

SECTION ONE

1-01 PREAMBLE

Pursuant to the authority conferred by Chapter 45 of the 1949 revision of the General Statutes of the State of Connecticut as amended, the Town of Southington Planning and Zoning Commission adopts the following rules and regulations controlling the subdivision of land in order to secure a healthy growth of the town, safeguard the welfare of its population, that proper provision shall be made for water, drainage and sewerage, protective flood control measures, that the proposed streets are in harmony with existing or proposed thoroughfares and so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs, that proper provision be made for pedestrian circulation and sidewalks which provide safety, opportunities for exercise and access by handicapped persons, that proper provision also be made for sedimentation control, to encourage energy efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, and the manner in which streets shall be graded and improved and public utilities and services shall be provided.

1-02 AMENDMENTS AND CHANGES

The Commission may from time to time, amend, supplement, change, modify or repeal any of the regulations set forth herein when, in the opinion of the Commission, serves the purposes of the Regulations as set forth in Sec. 1-01 herein. No such action shall affect any subdivision previously approved by the Commission. Public hearings will be held as required by Connecticut General Statutes.

1-03 VALIDITY - SEPARABILITY

If any section, paragraph, clause or provision of these regulations shall be declared invalid, such invalidity shall apply only to the section, paragraph, clause or provision so invalidated and the remainder of these regulations shall be deemed valid and effective.

1-04 REPEAL OF ALL FORMER SUBDIVISION REGULATIONS

The regulations and procedures previously in use are hereby repealed.

1-05 EFFECTIVE DATE

The effective date of these regulations shall be the 4th day of December, 1956 and as amended, after which date building permits shall be issued only for lots existing prior to the adoption of the regulations or created in accordance with these regulations. All plans for the subdivision or resubdivision of land must be submitted to the Commission for approval. In addition, any person, firm or corporation making any subdivision of land without the approval of the Commission shall be fined per State Statute requirements.