

Permit and Approval Process

The two parcels (2195 Day Hill Road and 35 Great Pond Drive in Windsor, CT) are part of the Great Pond Village master planned development and collectively are pre-approved for up to 600,000 square feet of R&D/commercial development.

- **Overview:** The multi-phase, mixed-use development has been approved as a Traditional Neighborhood Design Development (TNDD) creating a new zoning and concept plan through the Great Pond Form-Based Code (FBC).
 - The zoning streamlines the permit and approval process as developers will only need:
 1. Site plan approval by the Windsor Town Planner after review by the Great Pond Town Architect
 - No public hearings or board reviews are required
 - Approval by Town Architect includes building elevations
 2. Stormwater Management Permit
 3. Erosion & Sediment Control Permit
 4. Curb cuts and traffic intersection engineering modification
 5. MDC (regional water & sewer authority) approval
- The Form Based Code (FBC)
 - No minimum size for commercial buildings and very minimal parking requirement
 - Emphasis on architectural design throughout the community assuring a consistent level of investment and high quality aesthetics
 - Planned building placement and arrangements to create add value throughout the neighborhood
 - The regulations set forth in the FBC supersede the Town of Windsor's Zoning Map and Ordinance.
- Approval Process:
 - Site and Building Plan application – per Great Pond Application Checklist
 1. Based on the Form Based Code requirements
 2. Includes ALTA Survey
 3. Other deliverables: In accordance with the FBC
 - Building layout on site with set dimensions
 - Grading and utilities
 - Landscaping plan
 - Building envelope plan
 - Stormwater plan
 - Curb cut and traffic modification
 - Building Plans
 1. Elevations and materials – in accordance with Form Based Code
 2. Plans submitted to the Great Pond Town Architect and Town of Windsor Town Planner for review and approval (in accordance with FBC)
 - Great Pond Town Architect reviews for Concept Plan and Design Development phases prior to submission of Construction Documents/Permit set to Town of Windsor Town Planner
 - Municipal water & sewer authority approval
 - Final approvals are typically granted within 90 days following submission of the completed site plan application and building plans.
- Great Pond Improvement District – Responsible for design, approval, construction and payment of offsite improvements
 - Example: Curb cuts, intersection modification, sidewalks, treescapes, street lighting