

#### IV GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND

1. No subdivision of land shall be made until a plan for such subdivision has received final approval from the Commission, and filed with the Town Clerk.
2. No street or utility construction shall be started until a plan for such construction has received either conditional or final approval from the Commission, and filed with the Town Clerk.
3. No plan for a subdivision with lots having the required frontage on an impassable, unimproved, or semi-improved Town Road shall be approved unless the applicant agrees to improve such Town road at all points along the road which provide the required frontage to lots in the subdivision to the nearest intersection with an improved Town Road, in accordance with Section XII of these regulations, as amended, and the Town of East Hampton Road Standards, as amended.
4. The dimensions of each lot in a proposed subdivision shall conform to the requirements found in the Zoning Regulations.
5. Boundaries of inland wetlands and water courses shall be determined in the field by a certified soil scientist and approved by the Inland Wetlands and Water Courses Agency.
6. Each lot in a subdivision shall have a contiguous buildable area of 30,000 sq ft, which shall contain a proposed location of a house, well and septic system, contain a minimum square of 100ft x 100ft, which shall not include wetlands or watercourses, land shown as floodway Zone A or Zone B on map entitled "Flood Insurance Rate Map, Town of East Hampton, CT-effective October 16, 1979". This section shall not apply to sewerred lots in the R1 Zone only. (effective 12/6/03)
7. No subdivision lot will be approved where the proposed method of sewage disposal is an on-site system without a statement from the Town Sanitarian stating that the lot can support a septic system. Lots shall be tested in the area of the proposed leaching system and reserve area. Dates for such testing shall be as determined by the East Hampton Health Department.
8. New subdivision streets shall have underground utilities unless a waiver in writing is obtained from the utility company.
9. A public hearing will be required for all subdivisions.
10. The applicant must notify all abutting property owners by certified mail on a form provided by the Commission at least fifteen (15) days prior to the public hearing.
11. The Commission shall schedule all public hearings related to approval of subdivision applications. The commission will set a date for a public hearing on a subdivision application not more than sixty-five (65) days after the first regular meeting of the Commission at which the application was received. The applicant shall have submitted all required plans and documents for review no later than fourteen (14) days prior to the scheduled meeting at which the application is accepted.
12. If a proposed lot meets the requirements of Subsections 4 and 6 above, as amended, but does not meet the requirements of Subsection 7 above, as amended, the Commission shall require increased area and/or width and/or depth for such lot, in order to bring the lot into conformance with Section 7 above.

13. The applicant for subdivision approval has the option available to bring his/her proposal before a regularly scheduled meeting of the Planning and Zoning Commission for a preliminary discussion. The applicant must be included on the Commission's agenda no later than fourteen (14) days before its scheduled meeting date. The applicant and/or his/her representing agent is only required to appear at the meeting for which his/her proposal is to be discussed and present the basic concept of the proposal to the Commission. There is no requirement for the applicant to submit plans to the Commission before a preliminary discussion. The Commission will hear the applicant's proposal, question the applicant and discuss the proposal as it deems necessary. No decision of approval, approval with modifications or conditions or disapproval of the proposal shall be rendered by the Commission at a preliminary discussion.
14. The latest edition of State of Connecticut Department of Transportation Standards for Roads, Bridges and Incidental Construction, as amended, is incorporated into these Regulations.
15. The Planning and Zoning Commission shall approve, approve with modifications, approve with conditions or disapprove of a proposal for subdivision. If the Commission denies, disapproves or rejects an applicant for subdivision of land, it shall not be required to consider the proposal for six (6) months after the date of such denial.
16. The Zoning Regulations shall be made a part of these regulations as they may at times be amended.
17. Historical and archeological sites and natural diversity data base shall be made a part of the plan.
18. All requests for waivers shall be made a part of the plan.
19. The applicant shall show that all other required permits from other agencies, state or local have been applied for NYPDES, DOT, DOH, STP, etc. where applicable
20. The Commission highly recommends a preliminary discussion for all subdivisions over 5 lots.
21. The Commission may also require that an applicant provided plans for both a standard subdivision and an open space subdivision for preliminary review, where the Commission deems it would be beneficial to the Town.
22. The Commission may require the applicant to prepare an Impact Statement evaluating the effect on the environment and estimated traffic on the site, waste disposal, surface drainage, water supply and other issues if the Commission feels the community has a significant interest.
23. If the Site Development Plan involves an activity that may have a significant impact on public health, safety, or welfare, including but not limited to pollution, environmental impacts or traffic, the applicant will be required to submit additional information addressing that impact. If the Commission deems that a peer review of that information is warranted, or if the Commission deems that independent testing is warranted, the applicant will be required to pay the cost of that peer review or independent testing.