



14A.12 INTEGRATED DEVELOPMENTS

14A.12.1 Purpose

The purpose of an Integrated Development (“ID”) is to facilitate development within the Route 32 Overlay Zone by (1) managing access to Route 32 by consolidating land parcels and minimizing curb cuts along Route 32, (2) promoting cohesive site and building design, (3) providing flexibility in combining separately owned land and land interests for singular development and use, (4) encouraging the contributed use of shared facilities, rights of way, and public and private improvements and infrastructure; and (5) establishing vehicular and pedestrian circulation networks.

14A.12.2 Definitions

INTEGRATED DEVELOPMENT: Land consisting of two or more contiguous or functionally connected parcels of land and improvements thereon configured to be developed and used as an integrated unit, provided the applicant demonstrates at the time of application sufficient legal interests and rights in such property to use such land as necessary for the development’s complete viability. All land comprising an Integrated Development shall be located entirely within the Route 32 Overlay Zone

An Integrated Development may encompass more than one underlying zoning district and may include legally pre-existing nonconforming lots, uses, buildings, structures, or site improvements, subject to all other applicable provisions of these Regulations.

INTERNAL BOUNDARIES: Property lines, ownership boundaries, lease boundaries, public and private rights of way and easement boundaries, physical improvement boundaries, and other boundaries located between or within the land areas comprising an ID shall be considered internal boundaries for purposes of these Regulations.

14A.12.3 Eligibility for Site Plan Review

An ID subject only to review and approval under Section 17 shall meet the following requirements:

- a. Consist of residential, commercial, mixed uses, or other uses permitted pursuant to this Section 14A.
- b. Satisfy one of the following:
 - i. Has direct access to Route 32; or
 - ii. Has access to an existing approved local or state roadway which has direct access to Route 32 and (b) where at least one access point to the ID, measured from the access drive’s centerline to the nearest right of way line of Route 32, is no greater than 500’ and over which at least 80% of the traffic generation of the ID shall utilize the local or state roadway’s



intersection to Route 32, as determined by using standard traffic engineering practices employed by the CT Office of the State Traffic Administration.

- c. No portion of the ID shall be located more than two thousand (2,000) feet from Route 32.
- d. Be served by public municipal water and sanitary sewer infrastructure operated by the Town of Montville Water Pollution Control Authority (WPCA) and which exists in Route 32 right of way and both (water and sewer) connection points shall be 500' or less from the ID as measured from the point of the existing sanitary line to the point the new service enters the property of the ID's perimeter boundary. On-site potable water wells and subsurface sewage disposal systems shall not be permitted within an ID site unless approved under Section 14A.12.4.

14A.12.4 Special Permit

An ID that does not qualify for approval under Section 14A.12.3 may be permitted in accordance with the provisions of Section 16 Special Permit only if said development has direct access to public water and sewer along the frontage of one parcel associated with the ID.

14A.12.5 Master Plan Review

- a. An ID that qualifies for approval under Section 14A.12.3 may be developed in phases in accordance with a master plan approved under Section 17 Site Plan Review. An applicant may submit preliminary level plans for future phases rather than fully engineered drawings, provided that such preliminary plans contain sufficient detail to demonstrate zoning compliance and feasibility. Site plan review in accordance with Section 17 must be completed prior to each phase.
- b. An ID that does not qualify for approval under Section 14A.12.3 may be developed in phases subject to Section 16 Special Permit. For the Special Permit review, an applicant may submit preliminary level plans for future phases rather than fully engineered drawings provided that such preliminary plans contain sufficient detail to demonstrate zoning compliance and feasibility. Site plan review in accordance with Section 17 must be completed prior to each phase. Notwithstanding the above, said preliminary level plans must be based upon a Class A-2 and T-2 survey, and include detailed traffic studies, utility analysis to convey capacity and feasibility, and drainage calculations to support assumptions.

14A.12.6 Treatment as a Single Lot

For purposes of determining compliance with applicable bulk standards and other site development requirements, including, but not limited to, requirements for parking, loading, access, circulation, landscaping, buffering, screening, lighting, open space, coverage, and setbacks, an ID shall be treated as a single lot and any internal boundaries shall be disregarded as if they did not exist.

Notwithstanding any other provision of these Regulations, buildings, structures, parking areas, loading areas, drive aisles, pedestrian improvements, landscaping, utilities, drainage and stormwater facilities,



lighting, and other site improvements may be located upon or extend across internal boundaries within an ID.

14A.12.7 Setbacks and Buffers

Any setback, yard, buffer, landscaping, screening, or similar dimensional standard required by these Regulations shall apply exclusively to lot lines designated as the perimeter of the ID and shall not apply to any internal boundaries.

Notwithstanding any other provision of these Regulations, an ID comprised of parcels located in more than one underlying zoning district shall be subject to the following minimum setbacks:

<u>FRONT YARD</u>	<u>30 FEET</u>
<u>SIDE YARD</u>	<u>15 FEET</u>
<u>REAR YARD</u>	<u>15 FEET</u>
	<u>30 FEET (if abutting Residential Zone)</u>

14A.12.8 Building Height

Notwithstanding the bulk standards of the underlying zoning districts, the maximum allowable building height within an ID shall be the greatest maximum building height permitted within any underlying zoning district encompassed by the ID.

Alternative building heights may be permitted subject to the provisions of Section 16, Special Permit.

14A.12.9 Shared Improvements

Required parking, loading, vehicular access, pedestrian access, circulation, landscaping, open space, utilities, lighting, stormwater management, and other site improvements may be located throughout an ID and may collectively serve multiple buildings, structures, uses, land areas, or ownership interests.

Compliance with such requirements shall be determined for the ID as a whole and shall not be required independently for each building, structure, use, land area, ownership interest, leasehold interest, or legal description.



Notwithstanding Section 18.6 or any other provision of these Regulations, parking areas, loading areas, drive aisles, pedestrian improvements, landscaping, utilities, stormwater facilities, and other Site Improvements may be located upon or extend across an internal boundary within an approved ID.

Vehicular access and circulation shall be designed, to the extent practicable, to provide an integrated internal circulation system, facilitate connections among uses within the ID, and consolidate and minimize curb cuts providing direct access to Route 32. The Commission may require an applicant to provide for traffic connection between an ID and contiguous parcels not within the ID.

14A.12.10 Creation, Division and Reconfiguration of Land

Land within an approved ID may subsequently be divided, combined, conveyed, leased, or otherwise reconfigured provided that the overall ID continues to comply with the Town of Montville Zoning Regulations. In the event of the foregoing, the resulting parcel(s) shall be deemed to meet all applicable zoning requirements so long as such parcel(s) remain within the ID and the overall ID complies with these Town of Montville Zoning Regulations. Any such division or reconfiguration of land shall be in accordance with the requirements governing subdivisions, resubdivisions, or lot line adjustments, as applicable.

14A.12.11 Easements, Covenants and Maintenance

Where an ID includes land under separate ownership or control, the applicant shall demonstrate sufficient legal rights to construct, use, operate, access, and maintain the development as proposed. In furtherance, the applicant shall provide evidence of the anticipated longevity of the ID.

Cross-access easements, shared parking agreements, common utility easements, joint maintenance agreements, declarations, and such other instruments as the Commission determines reasonably necessary to ensure the continued operation and maintenance of the ID shall be subject to review and approval by Town Counsel and shall be recorded on the Montville Land Records prior to issuance of any Zoning Permit or endorsement of the final Site Plan, as applicable.

Such instruments shall run with the land or otherwise remain legally binding upon the affected land or interests for so long as necessary to maintain compliance with the approved Site Plan during the term of the ID and shall not be amended, terminated, released, or allowed to expire in a manner that would cause the ID to become inconsistent with the approved Site Plan or these Regulations, without prior approval of the Commission.



14A.12.12 Zoning Approval Does Not Convey Property Rights

Approval of an ID constitutes zoning approval only and shall not be construed to convey, create, expand, modify, or determine any ownership, leasehold, easement, access, development, or other property right.

The applicant and owners or parties in control of land within the ID shall be responsible for obtaining and maintaining all legal rights necessary to construct, use, operate, and maintain the development in accordance with the approved Site Plan.

14A.12.13 Applicability and Conflict

All other applicable provisions of this Section 14A and these Regulations shall apply to an ID.

Where the provisions of this Section conflict with another provision of these Regulations concerning setbacks, yards, buffers, landscaping, screening, parking location, access, circulation, coverage, or the location of buildings, structures, or site improvements in relation to an internal boundary, the provisions of this Section shall control.