2) parking spaces for each dwelling unit, with each space being 9 feet x 20 feet, with a 20 foot back-up.

64.9 <u>Lighting</u>: All outside lighting shall be directed so that the area directly illuminated shall be within the PDD.

64.10 <u>Other:</u> All provisions of the Regulations that are applicable in Residential R-15 Districts shall be applicable to PDD #5, except as modified by this Statement.

SECTION 65 - PLANNED DEVELOPMENT DISTRICT #6

MEADOWLAND ESTATES

65.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut", including the Zoning Map and Zoning Districts, are amended by establishment of Planned Development District #6, hereinafter referred to as "PDD #6".

65.1.1 Purposes:

(a) To develop a tract of presently under-utilized real estate into a "Planned Condominium" of integrated and harmonious design which is consistent, not only with the long-range improvement of the neighborhood, but also with the character of the Borough-at-large and the plan of Borough-wide development established by the Planning Commission.

(b) To restrict a parcel of land presently zoned R-15 and I-2 with its various and sundry uses to the single and harmonious residential condominium use of the unique proposed Planned Development District, thereby benefitting the long range development of the neighborhood.

65.1.2 Content: The zoning provisions to be applicable to PDD #6 are those suggested in this Statement. This Statement is accompanied by the following Maps and Plans bearing the general title "Proposed Planned Development District #6". (Items a-f prepared by Paul Associates, Middlebury, Connecticut, items g-h prepared Alexander and Whitaker, Waterbury, Connecticut).

(a) Property Line & PDD #6 Boundary Line, Meadowland Estates Condominium, Land N/F Mildred May Clark, New Haven Road - Horton Hill Road, Naugatuck, Conn., scale 1" = 40', date 3/8/82, Doc. No. 82-1011, sheet 1 of 6.

(b) Site Development Plan, Meadowland Estates Condominium, Land N/F Mildred May Clark, New Haven Road - Horton Hill Road, Naugatuck, Conn., scale 1" = 40', date 3/8/82, Doc. No. 82-1012, sheet 2 of 6.

(c) Buildings, Roads, Parking and Landscaping, Meadowland Estates, Condominium, Land N/F Mildred May Clark, New Haven Road - Horton Hill Road, Naugatuck, Conn., scale 1" = 40', date 3/8/82, Doc. NO. 82-1013, sheet 3 of 6.

(d) Site Utilities, Meadowland Estates Condominium, Land N/F Mildred May Clark, New Haven Road - Horton Hill Road, Naugatuck, Conn., scale 1" = 40', date 3/8/82, Doc. No. 82-1014, sheet 4 of 6.

(e) Profiles, Meadowland Estates Condominium, Land N/F Mildred May Clark, New Haven Road - Horton Hill Road, Naugatuck, Conn., scale 1" = 40', date 3/8/82, Doc. NO. 82-1015, sheet 5 of 6.

(f) Standard Details, Meadowland Estates Condominium , Land N/F Mildred May Clark, New Haven Road - Horton Hill Road, Naugatuck, Conn., (not to scale), date 3/8/82, Doc. No. 82-1016, sheet 6 of 6.

(g) Typical Unit Floor Plan and Typical Unit Elevation, Meadowland Estates Condominium, Naugatuck, Conn., Project No. 8205, scale ¼" = 1'0", date 3/20/82, drawing No. 1.

(h) Building Plan, Ten Unit Building - Front Elevation, Ten Unit Building, Meadowland Estates Condominium, Naugatuck, Conn. Project No. 8205, scale ¼" = 1'0", date 3/20/82, drawing No.

65.1.3 Regulations: Within PDD #6, 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 Town of Naugatuck, Connecticut", adopted April 30, 1971 and amended February 9, 1973, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #6, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by this Statement.

65.1.4 Boundary: The boundary of PDD #6 as delineated in the "Property Line & PDD #6 Boundary Line" referred to in Section 65.1.2 (a) above, encompasses the following parcel of land with an area of 9.96 acres and is generally bounded and described as follows:

Beginning at an iron pin set in the northerly line of New Haven Road (Conn. Rte. #63) which point is the southeasterly corner of the within described parcel and which point is also the southwesterly corner of land N/F Franklin L. and Anne L. Behlman, then

N 82 13 33 W 291.00 feet along the northerly line of New Haven Rd to the monument found, thence

NORTHWESTERLY AND DEFLECTING TO THE RIGHT 29.71 feet along the curve of radius 21.42 feet (delta=79° 27 min. 56 sec., chord bearing N 42 29 35 W) to a point in the easterly line of Horton Hill Rd, thence

N 02 45 37 W 548.78 feet along the easterly line of Horton Hill Rd. to a monument found, thence

NORTHEASTERLY AND DEFLECTING TO THE RIGHT 145.50 feet along the curve of radius 675 feet (delta=12° 21 min. 01 sec., chord bearing N 03 24 53 E) to a point in the center line of Marks Brook, thence

NORTHEASTERLY 660 feet more or less, in an irregular line, along the center line of Marks Brook to a point in the southerly line of land N/F The Connecticut Water Co., thence

S 40 17 43 E 232.61 feet along the southerly line of land N/F The Connecticut Water Co. to an iron pin set in the westerly line of land N/F Bernard and Gerald Gendron, thence

S 12 15 58 W 296.84 feet to an iron pin set and

S 10 53 57 W 91.90 feet to an iron pin found at the southwesterly corner of land N/F Gendron, which point is also the northwesterly corner of land N/F Franklin L. & Anne L. Behlman, both of the above courses being along the westerly line of land N/F Gendron thence

S 08 08 21 W 80.65 feet and

S 10 46 22 W 194.55 feet and

S 10 11 01 W 262.74 feet and

S 08 21 50 W 16.40 feet and

S 19 16 39 W 67.54 feet to an iron pin set and

S 07 46 27 W 110.00 feet to the point of beginning above described each of the above six courses being along the westerly line of land N/F Behlman.

The above described parcel os a portion of the land described in Volume 186 page 350 of the Naugatuck Land Records, and comprises 433,767 square feet, more or less (9.96 acres, more or less).

64.2 Permitted Uses: PDD #6 is to be used exclusively for a Residential Condominium Community with no commercial uses whatsoever allowed therein. The land and buildings shall be used for the following specific use and no other.

65.2.1 Residential:

(a) Dwellings containing eight (8) to ten (10) residential dwelling units each for condominium ownership only.

(b) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 65.2.1:

1. Off-street parking as provided in Section 8.0;
2. Vehicular access;
3. Electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
4. Landscape features permanently maintained and those areas to be maintained in their natural state as depicted in the Site Development Plan referred to in Section 65.1.2(b);
5. Signs, as provided in Section 65.7;
6. A "recreational area" as depicted in the map and plan named in Section 65.1.2 (b); and
7. Loading areas for refuse dumpsters.

65.3 Lot Area, Shape and Frontage: The land within PDD #6 shall be divided into condominiums containing dwelling units for sale and common element facilities. The existing land consisting of 9.96 acres shall have the minimum area, shape and frontage required by the Regulations. The area for each dwelling unit shall be 4,171 square feet

65.4 Height: Within the proposed PDD no building shall exceed two (2) stories or thirty (30) feet.

65.5 Setbacks: Within the proposed PDD no building shall extend within less than 25 feet of any street line, 30 feet of any rear property line and 15 feet of any side property line.

65.6 Coverage and Bulk: Within the proposed PDD the aggregate lot coverage of all dwelling units shall not exceed fifteen (15%) percent of the area. There shall be no other structures.

65.7 Signs: There shall be no signs except as shall (a) conform to the requirements of Section 43 of the Naugatuck Zoning Regulations, (b) befit the character of a residential district and (c) provide for public safety)police, fire, etc) and unit, building and development identificati

65.8 Parking: Within the proposed PDD off-street parking and loading spaces shall be provided in accordance with Section 42 of the Naugatuck Zoning Regulations, except that there shall be two (2) parking spaces for each dwelling unit, with each space being 9 feet x 20 feet, with a 20 foot back-up.

65.9 Lighting: All outside lighting shall be directed so that the area directly illuminated shall be within the PDD.

65.10 Other: All provisions of the Regulations that are applicable in Residential RA-2 Districts shall be applicable to PDD #6, except as modified by this Statement.

SECTION 66 - PLANNED DEVELOPMENT DISTRICT #7

BROOK VALLEY ESTATES CONDOMINIUMS

66.1.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut", including the zoning map and zoning districts, are amended by edtablishment of Planned Development District #7, hereinafter referred to as PDD #7.

66.1.2 Content: The zoning provisions to be applicable to PDD #7 are those specified in this Statement. This Statement is accompanied by the following maps and plans, of which those lettered a) - i) bear the general title: "BROOK VALLEY ESTATES CONDOMINIUMS, LAND N/F HELEN DePINO, NEW HAVEN RD. (RTE. 63) - BEACON VALLEY RD, NAUGATUCK & BEACON FALLS, CONN".:

a) Property Line & PDD #7 Boundary Line: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (rte. 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1018, SHeet 1 of 9.

b) Site Development Plan: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (Rte. 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1017, Sheet 2 of 9.

c) Site Development Plan: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (Rte. 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1016, Sheet 3 of 9.

d) Buildings, Roads, Parking and Landscaping: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (Rte. 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1015, Sheet 4 of 9.

e) Buildings, Roads, Parking and Landscaping: Brook Valley Estates Condominiums, N/F Helen DePino, New Haven Rd. (Rte 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1014, Sheet 5 of 9.

f) Site Utilities: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (Rte 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1013, Sheet 6 of 9.

g) Profiles: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (Rte 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1012, Sheet 7 of 9.

h) Profiles: Brook Valley Estates Condominiums, Land N/F Helen DePino, New Haven Rd. (Rte 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1011, Sheet 8 of 9.

i) Standard Details: Brook Valley Estates Condominiums, Land N/F Helen DePino, New HAven Rd. (Rte 63) - Beacon Valley Rd., Naugatuck & Beacon Falls, Conn., Scale 1" = 100', Date 4/25/83, Document No. 83-1010, Sheet 9 of 9.

j) Typical Unit Floor Plan and Typical Unit Elevation.

k) Building Plan - Ten Unit Building; Front Elevation - Ten Unit Building.

66.1.3 Regulations: Within PDD #7, 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 Town of Naugatuck, Connecticut", adopted February 9, 1973, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #7, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by ~~this Statement~~.

66.1.4 Boundary: The boundary of PDD #7 as delineated in the "Property Line & PDD #7 Boundary Line" referred to in Section 66.1.2 a) above, encompasses the following parcel of land with an area of 18.96 acres and is generally bounded and described as follows:

Beginning at a point in the westerly street line of Beacon Valley Road, which point is the southeasterly corner of land N/F Lennea Weid and the northeasterly corner of the within described parcel, thence proceeding; S 45 30 20 W 63.55 feet and S 60 16 30 W 419.95 feet and S 47 12 33 W 377.32 feet and S 41 58 13 W 206.82 feet, the above four courses being along the westerly street line of Beacon Valley Road, to a point, thence proceeding; N 34 27 16 W 34.51 feet and S 35 19 05 W 41.06 feet and S 39 49 07 W 25.52 feet, the above three courses being along other land N/F Helen DePino, thence S 39 49 07 W 164.99 feet and S 52 02 24 W 123.14 feet and S 64 17 48 W 127.45 feet and S 75 16 25 W 56.28 feet and S 84 57 40 W 61.80 feet and N 73 19 49 W 36.82 feet, the above six courses being along land N/F Howard & Helen Fasset and the center line of Beacon Hill Brook, to a point, thence N 70 18 54 W 63.30 feet and N 54 56 39 W 34.63 feet and N 32 42 39 W 32.46 feet and N 19 55 41 E 19.76 feet and N 29 37 23 E 47.96 feet and N 18 35 52 E 33.16 feet and N 32 42 28 W 53.61 feet and N 81 40 05 W 33.42 feet and N 64 50 08 W 53.93 feet, the above nine courses being along land N/F Brian & Barbara Roscetti and the center line of Beacon Hill Brook, to a point, thence N 18 39 27 E 43.76 feet and N 18 39 28 E 245.61 feet and N 17 55 12 E 262.43 feet and N 17 43 10 E 241.05 feet, the above four courses are along land N/F Lennea Weid & J. Viola Peterson, to a point, thence S 68 09 46 E 435.31 feet and N 17 24 33 E 256.83 feet and N 17 13 17 E 372.90 feet, the above three courses being along the southerly and easterly lines of land N/F Southbury Food Center, Inc., to a point in the southerly line of New Haven Road (Conn. Rte. 63) thence

S 75 51 17 E 60.09 feet along the southerly line of New Haven Road to a point, thence S 17 13 17 W 308.96 feet through other land of Helen DePino to a point, thence S 77 23 10 E 412.46 feet along other land N/F Helen DePino to a point in the center line of Beacon Hill Brook, thence S 88 12 07 E 71.22 feet and S 79 08 37 E 59.99 feet and S 73 08 10 E 200.21 feet, the above three courses are along land N/F Lennea Weid to the point of beginning above described.

The within described parcel comprises 825,766 square feet (18.96 acres) and is bounded:

NORTHERLY 1112.93 feet by New Haven Road, by other land N/F Helen DePino and land N/F Lennea Weid, each in part.

SOUTHEASTERLY 2095.35 feet by Beacon Valley Road and land N/F Howard & Helen Fasset and land N/F Brian & Barbara Roscetti, each in part.

WESTERLY 792.85 feet by land N/F Lennea Weid & J. Viola Peterson.

NORTHERLY 435.31 feet by land N/F Southbury Food Center, Inc.

WESTERLY 629.73 feet by land N/F Southbury Food Center, Inc.

66.2.0 Permitted Uses: PDD #7 is to be used exclusively for a Residential Condominium Community, with no commercial uses whatsoever allowed therein. The land and buildings shall be used for the following specific use and no other.

66.2.1 Residential: a) Dwellings containing eight (8) to ten (10) residential dwelling units each for condominium ownership only.

b) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 66.2.1:

1. Off-street parking as provided in Section 66.8.0;
2. Vehicular access;
3. Electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
4. Landscape features permanently maintained and those areas to be maintained in their natural state as depicted in the Site Development Plan referred to in Section 66.1.2 b);
5. Signs, as provided in Section 77.7.0;
6. A "recreational area" as depicted in the map and plan named in Section 66.1.2 b);
7. Loading areas for refuse dumpsters.

66.3.0 Lot Area, Shape and Frontage: The land within PDD #7 shall not be subdivided into individual lots but will be divided into condominiums containing dwelling units for sale and common element facilities. The existing land, consisting of 18.96 acres, is deemed to have the minimum area, shape and frontage required by the Regulations. Within PDD #7, the minimum area for each dwelling unit shall be 5,984 square feet.

66.4.0. Height: Within the proposed PDD, no building shall exceed two (2) stories, or thirty (30) feet.

66.5.0 Setbacks: Within the proposed PDD, no building shall extend within less than 25 feet of any street line, any rear property line, or any side property line.

66.6.0 Coverage and Bulk: Within the proposed PDD, the aggregate lot coverage of all dwelling units shall not exceed nine (9%) percent of the area. There shall be no other structures.

66.7.0 Signs: There shall be no signs except as shall (a) conform to the requirements of Section 43 of the Naugatuck Zoning Regulations; (b) befit the character of a residential district; and (c) provide for public safety (police, fire, etc.) and unit, building and development identification.

66.8.0 Parking: Within the proposed PDD, off-street parking and loading spaces shall be provided in accordance with Section 42 of the Naugatuck Zoning Regulations, except that there shall be 2.5 parking spaces for each dwelling unit, with each space being 9 feet x 20 feet, with a 20 - foot back-up.

66.9.0 Lighting: All outside lighting shall be directed so that the source of illumination is not visible from any street or property line.

66.10.0 Other: All provisions of the Regulations that are applicable in Residential RA-2 Districts shall be applicable to PDD #7, except as modified by this Statement.

SECTION 67 - PLANNED DEVELOPMENT DISTRICT #8

INDUSTRIAL PARK PHASE II

67.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut", including the Zoning Map and Zoning Districts, are amended by establishment of Planned Development District #8, hereinafter referred to as "PDD #8".

67.1.1 Content: The zoning provisions applicable in PDD #8 are those specified in this section. The following maps and plans bearing the general title, "Naugatuck Industrial Park, Economic Develoment Commission, Naugatuck, Connecticut" accompanying this section:

(a) Boundary Survey with sheets 1 of 4, 2 of 4 and 3 of 4 dated January 31, 1980 revised August 1, 1980 and sheet 4 of 4 dated August 1, 1980.
(b) Land Use Plan, dated May, 1981.

67.1.2 Regulations: Within PDD #8, no land building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with the "Zoning Regulations of the Borough of Naugatuck, Connecticut" hereinafter referred to as the "Regulations", as modified by this section. Within PDD #8, no lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said regulations as by this section.

67.1.3 Boundary: The boundary of PDD #8 as delineated on the map entitled "Boundary Map", specified in paragraph 67.1.1, encompasses an area of 236.87 acres, and is generally bounded and described as follows:

on the north for approximately 2,058 feet by land now or formerly of Percy Gordon, Francis M. McWeeney, Jr. and L. & M. Builders, Inc.;

on the east for approximately 6,331 feet by land now or formerly of George & Mary Franco, Jennie & George Nardozza, Raynor, Maria Teresa Frank, Stanley J. & Brone R. Lucas, Algonquin Gas Transmission Company, Frank B. & Joseph B. Adomaitas & Adele N. Lacy, John Gallinas, Albert Lafreniere, C.C. & P., Inc., Subdivision of Miller Heights 2 & 3, Miller Drive, Laverne G. Clark and C. C. & P. Inc.;

on the south for approximately 5,360 feet along the northerly street line of Prospect Street and land now or formerly of C.C. & P. Inc., C. & C. Realty, Inc., Donham Craft, Inc., the Wooster Cemetary, East Waterbury Road, Michael D. & Judy A. Guisto Mary B. & Francis S. Kackowski, Anne Oldakowski, Michael J. & Shirley L. Jurewicz, Joseph F. & Teresa M. Dunn, Roland T. & Rita M. Noury, George M. & Gabrielle M'Sadoques and across Union City Road; and

on the west for approximately 8,257 feet along the westerly stree line of Union City Road and land now or formerly of Vincent J. Dumonski, Francis S. Kackowski, Francis J. & Sarah O. Schildgen, James R. & Geraldine A. Warren, William J. Shea & Antoinette M. Dudek, along the easterly street line of East Waterbury Road and land now or formerly of John E. & Johanna White, George L. & Allene S. Allen, Charles E. & Regina Manville, Atelio J. Barbieri Anthony Salvatore Sagnella & Rose Sagnella, Anthony Martin & Pauline Battista, Pasquale Jr. & Carmella Marie Mascia, Richard Strzisiewski, Mary & Michael Santarsiere, John & Lorette Wasserback, Florette Roy and Salvatorico Manna.

67.2 Permitted Uses: The PDD #8 is hereby divided into the following land use areas as delineated on the map entitled, "Land Use Plan", specified in paragraph 67.1.1:

Industrial #AA	-	"I-AA"
Industrial #BB	-	"I-BB"
Industrial #CC	-	"I-CC"
Office #A	-	"O-A"
Public Facility #1	-	"PF-1"
Open Space #1	-	"OS-1"
Open Space #2	-	"OS-2"

Land, buildings and other structures in any land use area shall be used for one or more of the following specified uses and no other:

67.2.1 Industrial #AA - Area "I-AA"

(a) Manufacturing, processing or assembling of goods;
(b) Warehousing;
(c) Research Laboratories;
(d) Public utility company storage, maintenance and service facilities.
(e) The following uses, when clearly subordinate and subsidiary to uses permitted in paragraph 67.2.1 (a), 67.2.1 (b), 67.2.1 (c) and 67.2.1 (d) of this section:
    1. Off-street parking and loading, as provided in paragraph 67.8 of this statement;
    2. Garages for the storage of company vehicles;
    3. Dining facilities, clinics, recreational facilities and transient guest lodges, which shall be used only by those actually employed by the concern or by business visitors on the premises;
    4. Outside storage areas shall not exceed 10% of the lot area; shall be enclosed, except for necessary vehicular access, by buildings and/or fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other lot or from any street; and shall not extend into the area required for setback from a property line, street line or "OS-2" land use area;
    5. Storage within a permanent structure;

6. Vehicular access;
7. Electric, telephone, gas, water, sanitary sewer, pre-treatment sewage facilities, other utilities and outside lighting;
8. Landscape features permanently maintained;
9. Outdoor recreational facilities used only by those employed on the premises or by business visitors on the premises;
10. Communication facilities; and
11. Signs, as provided in paragraph 67.7 of this section.

67.2.2 Industrial #BB - Area "I-BB"

(a) All uses permitted in 67.2.1 of this section.

67.2.3 Industrial #CC - Area "I-CC"

(a) All uses permitted in 67.2.2 of this section;
(b) Office buildings for executive or business use;
(c) The following uses, when clearly subordinate and subsidiary to the uses permitted in paragraphs 67.2.3 (a) and 67.2.3 (b) of this section:
1. Utility substations; and
2. Maintenance shops for the upkeep and repair of buildings structures, equipment and landscaping on this lot.

67.2.4 Office #A-Area "O-A"

(a) Office buildings for professional or executive use;
(b) The following uses, when clearly subordinate and subsidiary to the uses permitted in paragraph 67.2.4 (a) of this section
1. Off-street parking and loading, as provided in paragraph 67.8 of this section;
2. Garages for the storage of company vehicles;
3. Vehicular access;
4. Electric, telephone, gas, water, sanitary sewer, other utilities and outside lighting;
5. Landscaped features permanently maintained;
6. Outdoor recreational facilities used only by those employed on the premises or by company visitors on the premises;
7. Communications facilities;
8. Signs, as provided in paragraph 67.7 of this section.

67.2.5 Public Facility #1 - Area "PF-1"

(a) Borough facilities, including transportation;
(b) Public utility company electric, gas and telephone substations;
(c) Public utility company water storage facilities, pump stations and treatment facilities;
(d) Undisturbed natural terrain and plant material;
(e) Landscaped features permanently maintained; and
(f) Signs, as provided in paragraph 67.7 of this section.

67.2.6 Open Space #1 - Area "OS-1"

(a) Recreational and Borough facilities;

(b) Underground utilities and public utility company service facilities located underground;
(c) Undisturbed natural terrain and plant material;
(d) Landscaped features permanently maintained; and
(e) Signs, as provided in paragraph 67.7 of this section.

67.2.2 Open Space #2 - Area "OS-2"
(a) All uses permitted in 67.2.6 of this section;
(b) Vehicular access.

67.3 Lot Area, Shape and Frontage:

67.3.1 Industrial #AA: Within Land Use Area "I-AA" each lot, including any area of said lot within Land Use Area "OS-2", shall have a minimum area of 2 acres, a minimum dimension of 200 feet and a minimum street frontage of 50 feet.

67.3.2 Industrial #BB: Within Land Use Area "I-BB" each lot, including any area of said lot within Land Use Area "OS-2", shall have a minimum area of 5 acres, a minimum dimension of 250 feet and a minimum street frontage of 50 feet.

67.3.3 Industrial #CC: Within Land Use Area "I-CC" eachlot, including any area of said lot within Land Use Area "OS-2", shall have minimum are of 10 acres, a minimum dimension of 300 feet and minimum street frontage of 50 feet.

67.3.4 Office #A: Land Use Area "O-A" is deemed to have the minimum area, shape and frontage required by the regulations.

67.3.5 Public Facility #1: Land Use Area "PF-1" is deemed to have the minimum area, shape and frontage required by the regulations.

67.3.6 Open Spaces #1 and #2: Land Use Areas "OS-1" and "OS-2" are deemed to have the minimum area, shape and frontage required by the regulations.

67.4 Height:

67.4.1 Industrial #AA and #BB: Within Land Use Areas "I-AA" and #I-BB", no building or other structure shall exceed a height of 2 stories or 30 feet, whichever is less.

67.4.2 Industrial #CC: Within Land Use Area "I-CC", no building or other structure shall exceed a height of 2 stories or 30 feet, whichever is less. The Planning Commission, upon the recommendation of the Economic Development Commission, may grant a special permit, under Section 32 of the Regulations, to permit an increase in the height of a building or other structure to 6 stories or 75 feet, whichever is less.

67.4.3 Public Facility #1: Within Land Use Area "PF-1", no building or orher structure shall exceed a height of 2 stories or 30 feet, whichever is less.

The Planning Commission, upon the recommendation of the Economic Development Commission, may grant a special permit, under Section 32 of the Regulations, to permit an increase in the height of a water supply storage facility.

67.4.4 Open Spaces #1 and #2: Within Land Use Areas "OS-1" and "OS-2" no building or other structure shall exceed a height of 1 story or 15 feet, whichever is less.

67.5 Setbacks:

67.5.1 Industrial #AA: Within Land Use Area "I-AA", no building or other structure shall extend within 75 feet of any street line or within 50 feet of any rear property line, 25 feet of any side property line and 15 feet of any "OS-2" Land Use Area.

67.5.2 Industrial #BB: Within Land Use Area "I-BB", no building or structure shall extend within 75 feet of any street line or within 50 feet of any rear property line and 15 feet of any "OS-2" Land Use Area.

67.5.3 Industrial #CC: Within Land Use Area "I-CC", no building or structure shall extend within 75 feet of any rear property line 50 feet of any side property line, and 15 feet of any "OS-2" Land Use Area.

67.5.4 Public Facility #1: Within Land Use Area "PF-1", no building or structure shall extend within 50 feet of any street or property line.

67.5.5 Open Space #1 and #2: Within Land Use Area "OS-1" and Area "OS-2", no building or structure shall extend within 30 feet of any street or property line.

67.6 Coverage and Bulk:

67.6.1 Industrial #AA: Within Land Use Area "I-AA", the aggregate lot coverage of all buildings and other structures shall not exceed 30% of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

67.6.2 Industrial #BB: Within Land Use Area "I-BB", the aggregate lot coverage of all buildings and other structures shall not exceed 30% of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

67.6.3 Industrial #CC: Within Land Use Area "I-CC", the aggregate lot coverage of all buildings and other structures shall not exceed 30% of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

67.6.4 Open Spaces #1 and #2: Within Land Use Areas "OS-1" and "OS-2" the aggregate lot coverage of all buildings and structures shall not exceed 10% of the lot area.

67.7 Signs: Within all Land USe Areas specified in paragraph 67.2 of this section, signs shall conform to the requirements of Section 43 of the Regulations, except:

67.7.1 That within Land Use Area "O-A", "PF-1", "OS-1" and "OS-2" signs shall conform to the reguirements for Residence Districts;

67.7.2 Private warning and traffic control signs, each not exceeding three square feet in area, shall be located and intended only for warning and traffic control purposes;

67.7.3 All lighting of signs shall be indirect, with the source of illumination not visible beyond any street or property line.

67.8 Parking: Within Land Use Areas "I-AA", "I-BB" and "I-CC", off-street parking and loading spaces shall be provided in accordance with Section 42 of the Regulations, and the standards specified in p aragraph 24.7.4 of the Regulations. Off-street loading, loading ramps, bays or platforms shall be located to the rear or side of all buildings or structures and be permanently screened so that they are not visible from any street or abutting properties. All off-street parking, loading spaces and driveways shall be constructed with a surface course of bituminous concrete. Machine formed bituminous concrete curbs shall be constructed along the edge of all parking and driveway pavement.

67.9 Lighting: Within PDD #8, all outside lighting shall be directed so that the source of illumination is not visible beyond the property line or lot, and all lighting of signs shall be indirect with the source of illumination not visible from any street or property line.

67.10 Performance Standards: The use of land, buildings and other structures in PDD #8 shall conform to the preformance standards specified in Section 41 of the Regulations, or applicable local, state or federal regulations whichever is the most restrictive.

67.11 Accessory Buildings: All accessory buildings or structures shall have the same architectural character as the principal or main building.

67.12 Parapets: Parapets shall be provided where necessary to screen or hide any large air conditioning, ventilation, water storage or duct work located on the roof.

67.13 Landscaping: Any area not paved or covered by a building or structure shall be maintained in ground cover, landscaping or natural plant material To the maximum extent possible, healthy shade trees having a caliber of 5 or more inches and flowering trees having a caliber of 1 or more inches shall be retained.

67.14 Exterior Building Materials: Building facing materials shall be permanent durable materials such as natural brick, quarry tile, poured in place

in place or pre-cast concrete and stone, if the surfaces are dull and finished in dark, earth or neutral colors. High gloss surfaces, porcelain enamel and short-lived paints shall be avoided.

67.15 Other: All provisions of the Regulations that are applicable in the Industrial District #2 shall be applicable to Land Use Areas "I-AA", "I-BB" and "I-CC" of PDD #8; in Residence Office RO-1 District shall be applicable to Land Use Area "O-A" of PDD #8; and in Residence R-15 Districts shall be applicable to Land Use Areas "PF-1", "OS-1" and "OS-2" of PDD #8, except as modified by this section.

SECTION 68 - PLANNED DEVELOPMENT DISTRICT #9

FOX HILL VILLAGE

1. 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 #9, hereinafter referred to as "PDD #9".

   1.1 Purposes:
   (a) To improve and develop this tract of disturbed land into a residential 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.

   (b) To develop this parcel in a manner which is consistent overall with the considerations of solar access and natural ventilation.

   1.2 Content: The Zoning provisions to be applicable to PDD #9 are those suggested in this Statement. This Statement is accompanied by the following maps and plans bearing the general title "Fox Hill Village, Fox Hill Road, Naugatuck, Connecticut, prepared for Morgan Development Inc., West Haven, Connecticut".

   Plot Plan, Scale 1"=100', 12/12/84, J&D Kasper Assoc., Bethel, Conn.

   1/7 Site Plan, scale 1"=100', 2/7/85, Kasper Associates, Inc. Bridgeport, Conn. Revised 6/28/85

   2/7 Grading & Utilities Plan, 2/7/85, Kasper Associates, Inc. Bridgeport, Conn. Revised 6/28/85

   3/7 Erosion & Sediment Control Plan, 2/7/85, Kasper Associates, Inc. Bridgeport, Conn. Revised 6/28/85

   4/7 Conceptual Planting Plan, 2/7/85, Kasper Associates, Inc. Bridgeport, Conn. Revised 6/28/85

   5/7 Other Portions of Site, Miscellaneous Details and Notes, 2/7/85, Kasper Associates, Inc., Bridgeport, Conn.

   6/7 Standard Details, 2/7/85, Kasper Associates, Inc., Bridgeport, Conn.

   7/7 Standard Details, 2/7/85, Kasper Associates, Inc., Bridgeport, Conn.

   A-1 Floor Plans, scale ¼"=1'0", 1/25/85, Design Collaborative Architects P.C., Bridgeport, Conn.

   A-2 Floor Plans, scale ¼"=1'0", 1/25/85, Design Collaborative Architects P.C., Bridgeport, Conn.

A-3 Elevations scale 1/8"=1'0", 1/25/85, Design Collaborative Architects, P.C., Bridgeport, Conn.

A-4 Elevations, scale 1/8"=1'0", 1/25/85, Design Collaborative Architects, P.C., Bridgeport, Conn.

1.3 Regulations: Within PDD #9, no land, building or other structure shall be used and no building or other structure shall be constructed, enlarged, moved or structurally altered except in conformity with the "Zoning Regulations of the Borough of Naugatuck, Connecticut", adopted February 9, 1973, hereinafter referred to as the "Regulations", as modified by this Statement. Within PDD #9, 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 #9, as delineated in the "Plot Plan" referred to in Section 1.2 encompasses the following parcel of land with an area of 19.4211 acres and is generally bounded and described as follows:

Commencing at a point being the southeasterly corner of land N/F Patrick F. Horan and the northeasterly corner of property herein described. Said point also being on the westerly street line of Horton Hill.

Thence, S 13 deg. - 07 min. - 38 sec. W. along the westerly street line of Horton Hill a distance of 238.92 feet to a point.

Thence, in a southwesterly, southeasterly and southwesterly direction bounded southeasterly, northeasterly and southeasterly again by land to be deeded to Garland F. & Lorraine I. Jewett and by land N/F Mildred May Clark each in part in all the following ten (10) courses:

S 78 deg. - 56 min. - 33 sec. W. 158.00 feet
S 25 deg. - 24 min. - 52 sec. W. 248.79 feet
S 59 deg. - 22 min. - 18 sec. W. 102.00 feet
S 30 deg. - 37 min. - 42 sec. E. 70.00 feet
S 59 deg. - 22 min. - 18 sec. W. 66.85 feet
S 73 deg. - 07 min. - 23 sec. W. 76.79 feet
S 82 deg. - 56 min. - 03 sec. W. 110.00 feet
S 49 deg. - 26 min. - 33 sec. W. 98.90 feet
S 82 deg. - 16 min. - 13 sec. W. 76.30 feet and
S 47 deg. - 13 min. - 23 sec. W. 49.82 feet to a point.

Thence, N 80 deg. - 00 min. - 47 W. bounded southwesterly by land N/F Charles A. Pugliese a distance of 148.62 feet to a point.

Thence, N 16 deg. - 43 min. - 37 sec. W. bounded by land N/F Lot No. 7, Morgan Development Corporation a distance of 152.32 feet to a point.

Thence, S 73 deg. - 16 min. - 23 sec. W. bounded southeasterly by land N/F Lot No. 7, Morgan Development Corporation a distance of 65.00 feet to a point.

Thence, in a southwesterly direction bounded southeasterly by land N/F Lot No. 7, Morgan Development Corporation by a curve to the left having a radius of 160.19 feet and an arc length of 74.09 feet to a point.

Thence, N 26 deg. - 52 min. - 51 sec. W. bounded southwesterly by Fox Hill Road (not accepted) a distance of 51.59 feet to a point.

Thence, in a northwesterly direction bounded southwesterly by land N/F Robert A and Kathleen Yanosky the following two (2) courses:

N 39 deg. - 16 min. - 37 sec. W. 141.89 feet and
N 60 deg. - 45 min. - 47 sec. W. 139.10 feet to a point.

Thence, in a northwesterly and northeasterly direction bounded southwesterly and northwesterly by land N/F Beacon Valley Grange #103 the following four (4) courses:

N 02 deg. - 01 min. - 57 sec. W. 43.42 feet
N 15 deg. - 57 min. - 03 sec. W. 94.56 feet
N 16 deg. - 49 min. - 13 sec. W. 693.08 feet
N 58 deg. - 13 min. - 03 sec. E. 102.23 feet to a point.

Thence, in a southeasterly and northeasterly direction bounded northeasterly and northwesterly by land N/F Patrick F. Horan the following seven (7) courses:

S 59 deg. - 30 min. - 17 sec. E. 214.45 feet
S 01 deg. - 26 min. - 17 sec. E. 145.23 feet
S 02 deg. - 41 min. - 37 sec. E. 180.22 feet
S 79 deg. - 13 min. - 07 sec. E. 153.40 feet
N 86 deg. - 03 min. - 53 sec. E. 290.90 feet
N 84 deg. - 14 min. - 33 sec. E. 283.10 feet and
S 84 deg. - 27 min. - 27 sec. E. 109.82 feet to the point and place of commencement.

Said above described parcel contains 18.8803 acres.

Parcel subject to rights to Fox Hill Road as shown on the above referenced map. Area of road is 0.5408 acres.

2. Permitted Uses: PDD #9 is to be used exclusively for a Residential Condominium Community with no commercial uses what-so-ever allowed therein. The land and buildings shall be used for the following specific use and no other:

2.1 Residential:

(a) Dwellings containing six (6) to ten (10) residential dwelling units each for condominium ownership only.

(b) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 2.1:

1. Off-street parking as provided in Section 8.0;

2. Vehicular access;

3. Electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;

4. Landscape features permanently maintained with the perimeter areas to be maintained in their natural state as depicted in the Planting Plan referred to in Section 1.2.

5. Signs, as provided in Section 4.7.

3. Lot Area, Shape and Frontage: The land within PDD #9 shall not be subdivided into individual lots, but will be divided into condominiums for sale of dwelling units and common element facilities. The existing land shall have the minimum shape, and frontage required by the Regulations. The minimum area shall be 18.4 acres. The area for each dwelling unit shall be 7,421 square feet.

4. Height: Within PDD #9 no building shall exceed three (3) stories or forty (40) feet.

5. Setbacks: Within PDD #9 no building shall extend within less than 30 feet or any streetline, 30 feet of any rear property line and 15 feet of any side property line.

6. Coverage and Bulk: Within PDD #9 the aggregate lot coverage of all dwelling units shall not exceed 8.1% of the area. There shall be no other structures.

7. Signs: There shall be no signs except as shall (a) conform to the requirements of Section 43 of the Naugatuck Zoning Regulations; (b) befit the character of a residential district; and (c) provide for public safety (police, fire, etc) and unit, building and development identification.

8. Parking: Within PDD #9 off-street parking and loading spaces shall be provided in accordance with Section 42 of the Naugatuck Zoning Regulations, except that there shall be two and a half (2½) parking spaces for each dwelling unit, with each space being 9 feet x 20 feet, with a 20 foot back up.

9. Lighting: All outside lighting shall be directed so that the source of illumination is not visible from any street or property line.

10. Access: No vehicular access to Fox Hill Road shall be allowed from the site except for use by emergency vehicles (ONLY). These emergency access ways will be maintained, kept clear of parking and restricted as to use for emergency vehicles only by the Condominium Association.

11. Other: All provisions of the Regulations that are not applicable in residential R-15 Districts shall be applicable to PDD #9 except as modified by this Statement.

SECTION 69 - PLANNED DEVELOPMENT DISTRICT #10
BRITTANY WOODS SECTION II

69.1 General Statement: The "Zoning Regulations of the Borough of Naugatuck, Connecticut" including the Zoning Map and Zoning Districts, are hereby amended by the establishment of Planned Development District #10, hereinafter referred to as PDD #10 - Brittany Woods Section II.

69.1.1 Content: The zoning and subdivision provisions applicable in PDD #10 are those specified in this Statement. This Statement is accompanied by the following maps and plans bearing the general title, "Planned Development District No. 10 - Brittany Woods, Section II:

(a) Boundary survey of Planned Development District No. 10 - Brittany Woods Section II, dated March 12, 1991 (Scale 1" = 100')

(b) Land use map of Planned Development District No. 10 - Brittany Woods Section II, dated March 12, 1991 (Scale 1" - 100')

(c) Topographic Map of Planned Development District No. 10 - Brittany Woods Section II, dated March 12, 1991 (Scale 1" - 100')

(d) Siltation and Erosion Control Plan for Planned Development District No. 10 - Brittany Woods Section II, dated March 12, 1991 (Scale 1" - 100')

(e) Recreation Plan of Planned Development District No. 10 - Brittany Woods Section II, dated March 12, 1991 (Scale 1" - 100') Rev: May 15, 1991.

69.1.2 Regulations: Within PDD #10, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with the "Zoning and Subdivision Regulations of the Borough of Naugatuck Connecticut", hereinafter referred to as the "Regulations", as modified by this statement. Within PDD #10, no lot or land shall be subdivided, sold, or conveyed except in accordance with said Regulations as modified by this statement.

69.1.3 Boundary: The boundary of PDD #10 - Brittany Woods Section II is delineated on the map entitled Boundary survey of Planned Development District No. 10 - Brittany Woods Section II, specified in

paragraph 69.1.1, which encompasses an area of 24.3 acres, and is generally bounded and described as follows:

Beginning at a point in the southeasterly street line of Brittany Lane, said point being the northwesterly corner of Lot #21 of "Subdivision of Brittany Woods-Section One", thence running the following courses and distances along Lot #21, Brittany Woods-Section One: S 36-15-43 E, 10.00 feet; S 20-21-03 E, 161.03 feet; thence S 70-52-31 W along land now or formerly of the Borough of Naugatuck, Weatherking Realty, Inc., Lorimer R. & Genevieve E. Yelding, and Rondo of America, Inc., each in part, 782.42 feet; thence N 22-55-07 W along land now or formerly of D & C Realty, 58.14 feet; thence N 25-52-29 W along said D & C Realty, 677.50 feet; thence the following courses and distances along land now or formerly of Carbin Inc.: N 80-22-51 E, 396.21 feet; N 12-43-59 W, 517.42 feet; thence the following courses and distances along land now or formerly of Industrial Development Group: N 84-50-21 E, 289.79 feet; n 06-19-29 W, 263.24 feet; N 71-51-51 E, 174.68 feet; thence the following courses and distances along land now or formerly of Joan Corsino: S 27-58-11 E, 52.23 feet; N 54-44-05 E, 36.81 feet; N 69-26-38 E, 48.00 feet; N 90 E, 52.95 feet; N 57-20-19 E, 40.00 feet; N 09-55-03 W, 38.13 feet; S 77-05-33 E, 49.24 feet; N 83-12-40 E, 42.30 feet; S 60-45-04 E, 143.27 feet; S 36-52-12 E, 25.00 feet; S 08-31-51 W, 20.22 feet; S 20-22-35 E, 37.34 feet; S 08-07-48 E, 28.28 feet; S 54-4120 E, 29.41 feet; S 17-49-58 E, 38.57 feet; S 33-41-24 E, 40.00 feet; S 20-22-35 E, 7.39 feet S 76-53-49 W, 109.33 feet; S 13-06-11 E, 237.30 feet; thence the following courses and distances along the northerly and westerly street lines of Brittany Lane: S 78-45-01 W, 75.01 feet; southwesterly curving to the left along a line having a radius of arc of 175.00 feet, 276.90 feet; S 11-54-29 E, 322.82 feet; southwesterly curving to the right along a line having a radius of arc of 125.00 feet, 51.15 feet; S 03-34-16 E, 94.15 feet to the point or place of beginning.

69.2 <u>Permitted Uses</u>: PDD #10 is hereby divided into the following land use areas as delineated on the map entitled "Land Use Plan of Planned Development District No. 10 - Brittany Woods Section II", specified in paragraph 69.1.1:

(a) Residential - "R-A"

(b) Residential - "R-B"

(c) Open Space - Active Recreation - "OS-AR"

Land, buildings and other structures in any land use area shall be used for one or more of the following specified uses and no other:

69.2.1 <u>Residential A - "R-A"</u>

(a) Single-family residences on roadways that are built to current Borough standards and are accepted by the Borough of Naugatuck;

69.2.2 Residential B- "R-B"

(a) Single-family residences on roadways that are built to current Borough standards and are accepted by the Borough of Naugatuck; or

(b) The same preapproved structures referred to in 69.2.2(a) with finished basements that can be used as extended family living areas on roadways that are built to current Borough standards and are accepted by the Borough of Naugatuck; or

(c) Any home that is built with a finished basement that includes a kitchen pursuant to 69.2.2.(b) must be declared as an extended family living area prior to the issuance of a certificate of occupancy. No lot in the R-B section will quality for an extended family living area with a second kitchen in the basement unless the declaration is made prior to the issuance of the certificate of occupancy.

(d) Any home that is built in the R-B section of Brittany Woods with an extended family area must be built with the preapproved architectural plans referred to herein without any additionsl means of ingress or egress.

(e) The only lots in Brittany Woods that are eligible to qualify for an extended family living area are the lots in the R-B section of Planned Development District No. 10.

(f) No duplexes or two-family homes are allowed in Planned Development District #10.

69.2.3 Open Space - Active Recreation - "OS-AR"

(a) Recreation facilities approved by the Naugatuck Park Department; including but not limited to a soccer field;

(b) Playground areas;

(c) Undisturbed natural terrain and plant material;

(d) Landscape features permanently maintained;

(e) Signs as provided for in paragraph 69.6 of this Statement;

(f) Vehicular Access; and

(g) Parking areas for the recreational uses referred to herein.

69.3 Lot Area, Shape and Frontage

69.3.1 Residential A: Within land use area "R-A", each lot shall have an 8,000 square foot minimum area, a minimum square of 50 feet, which shall fit within the lot lines, and a minimum street frontage of 50 feet. Some portion of the minimum square shall lie within less than the required setback distance from the street line.

69.3.2 Residential B: Within land use area "R-B" each extended family lot shall have a 12,000 square foot minimum area, a minimum square of 80 feet, and a minimum street frontage of 80 feet, except for lots on cul de sac which shall contain a minimum street frontage of 50 feet. Some portion of the minimum square shall lie within less than the required setback distance from the steet line.

69.3.3 Open Space: Land use area "OS-AR" is deemed to have the minimum area, shape and frontage required by the Regulations, provided that it is utilized only for the purposes set forth in Section 69.2.3 herein.

69.4 Height:

69.4.1 Residential "R-A" and "R-B": Within land use area "R-A" and "R-B", no building or other structure shall exceed a height of 2 stories or 30 feet, whichever is less.

69.4.2 Open Space: Within land use areas "OS-AR", no building or other structure shall exceed a height of 3 stories or 40 feet, whichever is less. Any structure built within land use area "OS-AR" shall otherwise conform to these regulations and shall be utilized for public use only.

69.5 Coverage and Bulk

69.5.1 Residential "R-A" and "R-B": Within land use area "R-A" and "R-B", the aggregate lot coverage of all buildings and other structures shall not exceed 25% of the lot area and the total floor area of all buildings and other structures shall not exceed 50% of the lot area.

69.5.2 Open Space AR: Within land use areas "OS-AR", the aggregate lot coverage of all buildings and structures shall not exceed 10% of the lot area.

69.6 Signs: Within all land use areas specified in paragraph 69.2 of this Statement, signs shall conform to the requirements of Section 43 of the Zoning Regulations and shall be approved by the Borough of Naugatuck Park Commission prior to installation.

69.7 Parking: Within all land use areas in PDD #10, parking shall conform to Section 42 of the Zoning Regulations.

69.8 Performance Standards: Except as provided for herein, the use of land, buildings and other structures in PDD #10 shall conform to the performance standards of Section 41 of the Zoning Regulations.

69.9 Bulk Standards: The following schedule shall govern the area, location and bulk standards for all land areas with PDD #10:

STANDARDS	R-A	R-B	OS-AR
1. Min. Lot Area (in square feet)	8,000	12,000	N/A
2. Min. Square (in feet)	50	80	N/A
3. Min. St. Frontage (lots not on cul de sac)	50	80	N/A
3a Min. St. Frontage (lots on cul de sac)	N/A	50	N/A
4. Max. Stories for a Building	3	3	1
5. Max. Height of a building or structure	40'	40'	15'
6. Setbacks:			
6.1 F	25'	25'	25'
6.2 R	25'	25'	25'
6.3 S	10'	10'	25'
6.4 from Residence District Boundary Line	N/A	N/A	N/A
7. Max. Lot Coverage as % of Land Area	25%	25%	10%
8. Max. Floor Area as % of Lot Area	50%	50%	50%
9. Min. Natural Coverage as % of Lot Area	N/A	N/A	25%
10 Sec. 24.9 and 24.10	N/A	N/A	N/A
11 All lots shall conform to Inland/Wetland Regulations			

69.10 Other Regulations: Except as provided for in Section 69 herein, all other provisions of the Naugatuck Zoning Regulations shall apply to PDD #10. Except as provided for herein, all other Subdivision Regulations except for the requirement of underground utilities and street lighting shall apply to PDD #10.