



§ 190-63

190-63: Water Pipeline Growth Limitation Overlay Zone

A. **Purpose.** The purpose of this section is to protect less dense parts of the community, not designated as Smart Growth Development Areas in the Plan of Conservation and Development (POCD), from unplanned growth as a result of being connected to a water main.

B. **Applicability.** The standards set forth herein are applicable to all properties located within the Water Pipeline Growth Limitation Overlay Zone as depicted on the Official Zoning Map.

C. **Service Area Development Requirements.**

1. **Connections for New or Expanded Uses.** No connections shall be authorized for new or expanded uses unless one or more of the following conditions is met:

(a) The type and intensity of uses are consistent with the Planned Development designation identified in the 2006 POCD; or

(b) For properties where a change in use from the 2006 POCD is proposed, the applicant must demonstrate that:

1. The proposed use is consistent with the current POCD, and

2. The water demands of the proposed use are equivalent to or less than the water demands of uses allowed pursuant to the 2006 POCD, or the proposed uses could be supported by an on-site water system. The Commission may require verification of on-site capacity through hydrologic engineering studies and/or issuance of a permit for a water system in accordance with the Public Health Code.

(c) An on-site well fails or becomes contaminated, provided the connection is sized to serve only the existing use. Any future expansion shall comply with the standards in Subsection D.

2. **CT Water Company Water System Advisory Committee.** Projects requiring a water main extension and/or Site Plan, Special Permit, or Subdivision Approval that are subject to the Interconnection Water Diversion permit, DIV-201401487, CT Water CO. & UCONN Regional Interconnection Tolland and Mansfield shall be referred to the Connecticut Water Company Water System Advisory Committee for review and comment.

3. **Existing Uses.** Uses existing as of the effective date of this Regulation may connect to the water main with a service connection only sized to serve the existing use.

4. **New Uses Permitted in the Underlying Zone.** New uses that are permitted in the underlying zone may connect to the water main upon receipt of a Zoning

ZONING

Permit.

5. **New Residential Subdivisions** New residential developments requiring subdivision approval shall be limited to the number of units allowed in the underlying zone either through conventional design or cluster design pursuant to the Mansfield Subdivision Regulations.
 6. **Easements and water main extensions.** Extension of water service to properties outside the Water Pipeline Overlay Zone via an easement or right-of-way through a property within the Overlay Zone shall be permitted only if:
 - (a) No other source of potable water is available; or
 - (b) The property outside the Overlay Zone is designated as *Compact Residential*, *Mixed Use Center*, or *Institutional* on the POCD Future Land Use Map.
- D. **Extension/Establishment of New Water Pipeline Growth Limitation Overlay Zones.** This district may be applied to any area where a water pipeline exists or an extension is proposed that meets one or more of the following requirements:
1. The property is designated on the current POCD Future Land Use map as:
 - (a) Conservation/Recreation/Managed Resource Area;
 - (b) Rural/Residential/Agriculture/Forestry;
 - (c) Rural Residential Village;
 - (d) Village Center; or
 - (e) Rural Commercial.
 2. The property was designated in the 2006 POCD as:
 - (a) Low Density Residential; or
 - (b) Planned Office/Mixed Use; or
 - (c) Neighborhood Business/Mixed Use.