

SECTION 13. ENFORCEMENT

13.01. Administration

13.01.01.

The Zoning Enforcement Officer in the Town of Durham shall be appointed by the Planning and Zoning Commission and shall have all the powers, duties and responsibilities assigned to the Zoning Enforcement Officer in these regulations. It shall be the duty of the Zoning Enforcement Officer, as authorized, to enforce the provisions of these regulations.

13.01.02.

The Zoning Enforcement Officer, as authorized, may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or removal of any building or structure, or unlawful use of land; to restrain, correct, or abate any violations of these regulations; to prevent the occupancy of said building, structure, or land; or, to prevent any illegal act, conduct, business, or use in, on, or about the premises, or to cancel any permit for cause.

13.02. Zoning Permit/Certificate of Zoning Compliance

13.02.01.

No building or structure, or part thereof, shall be constructed, reconstructed, moved, or enlarged, nor shall any use requiring Planning and Zoning Commission or Zoning Board of Appeals approval be initiated, nor shall any lot, building, or other structure be changed in use unless a zoning permit for the proposed construction and/or use has been issued by the Commission or its agent. The Commission is empowered to adopt forms and procedures, and to set fees relating to the issuance of a zoning permit. Whenever a well, septic tank or other sanitary arrangement is to be installed in connection with or as a part of any project for which a permit is required or is being issued, a copy of the Health Certificate approval must be submitted with the application.

13.02.02.

A Certificate of Zoning Compliance is a document stating that the site plan of a proposed use has been adhered to and completed and is in conformance with these Regulations. Only after a Certificate of Zoning Compliance has been issued by the Zoning Enforcement Officer will a Certificate of Occupancy permitting land, building and other structures, or parts thereof, to be used or occupied, or changed in use be issued.

13.03. Site Plan Review

13.03.01. General Considerations:

The Planning Commission may, upon application, authorize the issuance of certificates of

approval where required for specific uses within these regulations and modifications to any approved site plan.

13.03.02. Fees:

An application for a certificate of approval shall include a fee of \$40.00 to defray costs of required legal notices.

13.03.03. General Standards:

The Commission shall approve an application to permit establishment of a use for which a site plan is required if it shall find that the proposed use and the proposed buildings and structures will conform to the following standards in addition to such special standards for particular uses as may be imposed:

- (1) The location, type, character and size of the use and of any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent lots or impair the value thereof;
- (2) The nature and location of the use of any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes;
- (3) The streets serving the proposed use are adequate to carry prospective traffic, that provision is made for entering and leaving property in such a manner that no undue traffic hazard or congestion will be created;
- (4) The lot on which the use is to be established is of sufficient size and dimensions to permit conduct of the use and construction and maintenance of buildings, structures and facilities, including sanitary facilities, in a manner that will not be detrimental to the neighborhood or adjacent lots;
- (5) The architectural design and style of all buildings and other structures to be erected on the lot shall be such as not to conflict with the architectural design and style of adjacent properties.

13.03.04. Site Plan Requirements:

Applications submitted shall include a description of all proposed uses and 5 copies of a Site Plan showing the subject parcel and the names of abutting property owners and all property owners as shown on the current tax assessors records and all structures within 150 feet of the lot lines of subject parcel, location and dimensions of all proposed outdoor signs, and any other such building plans and elevations as the Commission may require, to assure compliance with objectives and standards of the District. Final Site Plans, submitted to the Commission for approval and subsequent recording, shall be clearly and legibly drawn on transparent cloth, or

equally suitable stable media, with black waterproof ink at a scale of 1" 50', or larger if deemed necessary by the Commission, and shall be accompanied by three (3) prints. The Site Plan shall be prepared with an accuracy meeting or exceeding standards for a "Class A-2 Transit Survey" as defined by the Connecticut Technical Council, Inc. Site Plans shall indicate the following:

- (1) Title of Development, date, north point, scale, name and address of record owner, engineer, architect, land planner or surveyor preparing the Site Plan.
- (2) A Commission approval/signature box.
- (3) Location and use of all existing and proposed structures and outdoor signs.
- (4) Location of all uses not requiring a structure.
- (5) Location of roads, driveways, parking and loading areas with the number of stalls provided therewith.
- (6) Existing and proposed utilities plan.
- (7) Location of buffer strips and screening where necessary, showing the type, size, and species of shrubs, trees, and other plantings. Areas of existing tree vegetation shall be shown with an indication as to the degree of disturbance proposed.
- (8) Where the applicant wishes to develop in stages, a Site Plan indicating initial development and each additional development stage shall be presented for approval.
- (9) The existing and proposed contours of the land at 5' intervals, or less, as deemed appropriate by the Commission.
- (10A) A statement of proposed method of sanitary waste disposal and estimated maximum flow.
- (10B) A statement on the map as to the proposed hours of construction of the facility after issuance of a Certificate of Zoning Compliance for a building permit.
- (10C) A statement on the map as to the proposed hours of operation of the facility after issuance of a Certificate of Zoning Compliance for a Certificate of Occupancy.
- (11) Location and design of all existing and proposed water supply systems.

Prior to the creation or expansion of any community water company serving 25-1000 people or having 15-250 service connections, a certificate of public convenience and necessity that is granted jointly by the State Department of Public Utility Control and the Department of Health Services must be obtained. The Durham Planning and Zoning Commission is prohibited by law to grant final approval for a development that uses such a community water company unless a certificate has been issued by DPUC and DOHS to that water company.

Therefore, when a development will serve 25 or more residents and/or has 15 or more water service connections:

- (a) The site plan shall indicate whether or not the development will be served by a Community Water Company.
 - (b) If a development is to be serviced by a Community Water Company, the applicant must submit the necessary State DPUC and DOHS certificates of compliance.
- (12) The type and location of any exterior lighting, including provisions for shading.
- (13) Location of existing watercourses, marshes, wooded areas, rock outcrops, single trees with a diameter of ten (10) inches or more, measured three (3) feet above the base of the trunk with an indication of whether or not they are to be retained.
- (14) Proposed storm water drainage system.
- (15) Location of all permanent monuments.
- (16) A soil erosion and sedimentation control plan shall be submitted with any application for development. (See Section 12.09 for details of a soil erosion and sediment control plan.) The plan shall conform to the minimum standards set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The plan may be referred to the Middlesex Soil and Water Conservation District for review and comment. In submitting an erosion and sediment control plan, the applicant shall address the following criteria:
- (a) The development plan should be fitted to the topography and soils so as to create the least erosion potential.
 - (b) Wherever feasible, natural vegetation should be retained and protected.
 - (c) Only the smallest practical area of land should be exposed at any one time during development.
 - (d) When land is exposed during development, the exposure should be kept to the shortest practical period of time.
 - (e) Where necessary, temporary vegetation and/or mulching should be used to protect areas exposed during development.
 - (f) Sediment basins (debris basins, desilting basins or silt traps) should be installed and maintained to remove sediment from runoff waters and from land undergoing development.
 - (g) Provisions should be made to effectively accommodate the increased runoff

caused by changed soil and surface conditions during and after development. Computations for runoff shall be in accordance with methods described in "Technical Release No. 55, Urban Hydrology, Engineering Division, Soil Conservation Service, U.S.D.A., January, 1975, as amended."

- (h) The permanent final vegetation and structures should be installed as soon as practical in the development.
- (17) (a) When required, measures for the detention and controlled release of stormwater runoff shall meet the following standards and shall be designed in accordance with the requirements as set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended.

(1) Peak discharges from the 2-year, 10-year, and 100-year frequency, 24-hour duration, type III distribution storms shall be analyzed. No increases in peak flow from these storms shall be allowed. This may be accomplished by detention basins, roof or parking lot storage or other acceptable means.

(2) The required stormwater detention volume shall be that necessary to handle the runoff from the drainage area of a 100-year frequency, 24-hour duration, type III distribution rainfall, as published by the National Weather Service or other recognized agency, minus that volume discharged during the same duration at the approved rate as specified in (1).

(3) For developments of less than 10 acres, runoff may be computed using the rational formula; in all other cases, runoff shall be computed in accordance with Technical Release #5, Urban Hydrology, Engineering Division, Soil Conservation Service, USDA, January 1975, as amended.

- (b) When the Commission determines that engineering, aesthetics, and economic factors make combined retention or other drainage facilities more practical for construction by the Town, the Town shall require a fee or equivalent dedication of land which shall be used to construct these facilities. The Commission may permit several developers to construct joint facilities.
- (c) Maximum infiltration to the ground water is encouraged. Design of the stormwater management system shall consider reducing runoff by use of such techniques as minimizing impervious areas and maximizing travel times by using grass or rock-lined channels in lieu of storm sewers.
- (d) All on-site facilities shall be properly maintained by the owner such that they do not become nuisances.
- (e) All runoff control structures located on private property whether dedicated to the Town or not shall be accessible at all times for Town inspection. Where runoff control structures have been accepted by the Town for maintenance, access easements shall be provided.

- (f) Runoff management system components shall be designed according to sound engineering principles and installed in a sequence that permits each to function as intended without causing a hazard. Single components shall not be installed until plans for the entire runoff management system are completed and approved. Final discharge points shall be approved by the Commission or its authorized agent.
- (g) Runoff management systems shall be visually compatible with the surrounding landscape.
- (h) Permits for runoff management systems may also be required from the Inland Wetlands Commission where such systems may have an impact on inland wetlands, and from the Connecticut Department of Environmental Protection where a dam is to be constructed or water diverted. See Sections 22a-365 et seq. and 22a-409 of the Connecticut General Statutes.

13.03.05. Referral of Site Plan:

The Commission shall refer the proposed Site Plan to the Conservation Commission and any other municipal agency or office it deems appropriate, including, but not limited to, the Inland Wetlands and Water Courses Agency, the Board of Selectmen, the Economic Development Commission, the Fire Department and the Park and Recreation Commission, for comment and review.

Such municipal agencies and offices shall submit a written report to the Planning and Zoning Commission within thirty five (35) days of the referral of the site plan. Said report shall be received by the Commission a minimum of five (5) days prior to the Commission's next regularly scheduled meeting or any public hearing scheduled on the application in question.

The failure of any such municipal agency or office to submit a written report to the Planning and Zoning Commission within thirty five (35) days of receipt of the referral shall not prohibit the Planning and Zoning Commission from reaching a decision on the matter before it.

13.03.06. Planning and Zoning Commission Action:

The Commission shall act on the final plan not later than sixty-five (65) days after the date of filing of such application. The Commission may approve, modify and approve, or disapprove the application. Notice of the decision of the Commission shall be communicated to the applicant in writing within fifteen (15) days after such decision has been rendered. The failure of the Commission to act thereon within sixty-five (65) days of the filing of such application shall be considered as approved and a permit to that effect shall be issued by the Commission on demand. Extensions of time may be permitted by mutual agreement, in writing, by the Commission and the applicant. The grounds for the Commission's action shall be stated in its records.

Any action of the Commission which involves an approval with modifications and/or conditions not complied with within 90 days following the approval shall become null and void, unless a

date to the contrary has been specified by the Commission or an extension is granted by the Commission.

13.03.07. Performance Bond:

Approval by the Commission shall become effective only on the date of filing and recording of the Final Site Plan in the Office of the Town Clerk. Prior to such filing and recording of a Final Site Plan the applicant must secure from the Commission a certificate to the effect that all the regulations set forth herein have been fully complied with. Such certificate shall only be issued upon the filing with the Commission of a surety bond to the Town of Durham in an amount specified by the Commission. The surety bond shall be certified as to form by the Town Attorney. The amount of surety bond shall be sufficient to cover the cost of any proposed or required street grading, roadway paving or surfacing and street planting, the installation of gutters and the installation of all monuments, bridges, culverts, stormwater inlets and all such other improvements as the Commission deems necessary to promote public health and safety and to safeguard the town from undue expense in the future maintenance of all streets and open spaces. All improvements shall be designed in accordance with standards established or to be established and with all other rules and regulations applicable in the Town. The bond shall be released only upon certification by the Commission that all the required improvements have been completed to its satisfaction.

13.03.08. Filing Final Site Plan:

The final site plan shall be filed with the Town Engineer or other authorized agent of the Commission, only if the approval has been endorsed thereon.

13.03.09. Completion of Work:

Failure to complete work as specified on the approved site plan and application within three years from the date of Commission's approval of the site plan shall result in automatic expiration of the approval, provided that the Commission shall file on the land record of the Town of Durham notice of such expiration.

Previously approved site plans have three years to complete work as specified on the approved site plan and application from August 15, 1981 or the site plan shall file on the land records of the Town of Durham notice of such expiration.

13.04. Penalties

13.04.01.

Any person, firm, association, or corporation violating any provisions of these regulations shall be subject to the penalties provided by the General Statutes of the State of Connecticut.

13.05. Special Exceptions

13.05.01. Purpose:

In dividing the Town of Durham into zones it is to be recognized that there are certain uses which may be necessary to the Town, but which may be detrimental to their neighbors if proper safeguards are not taken. The Planning and Zoning Commission must evaluate the impact of such uses upon neighboring uses and surrounding areas and decide whether or not to grant a special exception for such uses.

13.05.02. General:

In accordance with the standards and requirements hereinafter specified, the Commission may grant a special exception for the establishment of one or more of the uses for which a special exception must be secured as required by these regulations. All requirements of this section are in addition to other requirements applicable in the district in which the special exception use is to be located.

13.05.03. Application Procedure:

- (1) Applications should be submitted on a form prescribed by the Commission.
- (2) An application for a special exception shall include a fee of \$40.00 to cover costs of publishing required notice.
- (3) All applications shall be accompanied by a site plan in conformance with Section 13.03. of these regulations.
- (4) Procedural requirements relating to the submission and consideration of an application for a special exception shall be in conformance with Chapter 124, Section 8-1 through 8-13a of the General Statutes of the State of Connecticut.

13.05.04. General Standards:

The Commission shall approve an application to permit establishment of a use for which a special exception is required if it shall find that the proposed use and the proposed buildings and structures will conform to the following standards in addition to such special standards for particular uses as may be imposed:

- (1) The location, type, character and size of the use and of any building or other structure in connection therewith shall be in harmony with and conform to the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent lots or impair the value thereof;
- (2) The nature and location of the use and of any building or other structure in connection therewith shall be such that there will be adequate access to it for fire protection purposes;
- (3) The streets serving the proposed use are adequate to carry prospective traffic, that provision is made for entering and leaving the property in such a manner that no undue

traffic hazard or congestion will be created;

- (4) The lot on which the use is to be established is of sufficient size and dimension to permit conduct of the use and construction and maintenance of buildings, structures, and facilities, including sanitary facilities, in a manner that will not be detrimental to the neighborhood or adjacent lots;
- (5) The architectural design and style of all buildings and other structures to be erected on the lot shall be such as not to conflict with the architectural design and style of adjacent properties;
- (6) The special exception use will not have a detrimental effect upon any church, school, library, public playground or similar facility or use;
- (7) The Commission shall consider a number of similar special exceptions in the vicinity and their cumulative effect(s);
- (8) The special exception use shall not constitute a hazard to public health and safety either on or off the subject property.

13.05.05. Special Standards:

The following special standards are applicable to the uses enumerated below:

- (1) Professional offices in the Main Street Residential District.
 - (a) Professional offices as a principal use are permitted only in existing non-residential structures and existing residential structures on property which has frontage on Main Street and due to its unique location is isolated and surrounded on all remaining sides by existing conforming and/or non-conforming non-residential use as of September 1, 1975.
- (2) Dwellings for Elderly and/or Physically Handicapped.
 - (a) A proposed management plan shall be submitted with the application. It shall include a provision that a surviving spouse under the age of 55 may be permitted to remain in the complex, and that except where prohibited by the federal or state laws on regulations.
 - (b) The applicant shall submit a synopsis of the Condominium/Association or related documents for review by the Commission to demonstrate compliance with these regulations. Final documents shall be submitted to the Commission for review and approval prior the endorsement of the mylars.
 - (c) The applicant shall demonstrate to the Commission that future elderly and/or physically handicapped residents of the proposed development will be adequately served by transportation, recreation, shopping and service facilities.

- (d) The applicant shall incorporate provisions for fire protection in its plans. Such plans shall be referred to the Durham Volunteer Fire Department for review and comment. The DVFD shall submit a report within thirty-five (35) days of the referral. Failure to comment within thirty-five (35) days shall not prohibit the Commission from reaching a decision. Such plan may call for on-site or off-site improvements.
 - (e) The maximum number of bedrooms in each family unit shall be two.
 - (f) Subsurface sewage disposal systems shall be designed in accordance with the Connecticut Department of Environmental Protection design standards.
 - (g) The maximum number of dwelling units in such developments shall not exceed, in aggregate, two hundred and fifty (250) for the Town of Durham. Up to ten percent of the units in each application for a project of ten or more units may be required to meet the definition of “assisted housing” or “Set-aside development” as defined in Section 8-30g of the Connecticut General Statutes. The calculation for the required number of units shall be rounded to the nearest whole number. Units meeting either of these definitions shall not be included in the density calculation for the project.
- (3) Apartment houses, condominiums, townhouses, and other multi-family housing (except two family houses).
- (a) Subsurface sewage disposal systems shall be designed in accordance with the Connecticut Department of Environmental Protection design standards.

(4) Accessory Apartments

The intent of this regulation is to control the creation of accessory apartments within existing single family residences for the purpose of providing affordable rental housing in the Town of Durham. This regulation is designed to ensure that in creating accessory apartments, the single family character of the principal dwelling will be retained. Accessory apartments are further intended to encourage the viability of single family zones.

- (a) The non-accessory apartment portion of a single family residence shall meet the minimum floor area for the zoning district.
- (b) An owner of the structure must live in the principal or accessory unit.
- (c) The number of additional dwelling units is limited to one.
- (d) The minimum size for an accessory unit shall be 400 square feet.
- (e) The percentage of total habitable space of house, utilized for an accessory unit, shall not exceed 33 1/3%.

- (f) The maximum number of bedrooms in an accessory unit shall be two.
- (g) The residential character of building after conversion must be maintained and shall be compatible with the neighborhood.
- (h) New exterior stairways are prohibited from the front of the building.
- (i) Expansion of a principal dwelling shall be permitted to accommodate an Accessory Apartment via dormer(s) or an addition to the existing building.
- (j) Off street parking requirements as set forth in Section 10.01 of these Regulations shall apply to accessory apartments.
- (k) It is recognized that occupancy of an accessory apartment may at some time place additional demands on the subsurface sewage disposal system through increases in water usage. For the purposes of this regulation, the creation of an accessory apartment is a "Building Conversion". Prior to granting an approval for such Conversion, the Durham Sanitarian must verify to the Commission that the building lot Conversion can satisfy all the current requirements of the Connecticut Public Health Code for subsurface sewage disposal and shall have available a 100% reserve area. Furthermore, an accessory apartment will not be permitted on any lot where the sewage disposal system is currently failing. Nor will the approval to continue use of an accessory apartment be renewed if the Durham Sanitarian has evidence of a sewage system failure. Prior to the granting of an approval a water test must be conducted and coordinated with the Sanitarian's office. The water quality must meet the same standards as those required for a Certificate of Occupancy.
- (l) Accessory Apartment permits shall be renewed every five years provided there has not been any violation of the provisions of this section. Requests for renewals shall be submitted to the Zoning Enforcement Officer on a form provided by the Town. The Zoning Enforcement Officer and Sanitarian shall make an inspection of the accessory apartment and renew the approval if it is in compliance with these regulations and the approved application.

13.05.05. Special Standards

(5) Uses in the Design Development District

- (a) Stipulations: During the review process the Planning and Zoning Commission shall have the right to stipulate certain conditions in harmony with the general purpose and intent of this section and which are deemed reasonably necessary by the Commission to protect or promote the rights of individuals, property values and the environment in the area as a whole, the public health, safety and welfare, sound planning and zoning principles, improved land use, efficient site planning and development, or better overall neighborhood compatibility. Such

conditions may relate to the component parts of the site plan and layout, the location and relationship between uses and structures, pedestrian circulation, vehicular circulation and parking, open space and recreation areas, landscaping, screening and buffering, signage, outside lighting, and intensity of development.

- (b) Criteria: Application for a special exception shall be considered and evaluated by the Commission pursuant to this section and under 13.05.04. In addition to items under 13.03.04. the following are required for inclusion in the application:
1. Traffic study indicating existing and projected traffic volumes for uses with 100 parking spaces or larger.
 2. Proposed schedule of construction including staging or phasing of development.
 3. Bulk requirements including lot size, lot frontage, lot coverage, front yard, side yards, and rear yard.
 4. A calculation of the percent land coverage by use-residential, non-residential, parking, usable open space, landscaping, and other (specify).
 5. Maintenance schedule for landscaped and open space area to insure survival for no less than one growth season.
 6. Proposed landscaping with specific location, size, and common name of plantings.
 7. Location, size, height, color, lighting and design of any sign. One sign per road frontage not to exceed a total of 2 in number and 32 square feet in area each. Directional signs may not exceed 4 square feet in area and are not restricted in number. The plan shall show the allocation of sign area by potential tenant.
 8. Estimate the cost of site improvements such as but not limited to landscaping, drainage system, monumentation, sidewalks, streets and fencing or buffers, for bond purposes.
- (c) Commencement of Construction: Construction of an approved site plan for Special Exception shall begin within two (2) years from the date notice of the approval appears in a newspaper having general circulation in the Town of Durham.

The Planning and Zoning Commission may grant, for a good cause, one (1) extension of time not to exceed one (1) year if unusual circumstances prohibit the start of construction during the two year period from issuance of the Special Exception. If construction has not started within the prescribed time period the Commission's approval for Special Permit shall become null and void. Construction shall mean the laying of footings, foundation or slabs and the diligent progress toward project completion. All work shall be completed within five (5) years of the

start of construction.

13.05.05.01. Notice of Public Hearing by Applicant

All applications for special exception for which a public hearing has been scheduled shall be required to post a minimum of one (1) sign notifying the public of the hearing relating to the application.

All sign(s) shall be the responsibility of the applicant and shall be posted on the property in question in accordance with the following:

1. Sign(s) shall be posted at least seven (7) days prior to the date of the public hearing (eight days if the seventh day is a holiday). Sign(s) shall be firmly secured to the ground to prevent vandalism. Parcels having frontage on more than one (1) street shall be required to provide one (1) sign on each street having frontage. The location of the sign(s) shall be shown on the site development plan and approved by the Planning and Zoning Commission.
2. Sign(s) shall be constructed of durable material (wood or metal), 36" X 36" in size. All signs shall be painted white and shall have black lettering having a minimum height of two (2) inches with a letter stroke of one quarter (1/4) inch.
3. The sign(s) shall advertise the date, time and place of the of the public hearing for the special exception.
4. The format for the sign shall be obtained at the Planning and Zoning Office.
5. The Zoning Enforcement Officer shall file a report with the Commission that the sign was observed in place in accordance with the above requirements.
6. An applicant who fails to display the sign(s) shall be required to file a new application.
7. The sign(s) shall be taken down within one (1) week after the public hearing is closed.

13.05.06.

In granting a Special Exception, the Commission shall have the power to impose such conditions, modifications and requirements as it deems necessary to assure that a structure or use comply with the General and Special Standards set forth in Section 13.05. These conditions, modifications or requirements may include, but not limited to the following:

- (1) establishing days or hours of operation of a use, activity or event whether conducted within or outside of a structure;
- (2) limitations on the days or hours for construction of a structure or activity area for a use;

- (3) require the date of renewal to be set at time of approval of a Special Exception, not more than once, for a use or activity in which the days or hours of operation may be deemed relevant to complying with the General and Special Standards.

13.05.07. Completion of Work:

Failure to complete work on the approved site plan and application within three years from the date of Commission's approval of the special exception shall result in automatic expiration of the approval, provided that the Commission shall file on the land records of the Town of Durham notice of such expiration.

Previously approved special exceptions shall have three years to complete work as specified on the approved site plan and application from August 15, 1981 or the special exception shall automatically expire provided that the Commission shall file on the land record of the Town of Durham notice of such expiration.

13.05.08. Surety Bond:

A surety bond may be required by the Commission to insure the completion of the improvements shown on the application. The surety bond shall be certified as to form by the Town Attorney. The amount of surety bond shall be sufficient to cover the cost of any proposed or required street grading, roadway paving or surfacing and street planting, the installation of gutters and the installation of all monuments, bridges, culverts, stormwater inlets and all such other improvements as the Commission deems necessary to promote public health and safety and to safeguard the town from undue expense in the future maintenance of all streets and open spaces. All improvements shall be designed in accordance with standards established or to be established and with all other rules and regulations applicable in the Town. The bond shall be released only upon certification by the Commission that all the required improvements have been completed to its satisfaction.