

TOWN OF BROOKFIELD
ZONING REGULATIONS

Performance Bonding Schedule
Design Review – § 242-705A

§ 242-705 Performance Bonding Schedule: [approved 3.8.01]

The Brookfield Zoning Commission may establish bonding requirements in order to secure performance of various sections of the regulations in accordance with the following schedule which shall be used as a guide:

A. Design Review Approvals:

These bonds shall be established based on the estimate of the cost of construction of the project. An estimate and recommended bond amount shall be prepared by an engineer licensed to practice in the State of Connecticut and acceptable to the Commission. At a minimum, the following cost elements shall be included in the estimate:

1. Clearing and Grubbing
2. Site grading
3. Excavation
4. Backfill
5. Final grading
6. Parking areas and related drive grading.
7. Parking area and related drive paving and striping.
8. Fencing and retaining walls
9. Landscaping.
10. Topsoil, seed and mulch.
11. Drainage facilities including detention/retention devices and catch basins
12. Erosion and Sedimentation Controls and devices.
13. Aquifer protection and pollution control devices.
14. Sanitary sewer connections or septic system facilities.
15. Water connections or well facilities.
16. Waste collection and removal.

Unit pricing of the various sub-elements of the estimate shall be provided. This listing is representative only and may require additional site specific cost elements. Performance bonds for these projects shall be set not less than \$10,000 per acre.

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NRRP & Residential – § 242-705B&C

B. Natural Resources Removal Permits:

These bonds shall be established based on the estimate of the cost of final closure of the project. An estimate and recommended bond amount shall be prepared by an engineer licensed to practice in the State of Connecticut and acceptable to the Commission. At a minimum, the following cost elements shall be included in the estimate:

1. Final grading to achieve approved final contours.
2. Site access anti-tracking pad devices.
3. Repair of any roadway damage.
4. Erosion and sedimentation controls and devices.
5. Fencing and retaining walls
6. Topsoil grading, seeding and vegetation of final slopes and access points.

Unitpricing of the various sub-elements of the estimate shall be provided. This listing is representative only and may require additional site specific cost elements. Performance bonds for these projects shall be set not less than \$10,000 per acre.

C. Residential Site Development:

These bonds shall be established based on the estimate of the cost of final site improvements. An estimate and recommended bond amount shall be prepared by the construction contractor. At a minimum, the following cost elements shall be included in the estimate:

1. Erosion and sedimentation controls and devices
2. On-site drainage facilities
3. Final grading
4. Fencing and retaining walls
5. Roadway/driveway access paving

Unless specific additional cost elements are required to complete the site, as determined by the Zoning Enforcement Officer, in his/her sole discretion, the performance bond for a residential site shall be set at \$2,000 per single-family residential site.

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Site Development & Documents – § 242-705D&E**

D. Site Development involving Landscaping:

If any development involves requirements for landscaping, that portion of the performance bond estimate shall include an estimate of the following cost items:

1. Deciduous Shade trees, 2/ ½” caliper @ \$ x each.
2. Understory Shade trees, 2” in caliper @ \$ x each.
3. Evergreen tree, minimum 6’ in height @ \$ x each.
4. Shrubs, 2 ½ feet in height maturing to 6’ @ \$ x each.
5. Shrubs, 2 ½ feet in spread @ \$ x each.
6. Ground cover plants, 10” high @ \$ x each.
7. Created berms @ cost of soil, manpower and machine time.
8. Grass Seeding @ \$ x per square foot.
9. Sod @ \$ x per square foot.
10. Topsoil @ \$ x per yard.
11. Planters @ cost of material
12. Earth Moving Machine Time @ \$ x per hour/day.
13. Installation Manpower @ \$ x per hour.

The estimate shall be based on the current market “contractor’s prices” for such cost items. *[approved 3/8/01]*

E. Bonding Documents:

Upon review of the bonding estimates by the Commission, or in the case of single-family residential projects, the Zoning Enforcement Officer, the estimate shall be accepted or modified and the applicant shall be advised of the final amount of the bond required. All performance bonds required under these regulations shall be either a cash bond or a bank letter of credit in favor of the Town of Brookfield and shall be acceptable in language and content to the Board of Selectman or Town Counsel. Failure to comply with these bonding requirements shall be cause for the revocation of any approval or permit previously granted. *[approved 3/8/01]*