

EAST HARTFORD

PROPOSED NEW REGULATION

Section 230 Temporary Off-Site Construction Staging Areas

A temporary off-site construction staging area is the use of a structure or lot, in whole or in part, for the storage of materials and supplies associated with an off-site transportation, utility, public works and/or private sector construction project. Temporary off-site construction staging areas may be allowed in any zoning district on a temporary basis, subject to the following criteria and conditions:

- (a) All temporary off-site construction staging areas shall be reviewed and approved by the Site Plan Review Committee. Site Plan Review Committee approval is valid for one (1) year. A general location plan of the proposed site shall be submitted that includes the following, if applicable:
 - 1. Property boundaries.
 - 2. Stockpile area and materials storage.
 - 3. Construction entrance with vehicle tracking pad.
 - 4. Erosion and sedimentation control measures.
 - 5. Construction fencing. Screening of the construction staging or storage area with fence mesh screen may be required at the discretion of the Site Plan Review Committee.
 - 6. Dust control measures.
 - 7. Temporary structures, such as a construction trailer.
- (b) The staging area shall accommodate only temporary storage of equipment and materials during the period of construction;
- (c) The staging area shall be returned to original or better condition, including removal of fencing, materials and gravel, following the completion of construction or abandonment of the construction work;
- (d) The removal of mature trees shall be subject to Site Plan Review Committee approval;
- (e) The property owner's written consent shall be provided;
- (f) At the discretion of the Site Plan Review Committee, any proposed temporary off-site construction staging area may be referred to the Planning and Zoning Commission for site plan approval if it meets one of the following criteria:
 - 1. The project is substantially different in nature, or of greater intensity, than a typical road improvement or utility project.
 - 2. The duration of the project requires use of the staging area for more than one (1) year.