

Approval of Preliminary Layout: Authorization for the subdivider to proceed with the preparation of the final plan. It is not to be construed as permission to sell or offer for sale land in the subdivision.

Arterial: A street similar to an arterial highway, generally under the jurisdiction of the Town, but designed for traffic between important centers of development within the Town of East Hartford and as a link to the primary highway system.

Arterial Highway: A highway, generally under the jurisdiction of the State, designed principally to provide for high speed, through traffic between centers of development such as commercial centers, industrial areas, and concentrated residential communities both within and outside the Town of East Hartford.

Collector Street: A street within a subdivision or subdivisions designed to have considerable continuity and traffic capacity that, serving as an artery, collects traffic from the minor streets and guides it to arterial streets and highways

Commission: The East Hartford Town Planning and Zoning Commission.

Cul-De-Sac: A dead-end street terminating in a vehicular turn-around area.

Developer: The person, persons, corporation, partnership or firm proposing a subdivision

Director of Public Works: The official Director of Public Works of the Town of East Hartford.

Easement: A restriction established in a real estate deed to permit the use of land by the public, a corporation, or particular person for specified uses.

Final Approval: Approval of a final plan by the Commission under the Provision of Section 8-26 of the General Statutes Revision of 1958 And all subsequent amendment thereto.

Final Layout: The final map, drawing or drawings, prepared for endorsement by the Commission and filing in the office of the Town Clerk

Lot: The unit or units into which land is divided with the intention of offering such units for sale, either as undeveloped or developed sites, regardless of how they are conveyed. Lot shall also mean parcel, plot, site, or and similar term.

Minor Street: A street designed to provide access to abutting properties within a limited area such as a neighborhood.

Pedestrians Walk: A right-of-way dedicated to public use to facilitate pedestrian access through a subdivision and/or to a public facility such as a school or park.

Plan of Development: The plan and policy approved by the Town of East Hartford for the future growth, protection, and development for the Town of East Hartford, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare for its population

Preliminary Layout: The drawing or drawings submitted to the Commission for the purpose of evaluating the suitability of the layout and provision of facilities and general conformance with Town regulations. Approval of the preliminary layout does not constitute an approval of the final plat nor should it be considered a valid basis for the construction of site improvements or for other commitments which depend upon the design characteristics of the subdivision.

Print: A blueprint, photostat, lithoprint, or other copy which reproduces exactly the data on the

original plat from which it is made.

Resubdivision: For the purpose of these Regulations, the definition of a "resubdivision" shall be in accordance with Section 8-18 of the General Statutes of Connecticut, Revision of 1958, as amended. As presently defined "resubdivision" means "a change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map (b) affects any area reserved thereon for public use, or (c) diminishes the size of any lot shown thereon and create an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map."

Right-Of-Way Width: The distance between property lines reserved for Vehicular and pedestrians traffic.

Subdivision: For the purpose of these Regulations, the definitions of a "subdivision" shall be in accordance with Section 8-18 of the General Statutes of Connecticut, Revision of 1958, as amended. As presently defined "subdivision" means "the division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purpose, and includes resubdivision."

Subdivider: The person, persons, corporation, partnership or firm proposing a subdivision.

Town Clerk: The official Town Clerk of the Town of East Hartford.

Town Engineer: The official engineer of the Town of East Hartford.

Town Planning and Zoning Commission Staff: The Town Planner of the Town of East Hartford or his designated agents.

Zoning Regulations: The official zoning regulations of the Town of East Hartford.