

Section 130-020 General Requirements

The following provisions shall apply to any use requiring a Special Permit or Site Plan Approval:

1. Landscaping, trees, and shrubs required by these regulations shall be planted in a growing condition according to accepted horticultural practices and they shall be maintained in a healthy growing condition. Any landscaping, trees and shrubs which shall be shown on an approved site plan and which shall be in a condition that does not fulfill the intent of these regulations shall be replaced by the property owner during the next planting season for the particular plant material. Permanent watering systems shall be encouraged. Species of trees and shrubs planted should be reviewed by a licensed Arborist and certified in writing to the Zoning Commission.
2. All landscaping, trees, shrubs and other planting material adjacent to parking areas, loading areas or driveways shall be properly protected to prevent damage from vehicles.
3. To the extent possible, existing trees shall be saved; if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from danger. Unique site features such as stone walls shall also be retained and protected during construction with protective fencing during activity. All fencing shall be removed after the ground has been stabilized.
4. All portions of non-residential properties which shall not be proposed as locations for buildings, structures, off street parking and loading areas, sidewalks or similar improvements, and are not portions of buffer areas to remain in a natural state, shall be landscaped and permanently maintained in such a manner as to minimize storm water runoff.
5. No trees eight inches (8") or greater in caliper measured three feet (3') above ground shall be removed unless so approved by the Commission. All trees recommended to be saved by the Zoning Enforcement Officer shall be tagged prior to any site work.
6. No widespread and invasive, restricted and invasive or potentially invasive plants as outlined in the publication "Non-Native Invasive and Potentially Invasive Vascular Plants in Connecticut" published March, 2001, and as periodically updated, shall be used in any planting plan.
7. Appendix D, Tree Planting Details shall be used as a guideline for all planting plans.
8. Trees shall be properly cared for by watering at least twice a week for two (2) months after planting and during dry spells thereafter. Trees shall be mulched

with not more than three inches (3") of mulch and mulch should not come in contact with the tree trunk.

9. The Zoning Commission reserves the right to require alternate species of plantings, if the site conditions are not suitable for the species proposed by the applicant, based upon the recommendation of the Town Tree Warden or the Zoning Enforcement Officer. Native species are encouraged.
10. The total area of the site landscaping plus those areas left in a natural state must equal at least 30% of the total parcel area. This requirement shall not apply to parcels in the Village Center Zone.
11. A survey of existing trees greater than eight inches (8") in diameter shall be performed as determined to be necessary at the sole discretion of the Commission.
12. Trees planted under or adjacent to utility lines should be carefully selected and placed so that their mature height does not interfere with the lines.