

# **Town of Union Connecticut**

## **Subdivision Regulations**



**Effective June 27, 2003**

## DEFINITIONS

Commission: The Union Planning and Zoning Commission.

Town: The Town of Union, Connecticut

Subdivision: The General Statutes define a subdivision as “the division of a tract or parcel of land into three or more parts or lots for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes and includes re-subdivision.”

Re-subdivision: The General Statutes define a re-subdivision as “a change in a map of an approved or recorded subdivision 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 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.”

Major Street: A street of considerable existing or potential continuity serving primarily as an artery for intercommunication among areas of the Municipality or as an important traffic collector in a neighborhood and on which through traffic past abutting properties is or will be dominant.

Local Street: A street, which primarily provides access to abutting properties.

The following regulations are the Subdivision Regulations of the Town of Union, Connecticut, which were adopted by the Union Planning and Zoning Commission on June 27, 2003 pursuant to the General Statutes of the State of Connecticut, as amended.

## 1.0 General Provisions

- 1.1 The following regulations shall apply to the subdivision and re-subdivision of land within the Town of Union.
- 1.2 No subdivision or re-subdivision of land shall be made, and no tract or parcel of land or lot in a subdivision shall be sold or offered for sale and no building shall be erected thereon, until a map for such subdivision or re-subdivision has been submitted to and approved by the Commission and recorded in the Office of the Town Clerk.
- 1.3 No subdivision or re-subdivision map shall be considered approved until its approval has been endorsed thereon by the Chairman and Secretary of the Commission, or until the time for action by the Commission, as specified in the General Statutes of the State of Connecticut has elapsed without such action.
- 1.4 The Commission, in reviewing any subdivision or re-subdivision maps, and the person, firm or corporation proposing a subdivision or re-subdivision, shall follow the procedures hereinafter specified. The Commission shall not approve any subdivision or re-subdivision map unless it conforms to the standards hereinafter specified.
- 1.5 The standards hereinafter specified are to be construed as minimum standards. They may be increased by the Commission where the Commission determines that such action is necessary, required, and for good cause shown.
- 1.6 Any person, firm or corporation making any subdivision or re-subdivision of land without the approval of the Commission shall be subject to penalties in accordance with the General Statutes of the State of Connecticut.
- 1.7 Previously approved subdivision maps and re-subdivision maps submitted for approval shall not be required to conform with any subsequent change of these subdivision regulations until a period of five years has elapsed from the effective date of such change. Subdivision maps shall be deemed to be approved when endorsed by the Commission and filed or recorded with the Town Clerk. Subdivision maps shall be deemed to be submitted for approval when an application for approval of the subdivision map has been submitted to the Commission accompanied by a subdivision map and such other documents as may be required by these regulations in form and content as to all essential matters as specified in these regulations.

## 2.0 Procedure

All land to be subdivided or re-subdivided shall be of such character that it can be used for building purposes without danger to health or public safety, that proper