

SUBDIVISION REGULATIONS

for the

Town of Hampton Connecticut

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SUBDIVISION REGULATIONS of Hampton, Connecticut

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1.0 PURPOSE

- 1.1 These Regulations are adopted pursuant to and in conformance with Chapters 125 and 126 of the General Statutes of the State of Connecticut, as amended, and the Zoning Regulations of the Town of Hampton. It is declared to be the policy of the Commission to consider land subdivision as part of a plan to preserve the natural beauty of the Town of Hampton, while planning for the orderly, efficient and economic development of the Town so as to further the general welfare and prosperity of its people. Accordingly, it is the purpose of these Regulations to insure that: land to be subdivided shall be of such character that it can be used for building purposes without danger to health or the public safety; that proper provision shall be made for water, drainage and sewerage, and, in areas contiguous to brooks, rivers or other bodies of water subject to flooding, proper provisions shall be made for protective flood control measures; that proposed roads shall be in harmony with existing or proposed thoroughfares shown in the Plan of Development (as the same may be amended from time to time,) especially with regard to safe intersections with such thoroughfares, and proposed roads shall be so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs; in places deemed proper by the Commission, open spaces for parks and playgrounds shall be shown on the subdivision plans or the Commission may authorize the applicant to pay a fee to the Town of Hampton, or pay a fee to the Town and transfer land to the Town in lieu of the requirement to provide open space in accordance with 8-25 and 8-25b of the CGS and these regulations. Provision shall be made for soil erosion and sediment control pursuant to Section 221-329 of the General Statutes of the State of Connecticut; provisions shall be made for energy-efficient patterns of development and land use, the use of solar and other renewable forms of energy, and energy conservation.
- 1.2 Before a subdivision is made, it is suggested that the subdivider confer with the Hampton Planning and Zoning Commission in order to become thoroughly familiar with subdivision requirements and with the proposals of the Commission which might affect the area in which the proposed subdivision lies.

2.0 DEFINITIONS

Agriculture: See Connecticut General Statutes Section 1-1 for definition of agriculture.

Applicant: Any person, firm, corporation, partnership, or agent for others who shall apply to the Commission for approval of a subdivision or resubdivision or special permit.

Application: A request for a subdivision or resubdivision or special permit on a form prescribed by the commission accompanied by all supporting information, maps, documents or reports as required by these regulations.

Board of Selectmen: The Board of Selectmen of the Town of Hampton.

Conservation Subdivision: a subdivision or resubdivision in which lot sizes are reduced and

structures are thereby grouped together while leaving a portion of the land protected and undeveloped (hereinafter 'open space'), thereby conserving resources. A conservation subdivision or resubdivision shall be designed in accordance with Article 4 for conservation subdivision and all other applicable sections of the Hampton Subdivision and Zoning Regulations.

C.G.S.: Connecticut General Statutes as may be amended.

Commission: The Hampton Planning and Zoning Commission.

Cul-de-sac: A dead end street having only one vehicular outlet.

Easement: A right established in deed or other legal means of a party or parties to use a designated portion of another party's land for a specific limited purpose.

Erosion, sediment, and soil erosion and sediment control plan: shall be as defined in chapter 446h Sec. 22a-327 of the Connecticut General Statutes, as amended.

Lot: The unit or units into which land is divided or proposed to be divided with the intention of conveying it or them either as developed or undeveloped sites.

Parcel or Tract: A piece of land under one ownership, bounded by other parcels or tracts or by an accepted street.

Plan, final: A class A2 survey and data as required in Sections 7 of these regulations or by the Commission which is ready for the signature of the Chairman or Secretary and for filing by the Town Clerk.

Plan, preliminary: The drawings and all data as required in Section 6 of these regulations indicating the proposed manner and layout of the proposed subdivision or special permit.

Regulations: The subdivision regulations of the Town of Hampton of which the Town of Hampton Zoning Regulations are part.

Resubdivision: 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.

Street, accepted: A street, avenue, or lane dedicated and legally accepted by the Town of Hampton or the State of Connecticut.

- a. Arterials are roads which carry traffic between communities. All state numbered highways are arterials and may offer direct access to property or be non-access roads like the once proposed

Route I-84. They will have average daily traffic of over 1,000.

- b. Collectors are those paved town roads which move traffic from one point to another in the community. They also provide direct access to the properties abutting them and will have average daily traffic of 200 to 1,000.
- c. Local streets provide access only. These include paved as well as unpaved and cul-de-sac town roads and will have average daily traffic on the order of 200.

Street, Approved: A street, avenue or lane shown on a subdivision plan duly approved and signed by the commission complying with these regulations recorded in the office of the town clerk and bonded or constructed in compliance with these regulations.

Subdivision: 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.

Town: The Town of Hampton, Connecticut.

Town Engineer: The Engineer hired by or acting for the Town of Hampton.

Traditional Subdivision: a subdivision or resubdivision designed in accordance with the requirements of the Hampton Zoning and Subdivision Regulations excepting Article 4 for conservation subdivision.

ARTICLE 3.0 SUBDIVISION DESIGN

3.1 INTENT

It is the intent of these regulations to provide regulatory tools to guide the orderly growth of Hampton while at the same time conserving Hampton's natural and cultural resources.

The Hampton Planning & Zoning Commission finds that subdivision of land into a pattern of smaller lots than the minimum lot size provided in the Hampton Zoning Regulations, with more tightly grouped structures and associated open spaces, serves to support many of the goals and objectives expressed in the Hampton Plan of Conservation and Development, as well as the Regional and State Plans of Conservation and Development, and specifically to:

- Protect Hampton's rural appearance and ambience;
- Conserve Hampton's historic roots in agricultural economies;
- Create a sense of community by fostering pedestrian movements;
- Create opportunities for both passive and active recreation;
- Preserve open spaces;

- Protect water resources by reducing impervious cover in a development, reducing both the volume of runoff and pollutant loads to streams and other water resources;
- Preserve wildlife habitat, protect and develop connected wildlife habitat corridors, and prevent habitat fragmentation;
- Support agriculture and preserve farm land;
- Diversify housing opportunities;
- Protect the historic development patterns of hamlet and open space;
- Buffer special habitats and ecosystems from development;
- Protect natural beauty, views and vistas;
- Protect historic resources;
- Reduce the infrastructure needed for new development;
- Conserve energy resources.

Subdivision of land shall be made according to the design, either conservation or traditional subdivision, that best promotes, enhances and assists in the accomplishment of the aforementioned goals and objectives.

3.2 DESIGN SELECTION

3.2.1 Applicability.

Any subdivision of land in the RA-80 Zone may be made in the conservation subdivision design.

3.2.2. Procedure for Design Selection

A. Staff Review. In order to comply with applicable statutory timeframes and to expedite the subdivision process, it is highly recommended that the applicant confer with staff to aid in evaluation of subdivision type, the number of lots that may be approved, and the suitability of the proposed layout, prior to the submittal of the application for subdivision.

B. Submittal of Site Information. It is recommended that, prior to application, the applicant submit information needed for the Commission to make a determination as to the recommended subdivision design based upon an assessment of the site qualities.

Information for Site Assessment. The applicant shall submit information about site resources and characteristics, including a map prepared by a licensed professional surveyor, engineer, or landscape architect, typically at a 1:100 scale or scale to be approved by the Commission, that clearly depicts the following information for 1) the entire project parcel and 2) a 300 foot distance around the subject parcel, except as otherwise noted:

- parcel boundaries, abutting property lines and property owners within 500 feet
- town and zone boundaries within 500 feet
- surface water resources: streams, ponds, etc. within 500 feet
- topography at no greater than 10 foot contour intervals, determined by photogrammetry
- grades over 15%
- wetlands, to be determined by a soil scientist on subject parcel
- prime agricultural soils
- vegetation: woods, pasture, hayfields, tillable fields, etc.

- roads, driveways, easements
- existing structures, drainage features, any other manmade features
- historic features
- other information as requested by Commission that is needed to assess the subject property to determine the appropriate type of subdivision design.

C. Commission Determination. The Commission shall determine whether the proposed subdivision shall be a traditional or a conservation subdivision design. The Commission shall select the subdivision type that best supports the goals identified in the Intent Section 3.1(above) based upon an assessment of the property's qualities and characteristics. The Commission may select a traditional subdivision when, in its sole discretion, the Commission finds that a conservation subdivision will not better achieve the goals identified in Intent Section 3.1 than would a traditional subdivision.

(1) Preapplication. Based on the site assessment, the Commission shall make a recommendation, by a majority vote, as to whether the preapplicant shall submit a conservation subdivision or a traditional subdivision design.

(2) Application. Based on the site assessment, the Commission shall make a determination, by a majority vote, as to whether the subdivision applicant shall submit a conservation subdivision or a traditional subdivision design.

ARTICLE 4.0 CONSERVATION SUBDIVISION

4.1. APPLICATION FOR CONSERVATION SUBDIVISION

The proposal for a conservation subdivision shall comply with the requirements for a traditional subdivision as well as the requirements of this section for conservation subdivision, except that the requirements of this section shall supersede in the case of discrepancy.

4.2. DETERMINATION OF NUMBER OF LOTS

The applicant shall submit a conceptual layout for a traditional subdivision in order to determine the number of lots in the conservation subdivision. The Commission shall make a finding on the record that the conceptual layout plan is reasonably in conformance with the standards that would apply to a traditional subdivision before considering the conservation subdivision design plan.

4.2.1. Maximum Lots

The number of lots that may be created from the original parcel to be divided shall not exceed the number of lots that could be created in the existing zoning district using a traditional subdivision design and including a 15% open space dedication.

4.2.2. Calculation.

In order to determine the total number of lots to be created, the applicant's engineer and surveyor shall calculate the maximum legally permissible number of lots on the basis of the conceptual traditional layout plan. This plan shall comply with the requirements for a traditional subdivision for lot and street designs. Although such plan may be conceptual, it must be developed enough to

show potential house sites, septic systems, wells, streets, storm drainage, and other improvements in compliance with the requirements of the Zoning and Subdivision Regulations. Septic system viability shall be verified by a certified soil scientist, and the Commission may require test hole information and/or evaluation by the Northeast District Department of Health.

4.3 DESIGN STANDARDS

The proposed subdivision plan shall comply with all applicable sections of the Hampton Zoning and Subdivision Regulations, except that the requirements of this section for conservation subdivision shall supersede in the case of discrepancy. A conservation subdivision plan shall meet the following design criteria:

4.3.1 Natural and Cultural Features

A Landscape Architect licensed in the state of Connecticut shall identify the property's significant natural and cultural features, including such elements as views and vistas, stone walls, significant vegetation, fields, farmland, historic structures, roadscares, etc. and shall develop or provide a layout or other measures that will either protect or enhance the identified features.

4.3.2 Grading

Disturbance of the natural grades, including cuts and fills, shall be minimized.

4.3.3 Stormwater Management

Stormwater runoff shall follow the original pattern to the extent possible, with stormwater renovated and discharged to the ground for infiltration to groundwater within the site. Roads and driveways and associated stormwater systems shall generally be designed to rely upon sheet flow, vegetated swales and curbless systems. Catchbasins and piping to carry stormwater shall be allowed only when other systems are not practical due to site characteristics. Stormwater shall be slowed and renovated prior to discharge to wetlands and watercourses to the greatest extent possible.

4.3.4 Proposed Roads and Driveways

a. Proposed roads and driveways shall be located, design and constructed to:

- Minimize impact to native vegetation and wildlife habitat and to minimize increase in post-development stormwater runoff.
- Minimize impervious surfaces by reducing pavement length and width.
- Recharge groundwater.

b. On-site management of stormwater, common driveways, and construction methods that encourage infiltration of stormwater to the ground are required.

c. Common Driveways are encouraged. Maintenance and easement agreement shall be filed in the land records by the developer no later than at the time the final plans are recorded. Common driveways shall be certified as built per plan according to a professional engineer prior to issuance of a Certificate of Zoning Compliance for the first lot using the driveway for access, at the latest.

4.3.5 Pedestrian and Bike Ways

The Commission may require that the subdivision provide pathways for pedestrians and bicycles in order to ensure that residents may circulate safely by foot or bicycle. The use of a path on a grassy shoulder may be sufficient to meet this requirement.

4.3.6 Building Location

Buildings shall, to the greatest extent possible, be:

- oriented to maximize solar energy opportunities;
- sited to blend into the native topography and thereby minimize cuts and fills;
- located to protect views and vistas and to enhance or protect the natural and cultural features identified in Section 4.3.1 above.

4.3.7 Existing Roadscapes

The conservation subdivision shall be designed so as to protect the scenic qualities of the existing rural roadscape, including such features as significant street trees, views and vistas, stonewalls, etc. Linear lot layout along an historic town road shall be avoided, unless it can be demonstrated that such layout serves to enhance the existing historic landscape. The Commission may require that a wooded or otherwise landscaped buffer be left along the existing road to protect its rural character. When a buffer area is required, it may be counted toward the open space requirement.

4.4 DIMENSIONAL REQUIREMENTS FOR LOTS IN A CONSERVATION SUBDIVISION.

4.4.1 Dimensional Requirements

The Conservation Subdivision shall comply with the dimensional requirements for conservation subdivision found in Section 4.2.10 of the Hampton Zoning Regulations.

4.4.2 Buffer to Land Not in Subdivision

Where land that is part of this subdivision abuts land that is outside the subdivision, the yard depth requirements for traditional lots shall be maintained along their common boundary.

4.5. OPEN SPACE REQUIREMENTS

4.5.1 Area Requirement

The total area of dedicated open space shall be no less than 40% of the area proposed for subdivision.

4.5.2 Objectives

In determining the appropriateness of the proposed Open Space area, the Commission shall consider: the Hampton Plan of Conservation and Development; the recommendations of the Hampton Conservation Commission; Conservation Subdivision Section 1 Intent, and the qualities of the subject property that can fulfill the following objectives:

- Protect and preserve aquifers, floodplains, wetlands, ponds and streams
- Preserve and maintain existing fields and pastures, enhance and minimize conflicts with existing agricultural endeavors
- Protect prime agricultural soils from development

- Provide open space that is contiguous with existing or proposed open space as shown on Hampton's or other regional or state open space plan
- Provide buffers along wetlands, watercourses, and high value ecosystems as designated by State and Federal environmental agencies and the Hampton Conservation Commission
- Protect high quality and large tracts of forest resources including individual trees or species
- Protect high quality and large tracts of wildlife habitat
- Protect and enhance recreational resources such as level ground, waterfront, trails, etc.
- Preserve cultural, historic and archeological resources, including the rural character of existing roads
- Preserve scenic views and vistas from adjacent lands and from the road, especially in the Little River Valley, Hampton Hill, and Howard Valley

4.5.3 Open Space Design Criteria

Open space shall conform to the following:

- Location. The open space shall be located within the subdivision boundaries.
- Shape. The open space shall generally be contiguous and of sufficient dimension to fulfill its intended objective(s).
- Stormwater Management. Open space may be used for stormwater management.
- Wetlands. The proportion of wetlands in the open space shall not exceed the proportion of wetlands of the entire subject parcel unless the Commission, in its sole jurisdiction, determines that a higher proportion of wetlands best fulfills the intent and objectives of these regulations.
- Access.
 - i. Physical Access. The Commission may require that access to the open space shall be 1) traversable by adults and children and/or 2) shall have an entrance from a public road or shall abut other open space having such access, depending on the goals that the open space is intended to satisfy. The layout shall maximize the number of lots that are contiguous with the designated open space.
 - ii. Visual Access. The design shall maximize visual access to the open space from the proposed lots.

4.5.4 Condition of Land to be Dedicated for Open Space

The proposed open space and its associated vegetative cover shall be left undisturbed and in its natural condition by the subdivider. Open space for playgrounds or other recreational facilities shall be provided in a condition suitable for the intended purpose(s).

4.6. OPEN SPACE OWNERSHIP AND MANAGEMENT

4.6.1 Ownership

Ownership of the designated open space shall be proposed and approved by the Commission, in fee simple or as a conservation easement, as part of the Conservation Subdivision application. The applicant shall provide documentation that the proposed title or easement holder is willing to accept such title or conservation easement to the open space. Ownership of the designated open space shall at no time be transferred to a different entity without the prior approval of the

Hampton Planning & Zoning Commission. If the owner of the open space is a homeowners' association, each lot owner shall be a member of such association. The association shall be formed prior to conveyance of the first lot.

4.6.2 Documents to be Submitted

The application submittal shall include: copies of the proposed Certificate of Incorporation, if any; By-Laws; and Rule and Regulations of any association or corporation of the lot owners within the proposed Conservation Subdivision; copies of the proposed Covenants and Restrictions to be placed in the deeds of conveyance to the lot owners; and copies of any proposed deeds, agreements, conveyances and restrictions necessary for the creation of open space, including a detailed statement of the proposed development restrictions. The development restriction shall perpetually prohibit further development or use that is inconsistent with the enhancement, preservation and protection of the native habitat of a defined area, including its resident flora and fauna, or preserves such area in its natural or scenic condition, but which may, in the sole discretion of the Commission, permit recreational and/or agricultural uses if such uses do not involve any significant alteration or development of the restricted area in a manner which is inconsistent or inimical to the preservation and protection of the restricted area.

4.6.3 Conveyance

A deed accompanied by certificate of title for the open space property, certifying that such conveyance passes good and marketable title and is free and clear of any defect or encumbrances, shall be submitted for review and approval by the Commission and Town Attorney, or approval by the Grantee's attorney if Grantee is not the Town, prior to filing the final subdivision plan in the land records. The open space shall be conveyed before the final subdivision plan is filed in the land records except that, for open space to be conveyed to the Town, the deed shall be held in escrow by the Commission until the open space is accepted by the Town of Hampton according to legal procedures.

4.6.4 Open Space Management and Uses

The open space owner shall clarify in bylaws, rules, regulations, or other instrument, submitted to the Commission for its review and approval, how the open space will be managed, and how it will be assured that the open space shall be protected in perpetuity from all forms of development except as shown on the approved subdivision plan. The management document shall:

- Prescribe all allowable and unallowable uses and activities within such open space.
- Provide detailed standards and schedules for maintenance of the open space, including management of vegetation.
- Allow for municipal maintenance of open space in the event of noncompliance with the maintenance specified in the management plan.
- Prohibit future development of designated open spaces.
- Require that changes in use of the open space shall be approved by the Commission prior to their implementation.

4.6.5 Boundaries of Open Space

Boundaries of the designated open space areas:

- Shall be clearly delineated on the final plans.

- Shall be pinned.
- May be required to be posted in the field at the developer's expense with durable and readily visible signage that has been approved by the conservation commission and zoning official so as to distinguish the open space areas from private property.

5.0 GENERAL REQUIREMENTS

5.1 LAND NOT TO BE WITHHELD

Land that cannot be subdivided into lots meeting minimum requirements shall not be withheld by the subdivider. Such lots and fragments of lots shall be incorporated into adjoining lots unless being withheld for a specific purpose approved by the Commission.

5.2 LAND USELESS FOR BUILDING

Lots that are rendered useless for building due to utility easements, rights of way, watercourses, or topography shall not be shown as building lots on any subdivision. They shall be incorporated into adjoining lots.

5.3 NATURAL AND CULTURAL FEATURES

Due regard shall be given to the preservation and potential enhancement of existing features, both natural and cultural, including large trees, scenic points, and other assets of a community nature. Curvilinear street arrangements, following natural contours where practicable shall be generally used in preference to gridiron systems. Ideally streets shall run east and west to promote solar gain to lots.

5.4 STORMWATER

An adequate system of storm water drainage shall be provided, and no natural watercourse shall be altered or obstructed in such a way as to reduce the natural run-off capacity unless substitute means of run-off are provided. The Commission may require culverts and other storm water drainage installed where it deems it necessary to connect with one or more natural watercourses. The subdivider shall provide all necessary easements for drainage.

5.5 ADMINISTRATIVE PROCEDURES

In addition to the requirements contained herein, the Commission may establish such administrative procedures it deems necessary for the proper administration of these regulations.

5.6 OPEN SPACE

5.6.1 Dedication.

The Commission shall require dedication of land as open space, parks and playgrounds in a proposed subdivision when it deems that such land will conserve natural or scenic resources; protect natural streams, marshes, and groundwater tables; supplement existing open space and recreational areas; meet recreational needs of present and projected population in the area; save historic sites, wildlife sanctuaries, and outstanding forests; preserve ridges, ravines, ledge outcroppings, and other unusual physical features; or promote orderly community development.

The open space requirement shall not apply if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle, first cousin, spouse, domestic partner recognized under the Connecticut General Statutes, niece, or nephew for no consideration, or if the subdivision is to contain affordable housing, as defined in section 8-39a of the Connecticut General Statutes, equal to twenty per cent or more of the total housing to be constructed in such subdivision.

5.6.2 Area.

The minimum area of open space shall be 15% of the total area of the land to be subdivided whether or not it is to be so subdivided entirely at the time of application. Generally such dedication shall not be less than one acre and shall be of such size and location as deemed appropriate by the Commission.

5.6.3 Standards.

Such open space shall have access from a public street, with such access at least 20 feet and having a maximum grade of 15% or shall abut existing open space having such access. Any land to be dedicated as public open space shall be left in its natural state by the subdivider except for improvements as may be required by the Commission, and shall not be graded, cleared, or used as a repository for stumps, brush, earth, building materials or debris. However, open space for parks and playgrounds shall be provided in a condition suitable for the purpose intended. The Commission may require such open space area be graded by the subdivider to properly dispose of surface water, that it be seeded with field grass, and that all brush and debris be removed. Such improvement of open spaces will not be required until subdivision is substantially completed.

5.6.4 Fee-in-lieu of Open Space

- a. Because the Commission is aware that it may not be desirable in all situations to require the dedication of open space land in all subdivisions, particularly those which are small, and because there is a need to treat all developers equally, the Commission, at its discretion, may accept from the developer a fee in lieu of land dedication for all or any part of the open space, if the developer chooses to so offer.
- b. At the time of filing the formal application for subdivision approval, the developer shall indicate on the application and final plans whether 1) land will be reserved for open space purposes, 2) a fee-in-lieu of the land for open space will be paid to the town or 3) a combination of land reservation and fee is proposed.
- c. The Commission shall consider the proposal and make the final determination after negotiating with the subdivider as to whether land shall be dedicated, a fee be accepted or a combination thereof shall occur. The Commission's decision shall be based on an examination and evaluation of:
 - The Town Plan of Conservation and Development.
 - The Town's existing and proposed recreation, conservation and open space facilities.
 - Recommendations of the Hampton Board of Selectman, Inland Wetlands, Conservation, Recreation, and other official commissions and committees.

- The topography, geology, access and location of land within the proposed development.
 - The size and shape of the development and its relation to other proposed development and open space in the immediate area.
 - The ultimate ownership of dedicated recreation, open space, or conservation areas.
 - At no time shall the Commission accept a fee rather than open space offered within 500 feet of the Little River.
- d. In making such a determination, consideration should be given to such factors as the function and location of the parcel, its intended users/beneficiaries, and the amount and cost of the future maintenance. As a general guideline, lands to be dedicated should be those to be preserved largely as undisturbed open space, utilized for passive recreation purposes and which will require little maintenance, or be parcels suitable for development as active recreation facilities.
- e. When dedication of land is provided to the town, the dedication shall be reviewed by the Board of Selectmen prior to approval of the subdivision by the Commission.
- f. Fees-in-lieu of land are to be calculated in accordance with CGS 8-25 and 8-25b.
- g. The fee shall be paid to the Town Treasurer prior to filing the approved subdivisions with the Town Clerk. The fees shall be placed in a special fund appropriately named to be used at some future date only for the purpose or development of open space, parks and recreational facilities that will benefit the homeowners in the affected subdivision.

6.0 PRELIMINARY PLAN

6.1 INFORMAL REVIEW

In order to obtain opinions about a proposed subdivision and expedite the approval of a final subdivision plan, a subdivider may review with the Commission and its staff in a preliminary and informal manner any proposal for a subdivision prior to submission of a final plan as required by Section 7.0 of these regulations.

6.2 CONTENT

The subdivider may submit such information as he/she deems would be of assistance to the commission and its staff in its review. The preliminary plan should include:

- North arrow, scale and date.
- Name of subdivider and subdivision.
- Boundaries of tract to be subdivided.
- Names of adjacent property owners.
- Approximate contours of existing surfaces, with intervals adequate to indicate drainage and grade.
- Existing street.
- Proposed street layout, if any.
- Proposed lot layout.
- Open space, if any.
- Ledge, wooded areas, water courses, wetlands, unusual topographic features, if any.
- Proposed provisions for water supply and sewage disposal.

Base Flood information of any portion of the land being subdivided which is within flood hazard areas as shown on the Flood Insurance Study dated 12/4/85 as amended and the Federal Emergency Management "Floodway" and "Flood Insurance Rate Maps".

6.3 FINAL PLAN REQUIRED

The submission of a preliminary plan does not alter the requirements and procedures of a final plan.

7.0 FINAL PLANS

7.1 PLAN REQUIRED

All procedures and requirements of this Section 7.0 must be complied with. Only plans approved by the Commission pursuant to this section can be filed in the office of the Town Clerk.

7.2 COMPLETE APPLICATION

It is the responsibility of the applicant to provide a complete application. Incompleteness of an application is grounds for its denial.

7.3 GENERAL PLAN REQUIREMENTS

7.3.1. The final plans shall consist of the subdivision map, a site development plan, construction details and supportive documentation (Section 7.8 and 7.9) either required herein or as may be required by the Commission.

7.3.2. All required plans shall be prepared by and shall bear the name, signature and seal of a land surveyor, and professional engineer licensed by the State of Connecticut.

7.3.3. All Plans shall be drawn at a scale of one (1) inch equals forty (40) feet (1"=40'). The Commission may permit different scales for large parcels.

7.3.4. All plans shall be submitted on sheets at least 24 inches wide and 36 inches long (24" X 36"). The subdivider shall submit at least three (3) copies of all maps. The Commission may require additional copies.

7.4 TITLE BLOCK

On each sheet of plans, there shall be a title block containing the following:

- a. Name and address of subdivider and land owner.
- b. Name, address and seal of registered land surveyor and registered professional engineer.
- c. Graphic scale, date when drawings were prepared, north arrow.
- d. Name of subdivision - the name shall not duplicate nor too closely approximate that of any existing subdivision in this or neighboring towns.

7.5 FINAL SUBDIVISION MAPS

The final maps shall incorporate the following minimum features;

- a. Insert location map, scale 1"=1,000' indicating thereon the following:
 - The boundary lines of the proposed subdivision and of any larger tract of which the subdivision forms a part.
 - All adjoining roads and streets with the designation of names and/or numbers.
 - All subdivision, town and zoning district boundary lines, and other significant landmarks within 3,000 feet of the subdivision.
- b. Overall boundary survey to a stated accuracy of 0.01 ft., according to accepted standards for a "Class A-2 Transit Survey" as defined by the Connecticut Association of Land Surveyors, Inc.
- c. Zoning Classification of subdivision and abutting properties; note of any applicable zoning variance of the proposed subdivision.
- d. All existing pertinent features, including street, buildings, stone walls; buildings on abutting properties.
- e. Names and addresses of abutting property owners, including those across any street.
- f. Proposed lot layout, lot numbers, square footage of lots and all lot dimensions. Where proposed lots include watercourses, wetland soils, exposed ledge or slopes over twenty (20) percent, the subdivider shall specify on the plans that the buildable area provisions of the Hampton Zoning Regulations have been met. A map delineation of the required lot area shall be provided wherever compliance with this requirement is unclear.
- g. Proposed house and driveway locations with associated grading information. All regrading and tree removal necessary to address driveway drainage and sightline issues shall be depicted on the subdivision plans. The subdivider shall identify the length of sightline that will be achieved for each proposed driveway and shall demonstrate that each driveway will not exceed a slope of fifteen (15) percent.
- h. Proposed street layout with pavement type and typical street cross section, right-of-way widths, street names; location of street lights and sidewalks, if any.
- i. Existing and proposed easements and right-of-way for public utilities, street drainage, sightlines, slope rights, conservation areas and public uses, and all existing and proposed drainage structures.
- j. Location of all water courses, ponds, wetland areas, if any, and all areas subject to the 100 year flood as defined on the Federal Emergency Management "Floodway" and "Flood Insurance Maps". Include any proposed relocation of water courses and any draining or filling of ponds or wetlands.

- k. Location of approved septic systems and associated grading, including reserve areas, and wells. Septic systems shall be designed for at least a three-bedroom home and shall be shown as dotted lines labeled as such. Location and results of all test holes as required, including pertinent soil data. No septic system shall be located so that its operation is impaired by flooding.
- l. Any pertinent natural and historical features and landmarks including ledge outcroppings, wooded areas, etc. The subdivision map shall identify all roadside trees over twelve (12) inches in diameter (measured at base of tree) that are proposed to be removed.
- m. Location of all proposed monuments and lot markers.
- n. Building setback lines in accordance with zoning requirements, as shown as dashed lines and labeled.
- o. Location, dimensions and size of all property proposed to be set aside for open space or park area with designation of ownership and purposes thereof.
- p. Existing and proposed topography at 5 ft. contour intervals. USGS contour lines are not acceptable. (If extensive regrading is proposed, see additional requirement outlined in Section 7.8)
- q. An index map of the proposed subdivision if divided into sections or is of such size that more than one sheet is required.
- r. The works "Recommended by the Hampton Planning and Zoning Commission" with a designated place for the signature of the Chairman or Secretary and the date of signing. This requirement shall be addressed on all sheets where required subdivision information is provided.

7.6 CONSTRUCTION PLANS AND DETAILS

Construction details and plan and profile drawings for all proposed roads, drainage features and other improvements, including catch basins, manholes, swales, headwalls, culverts, sidewalks, curbs, etc., shall be submitted to and approved by the Commission prior to final action on the subdivision plan.

7.7 EROSION AND SEDIMENT CONTROL PLAN

The subdivider shall submit with the subject subdivision application a complete Erosion and Sediment Control Plan in accordance with the requirements of Connecticut General Statutes 22a-327 and 22a-329 and the Hampton Zoning Regulations.

7.8 REQUIRED DOCUMENTATION

7.8.1. Applicant to Submit.

The subdivider shall submit, along with the final subdivision map, the construction and public improvement map, and the grading plan the following:

- a. An engineer's estimate of cost of construction, satisfactory to the Town Engineer, of all public improvements.

- b. Any agreement made with the State Department of Transportation when a proposed street or storm drain joins with a state highway.
- c. A letter from the Board of Selectmen approving the plan for streets and drainage.
- d. A statement regarding the methods of dedicating proposed easements and rights-of-way and the assignment of ownership of open space.
- e. A statement regarding the considerations that have been made to address solar access and energy-efficient design.

7.8.2. Commission to Obtain.

Before final action, the Commission shall obtain the following information:

- a. Statements of the Town Engineer, and public utility companies as appropriate, approving public improvements and utilities.
- b. A report from the Sanitarian acting for the Town of Hampton regarding the adequacy of individual subsurface sewage disposal systems and water supply.

7.9 OPTIONAL DOCUMENTATION

The Commission may require the subdivider to submit additional documentation, to be prepared by a qualified professional, including:

- a. Tentative plans for the future development of land abutting the proposed subdivision if such land is owned or controlled by the subdivider.
- b. Plans showing relationships of road layouts, drainage and utility systems, and open space within the subdivision to such facilities, existing or potential, outside the subdivision.
- c. Statements of any Town, State or Federal agency, organization or official that the Commission deems may have an interest in the proposed subdivision.
- d. An environmental impact statement evaluating the impact of the subdivision on the land, air, and water, and considering, among other elements: soils, surface and subsurface water, topography, air quality, flora and fauna, noise levels and other such elements as may be specified by the Commission.
- e. A traffic impact report evaluating the potential impact of the proposed subdivision on existing streets and intersections. Said report shall identify existing road or intersection deficiencies in the vicinity of the proposed subdivision and shall take into account other land use projects previously approved by the Commission.

8.0 STREETS

- 8.1 All streets in any subdivision shall have free access to, or shall be a continuation of one or more state or town highways. At least one street shall intersect with an existing public street or state highway.
- 8.2 Streets intended to accommodate present or future traffic other than that of the immediate neighborhood shall be indicated as collector streets, and if required by the Commission shall have a right-of-way of not less than sixty (60) feet. A local street, which is intended to serve primarily as an access to abutting properties, shall have a right-of-way of not less than fifty (50) feet.
- 8.3 Other major arteries shall be of such width as the Commission may deem necessary.
- 8.4 The arrangement of streets shall make provision for the continuation of the principal existing streets in adjoining areas and shall be such as to cause no hardship to owners of adjacent property when such property is to be developed.
- 8.5 A cul-de-sac shall not exceed 700 ft. in length except where, due to topography or other conditions, it would be impossible to develop the tract, and shall terminate in a circle not less than 50 ft in radius to the outside of the right-of-way and a paved travel portion having a radius not less than 45 ft.
- 8.6 As far as practicable, streets shall follow natural contours.
- 8.7 Center lines of alternate side streets shall not be closer than 125 feet measured along the center line of the principal street.
- 8.8 Except where impracticable because of topography or other conditions, all streets shall join each other so that for a distance of at least 100 feet, the street is at right angles to the street it joins.
- 8.9 All street names shall be subject to the approval of the Commission.
- 8.10 Street signs shall be located at all intersections and constructed and installed at the developer's expense to specification approved by the Board of Selectman.
- 8.11 Blocks generally shall not exceed 1,200 feet, or be less than 500 feet in length. Blocks shall be of sufficient width to permit two tiers of lots.
- 8.12 Street grading, surfacing, drainage and other public improvements shall meet the following requirements:
 - (1) STREET GRADE
Finished road grade shall not exceed 10% nor be less than 0.5%. Changes in grade shall be connected by vertical curves with a minimum length of one hundred (100) feet for local streets, (design speed 30 mph), 125 feet for collector streets (design speed 40 mph), 150 feet (design

speed 50 mph).

(2) SIGHT DISTANCE

Minimum stopping sight distance shall be:

<u>Design speed, M.P.H.</u>	<u>30</u>	<u>40</u>	<u>50</u>
<u>Stopping sight distance, ft.</u>	200	275	350

(3) ALIGNMENT

Sudden changes of street alignment shall be avoided.

(4) PAVEMENT WIDTH

Streets shall be paved to the following widths: Cleared, graded, loamed, seeded shoulders, width measured from edge of pavement shall also be provided as follows:

	ROAD PAVEMENT		
	<u>WIDTH, FT</u>	<u>SNOW SHELF, FT</u>	<u>R.O.W., FT</u>
Collector streets	26	4	60
Local streets	22	4	50
Commercial or industrial streets	32	4	60

(5) PAVEMENT

The paved portion of the road shall consist of the following:

- a. A stable, compacted subgrade. All organic material, topsoil, boulders, soft clays, and other unsuitable materials (as determined by the Commission or its designated agent) shall be removed and replaced with suitable materials. The subgrade may consist of underlying materials or clean compacted fill.
- b. A free draining sub base, twelve (12) inches in depth after compacting, constructed of approved gravel (usually local bank run gravel) free of organic material and stones greater than 6 inches in diameter.
- c. This layer shall be placed at an elevation where ground and surface water levels remain below this layer.
- d. A base course of processed aggregate six (6) inches in depth after compacting.
- e. A surface course of three (3) inches of compacted bituminous concrete placed in two equal layers (1 1/2 inches each).

(6) CROSS SECTION

All streets shall be crowned with a cross slope of 3/8 inch per foot.

(7) SLOPES

Cut or fill sections beyond the street line shall not be steeper than 3 to 1 (3 horizontal and 1 vertical), except in rock. The Commission may require flatter slopes to maintain the stability of

the bank or permit steeper slopes if adequate retaining structures are provided. At intersections, banks shall be cut to maintain a minimum sight distance of 100 feet along each approach leg. No cut or fill slopes shall extend outside of the subdivision property unless appropriate slope rights are obtained for the Town. All ground surfaces that are disturbed due to grading and constructing the street shall be loamed and seeded.

(8) CURBS

Curbing shall be installed where appropriate for drainage purposes. Bituminous concrete shall be utilized in a size and design specified by the Commission as appropriate for the circumstances.

(9) STORM DRAINAGE

All streets shall be provided with measures for managing stormwater drainage. Drainage pipe shall be reinforced concrete, or bituminous coated, corrugated steel pipe or pipe-arch with paved invert. Only reinforced concrete pipe shall be used under the road surface or in road bed. When ground water or wet conditions are encountered, perforated steel or reinforced concrete pipe shall be utilized.

- a. Test borings shall be made to determine subsurface conditions at the discretion of the Commission. If ground water conditions appear after construction commences, a perforated pipe shall be required.
- b. Cross culverts shall be of not less than fifteen (15) inches of reinforced concrete pipe and shall have head-walls constructed of stone, poured concrete or eight (8) inch concrete solid block. The head-wall shall be at least twelve (12) inches above the road level and set back off the traveled portion of the road.
- c. Catch basins shall be made of eight (8) inch cement solid blocks, poured concrete or cement rubble masonry to a depth of six (6) inches below the tile and not less than thirty-six (36) inches inside measurements with a poured concrete foundation and floor. The type of grating used shall conform to the State of Connecticut Highway Department's specifications prevailing at the time of construction of the road to be accepted.
- d. Water from adjoining driveways or intersecting roads shall be so diverted as not to enter upon the traveled portion of the road. Where the contour of the adjoining land is such that, in the opinion of the Commission, it may create a drainage problem, then the Commission may order the installation of necessary curbs, catch basins, culverts, retaining walls, or other improvements. All intersecting road layouts shall have corner cut-offs, minimum radius to be fifteen (15) feet.
- e. Drainage improvements shall be constructed in accordance with the specifications in Sec. 7.7 and 10.0 herein.
- f. Where curbing is required for the control of storm water runoff, the pavement width

shall be increased by 2.5 feet when one side of the road is curbed and by 5.0 feet when both sides of the road are curbed.

(10) SCHOOL BUS ACCOMMODATION

The Commission may require that accommodations be provided for school bus stops. These accommodations shall include a paved stopping lane, good sight lines and sufficient right-of-way to provide safe waiting area.

(11) REFERENCES

All materials, designs, and improvements shall be in conformance with the specifications set forth in:

"Geometric Design Guide for Local Roads and Streets", AASHTO Reference #44, 1971, as amended.

Form 812, "Standard Specification for Roads, Bridges, and Incidental Construction". Connecticut State Department of Transportation, 1980, and Supplemental Specifications, 1982, as amended.

"Drainage Manual". State of Connecticut, State Department of Transportation, 1979, as amended.

(12) TYPICAL ROAD CROSS SECTION

<u>Street</u>	<u>R.O.W., ft.</u>	<u>Pavement Width, ft.</u>
Local	50	22
Collector	60	26
Industrial/Commercial	60	32

(13) EXISTING STREETS

If the Commission finds that a subdivision on an existing accepted Town Street (as defined by town ordinance) will adversely affect the health, safety or welfare of vehicular or pedestrian traffic due to poor sight lines, inadequate drainage or inadequate pavement and pavement widths, then the Commission shall require the subdivider to improve the existing street to the standards contained herein. The subdivider will be responsible for the cost of required improvements which are a result of the property being subdivided.

Improvements required may include, but are not limited to:

- a. dedication of right-of-way to bring road to current road standards for that classification.
- b. necessary improvements to improve sight distance.
- c. all, or a portion of, the cost of required drainage improvements.
- d. widening of the traveled way to the minimum required width for traffic including any additional traffic generated by the development.

9.0 DRIVEWAYS

9.1 APRONS

All driveways to lots which open onto a paved street shall be provided with a paved apron. On unimproved streets the apron shall not be required to be paved as stated below; however, the remaining standards shall be met. Aprons shall meet the following requirements:

- A paved apron is required for the full width of the driveway for a distance of ten feet back from the existing street pavement edge. The driveway shall be constructed in accordance with the requirements shown on Figure 1.
- The apron is to meet the existing pavement at an elevation no higher than the existing pavement so that a snowplow blade will pass without catching the edge of the driveway.
- Maximum driveway apron slope not to exceed 5%.
- Paved apron may not extend into the traveled way.
- Apron is to be constructed prior to the issuance of a certificate of occupancy.
- A driveway apron cash bond, in an amount established by the Commission, may be required and held in cases where a certificate of occupancy is applied for prior to the completion of the apron.

9.2 DRIVEWAYS LOWER THAN ROAD

For driveways lower than the roadway, a raised berm near end of the driveway 4 inches higher than the road edges, but no higher than the center of the road, shall be provided to prevent water from flowing onto the lot from the road.

9.3 DRIVEWAY RUNOFF AT ROAD

Edges of the driveway and gutter area must be graded so that water will pass the drive without running into the street or onto the lot.

9.4 CULVERT

Where piping under the driveway within the town right of way is necessary to achieve this, minimum pipe size shall be 12 inches in diameter. Pipe may be reinforced concrete or asphalt coated corrugated metal.

9.5 DRIVEWAY WIDTH AT STREET

For a single family residence, driveway width at the street interface shall not exceed 25 feet in width.

9.6 DRIVEWAY TO BE PAVED

The Commission shall require that any driveway built in excess of 10% grade be paved to a uniform minimum width of ten feet to limit erosion and sedimentation problems. Any portion of the driveway that exceeds 10% grade and contiguous portions over 5% slope shall be paved.

9.7 COMMON DRIVEWAY

Common or shared driveways utilized by more than one residence or business are encouraged to minimize curb cuts along roads. A common driveway agreement, however, must be executed and recorded with the deeds to the property, utilizing form and language prescribed by the Commission.

10.0 STORM DRAINAGE

10.1 STORM AND SURFACE WATER DRAINAGE SYSTEM.

An adequate storm and surface water drainage system shall be provided with outfalls to a natural water course or existing adequate storm drainage system as directed by the Commission. Storm water drains shall be adequate for the anticipated runoff when the drainage area is fully developed as permitted by zoning. All calculations to determine the appropriate capacity of the storm-drainage system shall be presented to the Commission for review. A design for management of stormwater drainage shall be provided to protect public safety, convenience and property values. The applicant shall provide a drainage design which promotes renovation of stormwater and minimizes direct discharge of stormwater into watercourses and waterbodies.

10.2. ALTERNATIVE DESIGN

If, in the opinion of the Commission, natural soils, topography, natural water courses, or artificial drainage ways can adequately handle storm-water runoff, the Commission may approve such a system.

10.3 NO INCREASE IN RUNOFF

No open water body, pond, wet or swampy area shall be filled or altered in such a way as to increase the volume of stormwater runoff from the subdivision unless it is shown that such increased runoff is adequately handled.

10.5 EASEMENT TO TOWN

The Commission may request the reservation of sufficient easements for stormwater drainage to be deeded to the Town of Hampton. Such easements shall be a minimum of 20 feet wide and shall be located entirely on one of any two abutting lots where possible.

10.6 SUBDIVIDER TO ACQUIRE DRAINAGE RIGHTS

The subdivider shall acquire all drainage rights and shall be responsible for connecting all new drainage to an existing adequate town drainage system or to an existing natural water course whence drainage rights have been acquired.

10.7. NATURAL STREAMS TO BE LEFT

Natural streams, whether intermittent or year round, shall be left in their natural state and not relocated, dredged, or straightened unless otherwise authorized by the Commission, and insofar as practicable, lot layouts shall provide for streams to be at side or rear lot lines or in public open spaces.

11.0 MONUMENTS AND MARKERS

11.1 MONUMENTS

Reinforced concrete monuments of 1:2:4 mix and at least 3 inches square at top, 6 inches square at the bottom and 3 feet 6 inches long shall be set on street lines at all angle point, points of curvature and other critical points, as determined by the Town Engineer, that will enable the land surveyor or engineer to correctly stake out any lot in the subdivision. Each monument shall have a brass plug or iron rod at least

6 inches long in the top or shall be marked with a cross at least 2 inch deep in the top, and shall be so set that the marked center of the top shall be the point of reference. The tops of such monuments shall be set to the established grade. The monuments shall be set in place after all other street construction is completed. The accuracy of location of such monuments shall be certified in writing by the land surveyor or engineer making the Final Subdivision Plan, before the Town will consider acceptance of the street.

11.2 MARKERS

Markers indicating lot boundaries shall be iron pipe of 1 inch inside diameter or more and 4 feet long or equivalent set flush with the proposed grade.

11.3 TIMING OF MONUMENTATION

Monuments, markers and pins shall be set before filing of the final subdivision plan or shall be included in the subdivision bond.

12.0 BOND AND SUPERVISION FEES

12.1 SUBMITTAL OF COST OF PUBLIC IMPROVEMENTS

No final plan of subdivision filed with the Commission shall be approved until the developer shall have filed with the Commission an adequate and detailed estimate of the cost of street, drainage structures, water and sewer mains, other utilities, monumentation and any other public improvement together with maps, plans, and supporting data accompanied by:

- a. In the case of water mains, electric lights, or other utilities to be installed by a public utility corporation or a municipal department, a statement in writing from such public utility, corporation, or municipal department that the work will be done within a reasonable time and without expense to the Town of Hampton.
- b. To compensate the Town of Hampton for its cost of supervision of the installation of streets and utilities in any subdivision wherein the estimated cost shall exceed the sum of \$5,000, the subdivider shall pay to the Town Treasurer, in cash, 1.5 percent of the total cost of public improvements covered by the surety bonds.

12.2 BONDING REQUIREMENTS

In lieu of completion of all or part of the required improvements, the subdivider shall file with the Town Treasurer a surety bond (performance bond) or cash bond or savings account assignment in an amount and with surety and conditions satisfactory to the Commission, securing to the Town the actual cost of construction and installation of such improvements. The period within which required improvements shall be constructed shall be specified by the Commission and expressed in the surety. Said surety shall be satisfactory to the Town Attorney as to form, sufficiency and manner of execution; or, the Commission may, with the advice of the Town Road Foreman and Town Engineer, prescribe the extent to which and the manner in which the streets shall be graded and improved and public improvements and utilities and services provided in connection with any subdivision plan.

12.3 COMPLETION DATE FOR PUBLIC IMPROVEMENTS

The Commission may extend the completion date for public improvements if written application is made by the subdivider for such extension. In the case of a surety bond, both principal and surety shall join such written application. As a condition of such extension, the Commission may require an increase in the amount of the surety or cash bond or savings account assignment.

12.4 PARTIAL BOND RELEASE

The Commission may authorize, if the Town Engineer in his judgement determines that a substantial portion of the public improvements called for in the final plan approved by the Commission has been completed, one or more partial releases of a portion of the surety, the balance to be sufficient to guarantee completion of the public improvements. In the case of a surety bond, any change in the amount of the surety shall be confirmed by an endorsement of both principal and surety.

12.5 FINAL BOND RELEASE

The Commission shall authorize final release of the surety, or any balance thereof, upon submission of a written statement by the Town Engineer to the Commission certifying that all public improvements called for in the final plan have been completed and that the Town of Hampton has accepted any new street or streets constructed in the subdivision, and that the subdivider has submitted as-built improvement and utilities maps.

12.6 MAINTENANCE BOND.

Prior to the release of the surety required in Section 12 herein, the subdivider shall present Maintenance Security equal to 10% of the original value for security to guarantee for a period of one year all the improvements required by these regulations.

12.7 AS BUILT FOR PUBLIC IMPROVEMENTS AND UTILITIES.

The subdivider shall cause to be prepared by his engineer as-built public improvements and utilities maps which show all public improvements and utilities as constructed and installed. Such maps shall be based on information provided by the Director of Public Works, utility companies, and the subdivider's engineer. As-built plans shall be on mylar and filed in the office of the Town Clerk.

12.8 SUBDIVISION PLANS SHALL NOT BE FILED.

No approved and endorsed subdivision plans shall be filed in the Land Records unless: a) the public improvements have been completed, or b) the subdivision bond has been posted, or c) a note has been placed on the plans stating: "This approval is conditional: no lots may be sold nor building permits issued until the public improvements have been built or bonded."

13.0 WAIVERS

The Commission recognizes that each parcel of property is unique in location, dimensions, orientation, topography, etc., And that the various factors in the design of subdivision are variable with relation to each other and to foregoing characteristics of the property. Therefore, the Commission may waive or vary, subject to appropriate conditions, such requirements as, in its judgment of the special circumstances and conditions, are not requisite to public health, safety and general welfare. However, such waiver shall

not be contrary to the Town Development Plan or contrary to the purposes and intent of these regulations or have a significant adverse effect on adjacent property.

A three-quarter vote of all the members of the Commission is required for a waiver. The Commission shall state upon its record the reasons for each waiver granted.

14.0 VALIDITY

If any section, paragraph, subdivision, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply to that item so judged, and the remainder of this ordinance shall be deemed valid and effective.

15.0 MISCELLANEOUS PROVISIONS

Approval of a subdivision map by the Commission shall not, in itself, constitute acceptance by the Town of Hampton of any roads shown on said map.

16.0 AMENDMENTS

The regulations may be amended by the Commission after a hearing called for that purpose.

17.0 ENFORCEMENT, VIOLATIONS AND PENALTIES

As per state statutes.

18.0 FEES

As per state statutes except as superseded by town ordinance.

Effective dates: December 3, 1960 original adoption
 October 11, 1977 revised.
 December 1, 1995 revised
 September 10, 2007 revised section 3.7 open space
 July 31, 2008 revised - conservation subdivision