

SECTION 1 PURPOSE AND AUTHORITY

1.1 Declaration of Policy and Purpose: It is declared to be the policy and purpose of the Clinton Planning & Zoning Commission to consider land subdivision as a living part of the community and as part of a plan for the orderly, efficient and economical development of growth of the Town of Clinton rather than as a mere aggregation of lots. The Regulations are intended to require the following:

- (1) Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace;
- (2) Proper provision is made for water supply, surface drainage and sewage disposal, in order to protect public health and safety and encourage the wise use and management of natural resources throughout the town;
- (3) In areas contiguous to brooks, rivers or other bodies of water, whether or not intermittent, that is subject to flooding, including tidal flooding, that proper provision is made for protective flood and drainage control measures;
- (4) Proper provision is made for an adequate and convenient system for present and prospective traffic needs, with particular regard to the avoidance of congestion in the streets and highways and safe passage for fire-fighting apparatus and other emergency vehicles;
- (5) Streets be in harmony with existing or proposed principle arterial and collector roadways shown on any Plan of Conservation and Development for the Town, which is hereby adopted as a part of these Subdivision Regulations under Section 8-23 of the Connecticut General Statutes, especially in regard to safe intersections with such arterial and collector roadways, so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic and pedestrian needs;
- (6) Proper provision is made for open spaces, parks and playgrounds through efficient design and layout of the land, protecting the natural beauty and topography of the town, including scenic features, wetlands, watercourses, and the coastal area with such areas contiguous to other such areas whenever possible;
- (7) Proper provision is made for control of erosion and sedimentation;
- (8) Streets are properly graded and improved, necessary public utilities and services are provided, and development does not impose burdens on

municipal services in excess of their capacity and planned expansion and are developed in harmony;

- (9) Energy efficient patterns of development and land use are encouraged; and
- (10) All subdivisions comply with all applicable provisions of the Clinton Zoning Regulations.

It is intended that these Regulations shall supplement and facilitate the enforcement of provisions and standards contained in any building code, the Zoning Regulations, Inland Wetlands and Watercourses Regulations and the "Construction and Development Standards for the Town of Clinton, Conn." as may be amended.

1.2 Authority: Pursuant to Chapter 126 of the Connecticut General Statutes, the Planning and Zoning Commission of the Town of Clinton adopts these Regulations for subdivision and resubdivision of land within the Town of Clinton, effective **October 1, 2003**. These Regulations supersede and cancel the Subdivision Regulations of the Town of Clinton previously in effect.

1.2.1 Legal Requirements for Subdivision: No subdivision of land within the Town of Clinton shall be made, and no land in any subdivision shall be sold or offered for sale, and no subdivision improvements, as defined in subsection 2.26, shall proceed, until an application including a subdivision plan, prepared in accordance with the requirements of these Regulations, has been approved by the Commission and recorded in the Office of the Clinton Town Clerk.

1.2.2 Penalties: Any person, firm or corporation making any subdivision or resubdivision of land without the approval of the Commission is subject to penalties provided in the General Statutes of the State of Connecticut. The Town may seek any lawful remedies to uphold the purpose and intent of these Regulations.

1.2.3 Determination of Subdivision and Resubdivision: The Commission shall have the final determination as to whether a proposed subdivision of land constitutes a subdivision or resubdivision, as defined in the Connecticut General Statutes.

1.2.4 Modifications or Revisions to Approved Plans: No plan of subdivision, once approved by the Commission, shall be revised without further approval of the Commission except for minor modifications in road elevations and drainage as may be found necessary and approved by the Town's designated Engineer.

- 1.2.5 Procedure: The Commission, in reviewing any proposed subdivision and the person, firm or corporation proposing a subdivision shall follow the procedures hereinafter specified. The Commission shall not approve any subdivision unless it conforms to the standards hereinafter described.
- 1.2.6 Authorization of Construction: No person, firm or corporation shall be deemed authorized to commence any of the work (as defined in subsection 2.56 of these Regulations) proposed in any subdivision except in accordance with the provisions of Section 1.2.7 of these Regulations.
- 1.2.7 Filing of Subdivision Maps: Applicant shall file the approved Subdivision Map(s) in the Office of the Town Clerk within ninety (90) days of the expiration of the appeal period under Section 8-8 of the Connecticut General Statutes, or in the case of an appeal, within ninety (90) days of the termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant.
- 1.2.8 Other Laws: These Regulations are in addition to other laws, ordinances or regulations governing the development of land and buildings. Where there is a conflict between requirements, the stricter specification will govern.
- 1.2.9 Administrative Policy: The Commission may, from time to time, by Resolution, adopt forms, policies, procedures and interpretations for the administration of these Regulations.
- 1.2.10 Enforcement: The Commission designates the Zoning Enforcement Officer as the enforcement officer for these Regulations.