

## ***Town of Bethany -- Subdivision Regulations***

### **Section 3 - Authority and Intent**

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3.1 Use of Authority. In accordance with the provisions of Connecticut General Statutes Section 825, no subdivision nor resubdivision of land shall be made (nor any lot sold or offered for sale) nor shall any plan of a subdivision or resubdivision be filed or recorded in the office of the Town Clerk until a plan for such subdivision or resubdivision shall have been approved by the Commission.

Any plan for subdivision or resubdivision when approved by the Commission shall be filed or recorded by the applicant in the office of the Town Clerk within 90 days of the date such plan is delivered to the applicant. Any plan not so filed or recorded within the prescribed time shall become null and void, except that the Commission may extend the time for such filing for two additional periods of 90 days and the plan shall remain valid until the expiration of such extended time. All such plans shall be delivered to the applicant for filing or recording promptly after the time for taking an appeal from the action of the Commission has elapsed and in the event of an appeal, promptly upon the termination of such appeal by dismissal, withdrawal, or judgment in favor of the applicant. No such plan shall be recorded or filed until the Commission's approval has been endorsed thereon by the Chairman or Secretary of the Commission, and the filing or recording of a subdivision or resubdivision plan without such approval shall be void under Connecticut General Statutes Section 825.

3.2 Intent. It is the intent of these Regulations that all land approved for subdivision or resubdivision shall be of such character that it can be used for building purposes without danger to health or public safety, that proper provisions shall be made for water, drainage and sewerage and, in areas contiguous to brooks, rivers or other bodies of water subject to flooding, that proper provisions shall be made for protective flood control measures and that the proposed streets are in harmony with existing or proposed principal thoroughfares shown in the plan of development as described in Connecticut General Statutes Section 823, especially in regard to safe intersections with such thoroughfares, and so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs. The Commission may require the provisions of open space, parks and playgrounds when and in places deemed proper by the Commission which open spaces, parks and playgrounds shall be shown on the subdivision or resubdivision plan. All applications for subdivision or resubdivision shall provide that proper provisions be made for soil, erosion and sediment control pursuant to Connecticut General Statutes Sections 22a329 and 825.

3.3 Any person submitting a plan for a subdivision or resubdivision to the Commission shall demonstrate to the Commission that he has considered, in developing the plan, using passive solar energy techniques which would not significantly increase the cost of the housing to the buyer, after tax credits, subsidies and exemptions. Passive solar energy techniques mean site design techniques which maximize solar heat gain, minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season. The site design techniques shall include, but not be limited to: 1.) house orientation; 2.) street and lot layout; 3.) vegetation; 4.) natural and manmade topographical features; and 5.) protection of solar access within the development.