

## **SECTION 1 INTRODUCTION**

### **1.1 THESE REGULATIONS SHALL BE KNOWN AS THE SUBDIVISION REGULATIONS OF THE TOWN OF GRANBY.**

### **1.2 POLICY**

**1.2.1** It is hereby declared to be the policy of the Town of Granby to consider the subdivision of land and the subsequent development of the subdivided lots as subject to the control of the Granby Planning and Zoning Commission pursuant to the Granby Plan of Development for the orderly, planned, efficient and economical development of the Town of Granby. No subdivision of land shall be made until a plan for such subdivision has been approved by the Granby Planning and Zoning Commission

**1.2.2** Land to be subdivided shall be of such character that it can be used for building purposes without changes to health or public safety. Proper provisions shall be made for water, drainage, and sewage areas contiguous to brooks, rivers or other water bodies subject to flooding. Proper provision shall be made for protective flood control measures.

**1.2.3** Proposed streets shall be in harmony with existing or proposed thoroughfares Shown in the Plan of Development.

**1.2.4** All subdivisions and resubdivisions containing four (4) or more lots, or containing public streets or private streets or containing structural storm drainage systems shall conform to the requirements of Section 4.2.4 – Drainage Requirements and Stormwater Management of the Zoning Regulations

### **1.3 PURPOSES**

These Regulations are adopted for the following purposes:

**1.3.1** To protect and provide for the public health, safety, and general welfare of the municipality.

**1.3.2** To guide the future growth and development of the municipality, in accordance with the Granby Plan of Development.

**1.3.3** To provide for adequate light, air, and privacy; to protect from fire, flood, and other danger; and to prevent overcrowding of the land and undue congestion of population.

**1.3.4** To protect the character and the economic stability of all parts of the municipality and to encourage the orderly and beneficial development of all parts of the municipality.

## **SECTION 1 INTRODUCTION**

- 1.3.6** To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation and other public requirements and facilities.
- 1.3.7** To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, to give particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.
- 1.3.8** To establish reasonable standards of design and procedures for subdivisions and resubdivisions, in order to further the orderly layout and use of land and to insure proper legal descriptions and monumenting of subdivided land.
- 1.3.9** To ensure that public facilities are reasonably available and will have a sufficient capacity to serve the proposed subdivision.
- 1.3.10** To prevent the pollution of land, air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land.
- 1.3.11** To preserve the natural beauty and topography of the municipality and to insure appropriate development with regard to these natural features.
- 1.3.12** To provide for open spaces, agricultural land areas and recreational areas; to facilitate a network of green space corridors and trails; and to preserve floral and fauna habitat.

### **1.4 DEFINITIONS**

For the purpose of these Regulations certain numbers abbreviations terms and words used herein shall be used interpreted and defined as set forth in this section. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these Regulations"; the word "Regulations" means "these Regulations". A "person" includes a corporation a partnership and an unincorporated association of persons such as a club; "shall" is always mandatory; a "building" includes a "structure"; a "building" or "structure" includes any part thereof; "used" or "occupied" as applied to any land or building shall be construed to include the words "intended arranged or designed to be used or occupied".

## SECTION 1 INTRODUCTION

### WORDS AND TERMS DEFINED

**Applicant** – the owner of the land proposed to be subdivided or his/her representative. Consent shall be required from the legal owner of the premises when the Applicant is other than the owner.

**As Built Plan** - a map, prepared after the completion of construction, showing the location of all structures and utilities above and below ground.

**Bond** - any form of security including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to the Commission.

**Commission** - shall mean the Granby Planning and Zoning Commission.

**Construction Plan** - the maps or drawings accompanying a subdivision proposal and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Commission and these Regulations.

**Developable: Acreage** - an uninterrupted contiguous area which does not contain wetlands, watercourses, water bodies, utility easements or areas with slopes in excess of twenty percent (20%) over a minimum 100 linear feet.

**Developer:** The owner of land; proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises when the applicant is other than the owner.

**Easement:** Authorization by the property owner for the use by another, and for a specified purpose, of any designated part of his/her property.

**Escrow:** A deposit of cash with the Town of Granby in lieu of an amount required and still in force on a performance or maintenance bond. Such escrow funds shall be deposited in a separate account.

**Farmington Valley Health District - F.V.H.D.:** The agency designated by the Town of Granby to administer all State and local health regulations.

**Lot:** A parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

**Plan of Development:** A comprehensive plan for development of the Town, prepared, and adopted by the Commission, pursuant to State law, and including any part of such plan separately adopted and any amendment to such plan or parts thereof.

## SECTION 1 INTRODUCTION

**Nonresidential Subdivision:** A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these Regulations.

**Open Space:** Any land used for agriculture, a park, a recreational corridor, a natural area, forest, wetland preservation, wildlife habitat, a reservoir, historic and scenic preservation or other similar purpose.

**Private Street:** A street which does not serve the public as a whole nor function within the Town's overall comprehensive transportation policy. Private streets are designed solely for the convenience of the residential properties that they serve and to provide access to and from local and other public streets.

**Preliminary Plan:** A preliminary drawing or drawings, described in these Regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Commission.

**Public Improvement:** Any drainage ditch, roadway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the Town may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

**Recreational Corridors** - a network of existing and future trails which may connect and or be part of existing and proposed open space lands including those trails shown on the Recreational Corridor Map, on file in the Office of Community Development, and excluding any motorized vehicle usage.

**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 creates 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** - a strip of land occupied or intended to be occupied by a street, crosswalk, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use. The usage of the term "right-of-way" for subdivision established and shown on a final plan is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, and sanitary sewers, storm drains; shade trees, or any other use involving maintenance by a public agency shall be dedicated to public use by the applicant on which such right-of-way is established.

## **SECTION 1 INTRODUCTION**

**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 purposes, and includes resubdivision;

### **STREETS**

**Collector Street:** A street intended to move traffic from local streets to secondary arterials. A collector street serves a neighborhood or large subdivision and should be designed so that a minimum of residential properties face onto it.

**Dead-End Street (Permanent):** A street, any portion of a street, or a series of streets that have only one intersection with a through street. Any street, street portion, or connected streets that have only one outlet to the interstate highway system.

**Cul-De-Sac** – The circular portion or turn-around, located at the end of a dead end street.

**Local Street:** A street intended to provide access to other roads from individual residential properties.

**Primary Arterial Street:** A street intended to move traffic to and from such major attractors as central business districts, regional shopping centers, major industrial areas, and similar traffic generators and/or as a route for traffic between communities or large areas.

**Secondary Arterial Street:** A street intended to collect and distribute traffic in a manner similar to primary arterials, except that these streets service minor traffic generating areas such as community-commercial areas, primary and secondary educational plants, major recreational areas, churches and offices and/or designed to carry traffic from collector streets to the system of primary arterials.

**Private Street:** A street which does not serve the public as a whole nor function within the Town's overall comprehensive transportation policy. Private streets are designed solely for the convenience of the residential properties that they serve and to provide access to and from local and other public streets.

**Street Stub:** A fifty (50) foot wide right-of-way, deeded to the Town of Granby to allow for future road networking.

## **SECTION 1 INTRODUCTION**

**Through Street** – A street that has at least 2 separate intersections where vehicles can exit the street and eventually reach a State Highway and the interstate highway system, without re-passing through either of the intersections.

**Town:** Shall mean the Town of Granby, Connecticut.