

1.0 Purpose

The Town Planning and Zoning Commission of the Town of East Hartford declares that these Regulations for the subdivision of land for various purpose have been designed to provide for the orderly growth and coordinated development of the Town of East Hartford and to assure the comfort, convenience, safety, health and welfare of it's people and further, that the approval of such subdivision shall be based on the following criteria.

1.0A Conformance with the Plan of Development and the Zoning Regulations and all subsequent there to.

1.0B Recognition of desirable standards of subdivision design including adequate provision for pedestrian and vehicular traffic, for surface water runoff, and for suitable building sites for the land use contemplated.

1.0C Provision for such facilities as are desirable adjuncts to the contemplated use such as parks, open space recreation areas, school site, fire house, and off-street parking.

1.0D Preservation of natural terrain and drainage lines and such natural assets as ponds, streams, shrubs and tree and to insure appropriate development with regard to these natural features.

1.0E Provision of adequate utility service and public facilities to serve the propose subdivision including solar access.

1.0F Avoidance of any undue burden on the Town of East Hartford or its financial resources.

1.0G Consideration for the suitable protection of different type of land uses and the segregation of vehicular and pedestrian traffic incompatible with particular uses.

1.0H Provision of adequate light, air, and privacy, of security from fire, flood, and other danger and prevention of overcrowding of the land and undue congestion of population

1.0I Prevention of pollution of air, streams, and ponds; assurance of adequate drainage facilities; and encouragement of the wise use and management of natural resources throughout the municipality

1.0J Protection of the character an social and economic stability of all parts of the municipality and encouragement of orderly and beneficial development o all parts of the municipality.

1.0K Consideration of energy-efficient patterns of development and land use, the use of solar and other renewable forms of energy, and energy conservation techniques (which would not significantly increase the cost of housing to the buyer, after tax credits, subsidies and exemptions).

1.0L Subdivision plans shall be designed to minimize adverse impacts upon the natural and man-man resources which are located either on the subject premises or are contiguous thereto. The Commission in an effort to preserve and protect these resources may require the applicant to take one or more of the following actions:

1. Redesign of a submitted subdivision plan including but not limited to the modification of the road and lot layout, relocation of open space parcels and the reconfiguration of lot lines.

2. Establishment of conservation easements upon land contained within the proposed

subdivision.

3. Regulate the manner in which a building lot is developed. This shall include but not be limited to grading, house and driveway location.

4. Reduce the total number of building lots.

1.1 General Subdivision Procedure

1.1A Pre-Application Conference

The pre-application conference is required of prospective subdividers, their agents, or engineers, so that they may obtain the advice of the Town Planning and Zoning Commission staff in the formative stages of the design, and to assure coordination with the Plan of Development as amended.

1.1B Preliminary Layout Submission

1. The preliminary layout and the supporting document for a proposed subdivision constitute the material to be officially submitted to the Town Planning and Zoning Commission, a copy of which shall become the official record of the Town. It shall show the general design of the subdivision and its public improvements so that the Town Planning and Zoning Commission can indicate its approval and disapproval of the subdivision prior to the time that the final plat, including the design and detailing of the public improvements and utilities, is completed. The preliminary layout shall serve as a key map to subdivision subsequently laid out in section on final plats.

2. The subdivider shall file his complete preliminary submission and his filing fee at the Department of development at least twenty-seven (27) days prior to the public hearing at which the application is to be heard. A proposed submission, which does not include all the required drawings and document will not be accepted for filing.

1.1C Final Layout Submission

1. The final layout and supporting drawing and documents for a proposed subdivision constitute the complete development of the subdivision proposal and include the recommendations resulting from the Town Planning and Zoning Commission review of the preliminary layout as well as the detailed layout drawing for the public improvements and utilities. After approval by the Town Planning and Zoning Commission, this complete submission along with the performance bond and the provision of the liability insurance policy, becomes the basis for the construction of the subdivision and compliance inspections by the Town. The subdivision plat itself must be recorded at the Town Clerk's Office in order to obtain legal status. An unrecorded plat is not valid basis for site improvements or other commitments, which depend on its design characteristics.

2. The plat itself shall be an accurate survey record of the properties resulting from the subdivision.

3. The subdivider or his agent shall submit the final plat, supporting drawings and documents, and filing fee if required, at the Department of Development at least forty-four (44) days prior to the meeting at which the application is to be heard at public hearing or reviewed by the

Commission if no public hearing is required by the Commission

1.1D Combined Application – Preliminary and Final Layout Submission

The Commission may, in its discretion by a three-quarter vote allow preliminary and final layout applications for subdivision approval to be heard and acted upon concurrently, when, in the opinion of the Commission, the nature of the proposed subdivision does not require separate submission. When acting upon such a request, the Commission shall consider the size of the subdivision, number of lots, and the extent of public improvements proposed. It shall be the duty of an applicant wishing to avail himself of the provision of this section to make such request as a part of the preliminary application and such fact shall be stated in the legal advertisement as required by the Connecticut General Statutes.

1.2 Professional Responsibility in Subdivision Work

All technical work done in conjunction with the submission of the preapplication sketch, preliminary layout, and final layout shall be in accordance with the "Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors", January 1, 1966, as amended. The technical responsibilities of the registered professional engineer and the land surveyor in regard to subdivision work are specified in Section 20-300-10a of the above document and are as follows:

- a. The design of roads, both horizontal and vertical alignment; drainage systems, including the design and location of structures and pipe; sanitary sewer systems; sewage disposal system; and water supply and distribution constitute professional engineering and as such shall be sealed by a registered professional engineer. A land surveyor's seal or an architect's seal is not acceptable for this phase of land subdivision design work.
- ~
- b. The phase of land subdivision which relates to topograph maps and the delineation of the boundary lines of the outside perimeter as well as the interior lots and streets constitutes land surveying within the meaning of the statute and as such shall be sealed by a registered land surveyor. A professional engineer's seal or an architect's seal is not acceptable.