

SUBDIVISION REGULATIONS

City of New London, Connecticut

ARTICLE I – TITLE, PURPOSE, AUTHORITY AND APPLICATION

Section 100 Title

This document contains required procedures and standards for the subdivision of land in the City of New London, Which shall be known as the “Subdivision Regulations, City of New London, Connecticut” and which are herein referred to as “these Regulations”.

Section 110 Purpose

These Regulations are intended 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, including tidal flooding, that proper provision shall be made for protective flood control measures; that proposed streets are in harmony with existing or proposed principal thoroughfares shown in the City’s Plan of Development, especially in regard to safe intersection with such thoroughfares, and so arranged and of such width as to provide an adequate or convenient system for present and prospective traffic needs; that open spaces, parks and playgrounds are provided when and in places deemed proper by the Commission; that proper provision be made for soil erosion and sediment control; that new building lots are served by suitable streets and by public utilities and services; and that energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, are encouraged.

Section 120 Authority

These Regulations are prepared and adopted by the New London Planning & Zoning Commission under authority conferred by Chapter 126 of the Connecticut General Statutes, Revision of 1958, as amended.

Section 130 Application

These Regulations shall apply to any owner, or agent of the owner, of any land within the City of New London who, subsequent to the effective date of the Regulations, proposes to effect a subdivision or resubdivision of such land, as herein defined.

ARTICLE II – DEFINITIONS

Section 200 General Terms

Unless otherwise expressly stated, words and phrases used throughout these Regulations shall have the meaning indicated in this Article, and words used in the present tense include the future, the singular number includes the plural, and the plural includes the singular.

The word “person” includes a profit or non-profit corporation, company, partnership, or individual.

The word “shall” is mandatory and not directory; the word “may” is permissive.

Undefined words shall have commonly accepted meanings.

Section 210 Specific Terms

Any term defined in the New London Zoning Regulations and used in these Regulations shall have the same definition. Certain of those terms are repeated for convenience in this Article.

210.1 Accepted Street – A street that has been accepted by the New London City Council as part of the City street system.

210.2 Applicant – Any individual submitting an application for the subdivision or re-subdivision of land pursuant to these Regulations, such individual being the owner or an agent for the owner of such land.

210.3 Coastal Boundary – A continuous line, delineated on the landward side by the landward property lines of parcels bisected by the interior contour elevation of the 100-year frequency coastal flood zone as determined by the National Flood Insurance Act, or a 1,000 foot linear setback measured from mean high water mark in coastal waters, or a 1,000 foot linear setback measured from the inland boundary of tidal wetlands mapped under Section 22a-20 C.G.S., whichever is farthest inland. This boundary is delineated on the Coastal Boundary Map for the City of New London on file in the offices of the City Clerk and the Building Department.

210.4 Commission – The Planning & Zoning Commission of the City of New London, Connecticut.

210.5 Cul-de-sac – The circular turn-around area at the end of a dead-end street.

210.6 Easement – An interest in land owned by another that entitles the easement holder to a specific limited use or enjoyment.

- 210.7 Lot – A plot or parcel of land under the same ownership and permitted by the Zoning Regulations to be occupied by one building or a group of buildings and accessory buildings, including such yards and area as are required by the Zoning Regulations.
- 210.8 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 additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.
- 210.9 Subdivision – The division of a tract or parcel of land into three (3) 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.
- 210.10 Zoning Regulations – The Zoning Regulations of the New London Planning & Zoning Commission.

ARTICLE III – PROCEDURES

Section 300 Application Submission

Any person intending to subdivide land in the City of New London shall submit an application as prescribed herein to the Zoning Enforcement Officer at least twenty-two (22) days before a regularly scheduled meeting of the Commission, at which the application will be considered. If this time requirement is not met, the application will be considered at the following regular meeting of the Commission. A completed application form along with the number of copies of the application form, plans and associated documents indicated on the form as well as the required fee. Application forms are available in the Office of the Zoning Enforcement Officer. *(Amended January 1, 2005)*

- 300.1 The day of receipt of an application shall be the day of the next regularly scheduled meeting of the Commission immediately following the day of submission to the Zoning Enforcement Officer of such application, or thirty-five (35) days after such submission, whichever is sooner.
- 300.2 The applicant is responsible for submitting a copy of the subdivision plan to the City Engineer for a review of any improvements involving streets, sidewalks, drainage features, retaining walls, or public utilities. In addition, when an application involves any new street or the extension of any water main, a copy of the subdivision plan shall be submitted to the Fire Marshal for evaluation against the 1985 National Fire Prevention Association (NFPA) Standard 1141 for Fire Protection in Planned Building Groups.

Section 310 Fees

All applications shall be submitted with check or money order made payable to the Treasurer, City of New London, in accordance with the following:

- 310.1 The fee for a subdivision shall be twenty-five and 00/100 (\$25.00) dollars per lot or fifty and 00/100 (\$50.00), whichever is greater.
- 310.2 The fee for a resubdivision shall be based on the number of new lots created and on Section 310.1, above.

Section 320 Wetlands Referral

If the proposed subdivision involves land regulated as an inland wetland or watercourse under the provisions of Chapter 440 of the Connecticut General Statutes, and the Wetlands Agency had not already reviewed the plan, the applicant shall file a copy of the application and related plan with the Wetlands Agency within ten (10) days after filing such application with the

Commission. The Commission shall give due consideration to any report filed with it by the Wetland's Agency prior to rendering a decision on such application.

Section 330 Regional Planning Agency Referral

Whenever a subdivision of land is planned, the area of which will abut or include land in another municipality, the Commission shall, before approving the plan, submit it to the Southeastern Connecticut Regional Planning Agency. The Regional Planning Agency shall, within thirty days, report to the Commission and to the applicant its findings on the intermunicipal aspects of the proposed subdivision. If such report is not submitted within thirty days after the referral from the Commission, it shall be presumed that the Agency does not disapprove of the proposed subdivision. The Regional Planning Agency's report shall be purely advisory.

Section 340 Other Referrals

340.1 If the proposed subdivision involves the relocation or alteration of any stream having a watershed of more than three square miles or an average stream flow greater than five cubic feet per second, the Commission shall notify adjacent communities within the watershed and the Water Resources Unit of the Connecticut Department of Environmental Protection, prior to approving any alteration or relocation of a watercourse, and submit copies of such notices to the Federal Insurance Administrator. (This provision is intended to satisfy requirements of the National Flood Insurance Program.)

340.2 Whenever a proposed subdivision plan involves the construction of streets or water mains, a copy of the plan, together with appropriate construction drawings, shall be referred to the Fire Marshall for review. Whenever a proposed subdivision plan involves the construction of any improvements such as streets, sidewalks, drainage features, retaining walls, or public utilities, a copy of the plan together with all construction drawings, shall be referred to the City Engineer for review. The Commission shall consider any comments from the Fire Marshall and the City Engineer prior to making an decision on the subdivision application.

Section 350 Posting of Sign

The petitioner shall erect, or cause to have erected, a sign on the premises affected by the proposed Subdivision/Resubdivision, at least 15 days prior to the public hearing on such Subdivision/Resubdivision. Said sign shall be provided by the Zoning Officer upon request of the applicant. Said sign shall be installed by the applicant, securely fastened or staked, be clearly visible from the street closest to the affected property and maintained as such until 15 days following the published notice of the results of the Planning and Zoning Commission's (or Zoning Board of Appeals') action.

A report from the Zoning Officer attesting to whether the above-described sign was erected and maintained as required shall be made part of the record at the public hearing. Failure of a petitioner to comply with this requirement may be grounds for automatic denial of the proposed

Subdivision/Resubdivision with consideration being given to cases where weather or acts of vandalism have destroyed a properly posted sign.

Each application for a Subdivision/Resubdivision shall include a list, prepared by the applicant, of the names and addresses of the owners of all land included within the application and of all properties 200 feet or less distance therefrom, all as shown on the most recent records on file in the City of New London's Tax Assessor's Office (or the actual owners of record if otherwise known to the applicant). The applicant shall mail notification of said pending application to at least one owner of each property not more than 15 days or less than 10 days before the date set for the public hearing, by transmitting the text of the public hearing notice as provided by the Commission.

Evidence of such mailing, in the form of United States Post Office Certificates of Mailing, shall be submitted to the Zoning Officer along with the above said list of property owners, not less than five calendar days prior to the hearing date. Failure to comply with any of the procedures required herein shall be deemed less valid basis for denial of a Subdivision/Resubdivision.

Section 360 Commission Action

360.1 Hearing – The Commission may hold a public hearing regarding any subdivision proposal within sixty-five (65) days after receipt thereof, if, in its judgment, the specific circumstances require such action. No plan of resubdivision shall be approved by the Commission without a public hearing. Notice of a hearing shall be published in a newspaper of general circulation in the City at least twice at intervals of not less than two days, the first not more than fifteen days, nor less than ten days, and the last not less than two days prior to the date of the hearing, and by sending a copy thereof by registered or certified mail to the applicant. The hearing shall be completed within thirty-five (35) days after it commences. (Amended December 4, 2003)

360.2 Vote – The Commission shall vote to approve, modify and approve or disapprove any subdivision application or maps and plans submitted therewith within sixty-five (65) days after the public hearing thereon or, if no public hearing is held, within sixty-five days (65) days after the date of receipt thereof. Notice of the decision of the Commission shall be published in a newspaper having a substantial circulation in the City and addressed by Certified Mail to the applicant by its clerk, under his/her signature within fifteen days (15) days after such decision has been rendered. The failure of the Commission to act thereon shall be considered as an approval and a certificate to that effect shall be issued by the Commission on demand. The applicant may consent to one or more extensions of any period specified in this subsection, provided the total extension of any such period of time shall not be for longer than the original period as specified in this subsection. The grounds for the action of the Commission shall be stated in the records for the Commission.

- (a) Extensions – The Applicant can consent to extend the timeframes to open a public hearing, close a public hearing, or render a decision, set forth in Sections 360.1 & 360.2, but the total of all extensions together cannot exceed sixty-five (65) days.
(Amended December 4, 2003)

360.3 Endorsement of Plan – If the Commission votes to approve a plan or modify and approve a plan, its approval, with the date thereof, shall be endorsed and signed by the Chairman or Secretary of the Commission in the space provided for such purpose on each sheet of a mylar copy of the plan provided by the applicant within thirty days after the Commission’s approval vote. In addition to the above, the applicant shall provide three paper copies of the endorsed plan.

The Chairman or Secretary of the Commission shall, when endorsing the plan, indicate on the plan the date of endorsement and the date by which all improvements shown on the plan shall be completed, as required in Section 380 below. The endorsed plan shall be delivered to the applicant for filing promptly after the fifteen (15) day appeal period, which period commences on the date of publication of the Commission’s action to approve the plan.

360.4 Bond – Prior to endorsement of the plan, the Commission may require from the applicant a performance bond from a bonding company licensed to conduct business in Connecticut, or other surety with conditions satisfactory to the Commission securing to the City of New London the actual construction and installation of improvements including the construction of streets, granite curbs, sidewalks, drainage features, street signs, the installation of monuments and markers, the grading and improvement of recreation facilities, landscaping, cleanup of the premises and measures to be taken to control soil erosion and sedimentation likely to occur from the proposed subdivision. The amount of the bond shall be estimated by the applicant who shall provide the Commission with the basis for the estimate. The Commission shall review the estimate with the City Engineer prior to approving the amount of the bond. The bond shall be accepted by the Commission and deposited with the City Treasurer until its release is voted by the Commission. The bond shall not be released until (1) improvements have been substantially completed; (2) where new streets are involved, such streets are certified as completed by the City Engineer; and (3) a period of thirty (30) days has elapsed after submission of as-built plans to the Commission and the City Engineer. Before release of the performance bond, a maintenance bond shall be submitted which shall be in an amount equal to ten percent of the performance bond or \$2,500, whichever amount is greater, and which shall be retained by the City for one year. The purpose of the maintenance bond is to guarantee correction of any construction failures related to the subdivision.

360.5 Conditional Approval – In lieu of either the completion of the work of the furnishing of a bond as provided in these Regulations, the Commission may authorize the filing of a plan with a conditional approval endorsed thereon. Such approval shall be conditioned on (1) the actual construction, maintenance and installation of any improvements of utilities prescribed by the Commission, or (2) the provisions of a bond as provided by these

Regulations. Upon the occurrence of either of such events, the Commission shall cause a final approval to be endorsed on the subdivision plan in the manner provided in these Regulations. Any conditional approval shall lapse five years from date it is granted. Any person, firm or corporation who, prior to such final approval, sells or offers for sale any lot subdivided pursuant to a conditional approval shall be fined not more than \$500.00 for each lot sold or offered for sale.

Section 370 Filing the Plan

The endorsed mylar copy of the plan shall be filed by the applicant in the office of the City Clerk and any plan not so filed within ninety (90) days of the date such plan is delivered to the applicant or within ninety (90) days of the date upon which such plan is taken as approved by reason of the failure of the Commission to act, shall become null and void, except that upon request by the applicant, the Commission may extend the time for such filing for as long as two additional periods of ninety (90) days, and the plan shall remain valid until the expiration of such extended time. No such plan shall be filed or recorded by the City Clerk until its approval has been endorsed in writing on such plan by the Chairman or Secretary of the Commission.

Section 380 Time Limit on Completion of Work

Any person, firm or corporation making any subdivision of land shall complete all work in connection with such subdivision within five years after the Commission's vote to approve the plan for such subdivision, which completion date shall be noted on the plan by the Chairman or Secretary of the Commission at the time of endorsement of the approved plan. Failure to complete all work within such five year period shall result in automatic expiration of the approval of such plan, provided the Commission shall file on the land records of the City of New London notice of such expiration on the subdivision plan on file in the Office of the City Clerk, and no additional lots shall be conveyed in the subdivision by the subdivider or his successor in interest as such subdivider, except with approval by the Commission of a new application for subdivision of the subject land. If lots have been conveyed during such five year period, the Commission shall call the bond or other surety on said subdivision to the extent necessary to complete the work required to serve those lots. "Work" for purposes of this section means all physical improvements required by the approval of the plan, other than the staking out of lot, and includes, but is not limited to, the construction of roads, storm drainage facilities and water and sewer lines, the setting aside of open space and recreation areas, installation of telephone and electrical services and street lights, planting of trees or other landscaping, and installation of retaining walls or other structures.

Section 390 Acceptance of Streets

After substantial completion of all work relating to new streets, after all safety improvements relating to new streets have been completed and certified as satisfactory by the City Engineer, and after satisfactory bonding of any remaining work, the applicant may request, and the Commission shall consider recommending to the City Council, acceptance of such streets into

the City's street system. At the time of the request for acceptance, the applicant shall present a legal description of all land to be deeded to the City.

ARTICLE IV – SUBDIVISION PLAN CONTENTS

Section 400 – General Requirements

The plan shall conform with Class A-2 of the “Code of Recommended Practice for Accuracy of Surveys and Maps,” prepared by the Connecticut Association of Land Surveyors, Incorporated. It shall be signed and sealed by a Connecticut registered land surveyor and shall be presented on good quality white paper prints and shall be 36 x 24 inches, 24 x 18 inches, or 18 x 12 inches in size. If more than one sheet is submitted, they shall be bound together. The scale shall be adequate to clearly show all required information but shall not be smaller than 30 feet to the inch. A location map of the proposed subdivision, at a scale not smaller than one inch to 1,000 feet and showing all streets within 2,000 feet of the property to be subdivided, shall be provided as an insert on the first sheet of the plan, or on a separate sheet.

Section 410 Boundary Survey Map

A boundary survey map shall be submitted, showing the following:

- 410.1 The name of the subdivision, if any, and the name of the subdivider and the owner of the property.
- 410.2 Date, north point, and graphic scale.
- 410.3 Existing and proposed property lines of the total tract and all proposed parcels, showing bearings, distances, and angles.
- 410.4 Area of the tract and all proposed parcels, in square feet, and the zoning designation for the tract.
- 410.5 Lot numbers, as approved by the City’s Assessor’s Office.
- 410.6 Names of all abutting property owners and all proposed and abutting streets.
- 410.7 All existing and proposed rights-of-way for streets, easements, lands to be reserved for public use, and rights to drain.
- 410.8 Contour lines at not more than two foot intervals and sufficient spot elevations to clearly define slope and grading.
- 410.9 Location for all existing buildings, wetlands, watercourses, and other major landscape features.
- 410.10 Locations and identification numbers of utility poles and hydrants on abutting streets.

410.11 All application for subdivisions greater than five acres or 50 lots (whichever is less) shall include with such applications base flood (100-year flood) elevation data for that portion of the subdivision which permits the construction of buildings and which is located within A Zones and V Zones n the City's Flood Insurance Rate Map, dated August 19, 1985, or any subsequent revision thereof.

410.12 A signature block, in accordance with the sample prescribed in the Appendix to these Regulations.

Section 420 Construction Plans

A construction plan, drawn at a scale of one inch equals 40 feet, shall be submitted when any type of construction, such as roads, drainage, water supply or sewer systems, retaining walls, etc. is to be carried out in connection with the subdivision. The construction plan shall be prepared and sealed by a Connecticut registered professional engineer. The construction of all improvements shall meet all applicable City and State standards and specifications. The construction plan shall include the following, where applicable:

420.1 Plan and profile of all proposed streets, showing:

- a) Existing surface elevation along the center line.
- b) Locations, bearings, curve data, including arc length, radii and central angles, proposed grades, vertical curves with centerline elevations every fifty feet, except that such information shall be provided at ten foot intervals within eighty feet of the centerline cross point of an intersection.
- c) Locations, size and invert elevations of existing and proposed storm drains, catch basins, manholes, bridges, culverts, outfalls, and other drainage features.
- d) Location, size and invert elevations of proposed sewers, if any.
- e) Location and size of all water supply and distribution facilities and hydrants.
- f) Cross sections at 25 foot intervals where existing terrain slopes more than ten percent.
- g) Sidewalk location, if any, and location of street paving and curbs with the right-of-way.
- h) Proposed pavement curbing and sidewalk construction details, include depths and dimensions.

420.2 Locations of street lights, street signs, trees, and other special landscape features to be installed by the applicant.

420.3 Street Names.

420.4 Where drainage systems are to be constructed, one copy of the construction plan shall be suitably marked to show watershed data used in the design of such systems and shall be accompanied by all calculations used in the drainage design.

420.5 In the case of retaining walls or other special features, a drawing to a scale of one-half inch equals one foot of all such details shall be furnished. If the retaining wall is five feet high or higher, structural calculations shall be provided to the City Engineer.

420.6 When the subdivision includes any portion of a watercourse that is located within an A Zone or V Zone on the Flood Insurance Rate Map for New London, and the subdivision would result in the alteration or relocation of that watercourse, the applicant shall submit a hydrological design by a registered professional engineer that indicates that the floor-carrying capacity of the watercourse will not be impaired by any construction or additional runoff resulting from the subdivision.

Section 430 Coastal Site Plan

430.1 Applicants for subdivision or resubdivision within the coastal boundary shall file a coastal site plan and application on such forms as prescribed by the Commission. Pursuant to Section 22a-105 and 22a-106 of the Connecticut General Statutes, as amended, a coastal site plan shall include the following information:

- a) A plan showing the location and spatial relationship of coastal resources on and contiguous to the site; a description of the entire project with appropriate plans, indicating project location, design, timing and methods of construction.
- b) An assessment of the capability of the resource to accommodate the proposed use.
- c) An assessment of the suitability of the project for the proposed site.
- d) Evaluation of the potential, beneficial and adverse impacts of the project and description of proposed methods to mitigate adverse effects on coastal resources. The applicant shall demonstrate that the adverse impacts are acceptable and that such activity is consistent with the coastal policies of Section 22a-92 of the Connecticut General Statutes, as amended.

Section 440 Erosion and Sedimentation (E&S) Control Plan

Whenever plans for a subdivision show construction of improvements or buildings related to the subdivision that will result in the disturbance of more than one-half acre of land, the applicant will submit, as part of the subdivision plan, an E&S control plan that presents, in mapped and narrative form, the measures to be taken to control erosion and sedimentation both during and after construction. The E&S plan shall be based on “Connecticut Guidelines for Soil Erosion and Sediment Control,” available from the National Resource Center of the Connecticut Department of Environmental Protection.

440.1 The E&S control plan shall include the following:

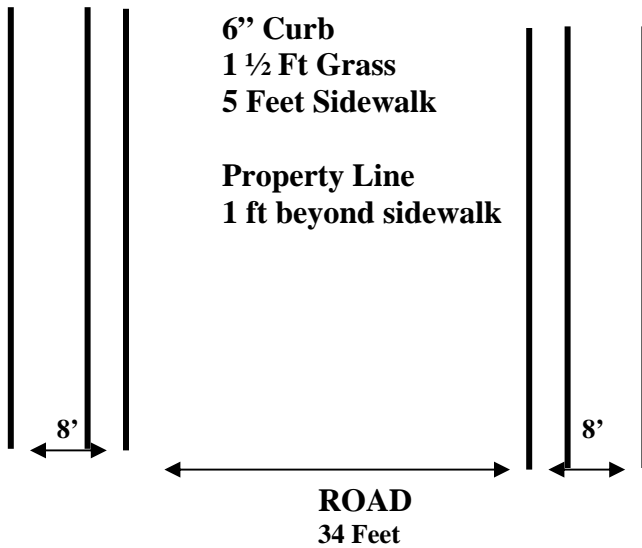
- a) A major description of the project and a schedule of the major activities to be constructed on the land.
- b) Locations of areas to be stripped of vegetation and locations of all wetlands and watercourses.
- c) Locations of areas to be regraded and contour data indicating existing and proposed grades.
- d) A schedule of operations, including the sequence of major improvement phases such as clearing, grading, paving, installation of drainage features and the like.
- e) Seeding, sodding, or revegetation plans and specifications for all unprotected or unvegetated areas.
- f) Location of earth stockpile and E&S control measures to be established around them.
- g) Location, design, and timing of structural control measures, such as diversions, waterways, grade stabilization structures, debris basins, and the like. The narrative shall indicate design criteria used in the design of control measures.
- h) A description of procedures to be followed to maintain sediment control measures.
- i) The plan map shall show the words: “Erosion and Sediment Control Plan Certified by vote of the New London Planning & Zoning Commission on (date),” and a space for the signature of the Chairman or Secretary of the Commission.

440.2 After review of the E&S Control Plan by the Commission or its designee, the Commission shall vote to certify that the plan is in compliance with these Regulations. (A vote of the Commission to approve a subdivision plan shall imply approval of the E&S plan as well).

440.3 The Commission, through its members, agents and consultants, shall periodically inspect construction projects for which E&S plans have been certified to verify that erosion and sediment controls are consistent with the certified plan.

440.4 Any performance bond required for improvements in connection with the proposed subdivision shall be required to be sufficient to cover the costs of accomplishing the E&S control measures.

530.2 50' Right of Way Lot Line to Lot Line



ARTICLE V – DESIGN STANDARDS

Section 510 General

No land shall be subdivided unless it is of such character that it can be used for building purposes without damage to adjoining property or injury to the public health, safety and general welfare.

Section 520 Lots

Lots shall be laid out in accordance with the following:

- 520.1 Lot dimensions, areas, and street frontages shall not be less than the minimum requirements of the Zoning Regulations of the City of New London.
- 520.2 Insofar as is practical, lot side lines shall be at right angles to straight streets and radial to curved streets.
- 520.3 Where extra width is to be dedicated for widening of existing streets, lots shall begin at such extra width line and all setbacks shall be measured from such line.
- 520.4 The applicant shall demonstrate that the subdivision design reflects consideration for the use of passive energy systems. To the extent possible, lots should be arranged in a manner that provides the best opportunity for the use of solar energy in buildings subsequently built on them. As a general rule, lot arrangements should enable principal buildings to be situated so that their longest axis lies in an east/west direction, so as to expose the front or rear of the building to the south.

Section 530 Streets

All streets shall conform to the following:

- 530.1 All proposed streets and rights-of-way shall be in harmony with existing or proposed thoroughfares as shown on the master plan. All proposed streets shall have a minimum right-of-way width of 50 feet.
- 530.2 Subdivisions that adjoin or include existing streets that do not conform to widths as shown on the master plan, shall dedicate additional width along either one or both sides of said street. If the subdivision is along one side only, one-half of the required extra width shall be dedicated.
- 530.3 The arrangement of streets not shown on the master plan shall be such as to provide the appropriate extension of existing streets. No privately-owned reserved strip shall be permitted which controls access to any part of the subdivision from any street or other open space dedicated to public use, or which may be so dedicated.

- 530.4 Grades of arterial streets shall not exceed four percent. Grades on other streets shall not exceed ten percent. No street shall have a minimum grade of less than three-quarters of one percent.
- 530.5 Street intersections shall be as nearly at right angles as is possible and in no case shall be less than 60 degrees. The block corners at intersections shall be rounded at the curb line with a curve having a radius of not less than 25 feet.
- 530.6 All streets and alleys shall be co-terminus with adjoining streets and alleys.
- 530.7 A tangent at least 100 feet long shall be introduced between reverse curves on all streets.
- 530.8 When connecting street lines deflect from each other at any one point by more than 10 degrees, they shall be connected by a curve with an inside radius of not less than 150 feet.
- 530.9 All curve changes in grade shall be connected by vertical curves of sufficient radius to provide a smooth transition and proper sight distance.
- 530.10 Dead-end streets shall not be longer than 500 feet and shall provide a cul-de-sac turnaround at the end with a paved radius of not less than 50 feet, excluding sidewalk, and a center island of not less than 20 feet in diameter.
- 530.11 No street shall have a name which will duplicate or be confused with the names of existing streets. The continuation of an existing street shall have the same name.
- 530.12 Within 20 feet of a street intersection, no obstruction to the line of sign shall exceed 2 ½ feet in height, above the curb level within the triangle formed by a line connecting the intersecting streets.
- 530.13 To the maximum extent possible, streets should be laid out in a generally east/west direction to facilitate solar orientation of buildings on abutting lots.
- 530.14 The Commission may require the planting of trees, of an approved species, of not less than two inch caliper, not more than 50 feet apart on both sides of all streets, along the fronts of the lots, not less than five feet from the street line, or as otherwise approved by the Commission. Existing specimen shade trees shall be left in place where practicable.
- 530.15 Street lights shall be installed in accordance with requirements of the Department of Public Works.

Section 540 Other Improvements

- 540.1 All subdivision plans shall make proper provision for a public water supply, including fire flows, storm water drainage, and sanitary sewage disposal facilities with respect to all lots. Subdivisions served by the City of New London Standards are approved by the City Engineer. The Commission may on recommendation of the City Engineer require the applicant to make system improvements off the premises if the impact of the subdivision is sufficient to degrade the existing system. The Commission shall require the plan to indicate lots to be served by public water but which have in sufficient fire flows.
- 540.2 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 runoff capacity unless substitute means of runoff are provided. Necessary drainage rights or easements over other property shall be granted at no cost to the City of New London. The developer shall provide additional capacity in adjacent culverts and other drainage features for accommodating increased runoff from the proposed development should be it be deemed necessary by the Commission. All existing and proposed drainage systems shall be indicated as to size and location on plans and profile sheets.
- 540.3 Granite or cement concrete monuments shall be placed at all angle points, points of curvature, and points of tangency on all streets and at no less than one front corner each, or, in the case of a rear lot, at the corner closest to the access right-of-way. All other angle points of lot boundaries shall be marked with iron pipes or pins.
- 540.4 All utility lines shall be placed underground unless this requirement is waived by the Commission.

Section 550 Flooding Considerations

The Commission shall determine that proposed subdivisions are reasonably safe from flooding. Accordingly, the requirements of the Flood Plain Management Ordinance shall be satisfied. Also, when a subdivision is proposed in a special flood hazard area on the City's Flood Insurance Rate Map, it shall be reviewed to assure the following (A special flood hazard area is the land in the flood plain of the City of New London subject to one percent or greater chance of flooding in any given year. The special flood hazard area includes all Flood Insurance Zones A, AE and VE on as designated on the Federal Emergency Management Agency Flood Insurance Rate Maps.):

- 550.1 That all proposals are consistent with the need to minimize flood damage within the flood-prone areas.
- 550.2 That all public utilities and facilities, such as sewer, gas, electrical, lighting, and water systems are located and constructed to minimize or eliminate flood damage.

- 550.3 That adequate drainage is provided to reduce exposure to flood hazards.
- 550.4 That new and replacement water supply systems are designed to minimize or eliminate infiltration of flood waters into the systems.
- 550.5 That new and replacement sanitary sewer systems are designed to minimize or eliminate infiltration of flood waters into the systems or discharges from the systems into flood waters.
- 550.6 That on-site sewage disposal systems are located to avoid impairment of them or contamination from them during flooding.
- 550.7 In Zone A, Base flood elevation data shall be provided for subdivision proposals and other proposed development which are five acres or fifty lots, whichever ever comes first. (Amended 7/16/87)

Section 560 Special Coastal Area Standards

Any person submitting a subdivision plan for property located wholly or partially within the coastal boundary shall demonstrate that the proposed subdivision is consistent with the applicable policies of the Connecticut Coastal Management Act (CGS 22a-92) as amended, and that all adverse impacts on coastal resources and future water dependent development opportunities are acceptable. The Commission shall approve, modify, condition, or deny the coastal site plan on the basis of the following criteria:

- 560.1 Consistency of the proposed activity with the applicable coastal policies in the Section 22a-92 of the Connecticut General Statutes, as amended.
- 560.2 The acceptability of potential adverse impacts of the proposed activity on coastal resources as defined in Section 22a-93 (15) of the Connecticut General Statutes.
- 560.3 The acceptability of potential adverse impacts of the proposed activity on future water dependent development opportunities as defined in Section 22a-93 (17) as amended of the Connecticut General Statutes.
- 560.4 The adequacy of any measures taken to mitigate the adverse impacts of the proposed activity on coastal resources and future water dependent development opportunities.

Section 570 Open Space

The Commission may require open space in amounts and locations deemed appropriate by the Commission for purposes of providing area for recreation, landscaping, protection of natural and scenic features or the protection of utilities or other improvements intended for public benefit.

ARTICLE VI – WAIVERS

Section 610 Waiver Conditions

The Commission may waive a requirement of these Regulations, in whole or in part, in cases where conditions exist which effect the subject land and which are not generally applicable to other land in the area, except that no waiver shall be granted that would have a significant adverse effect on adjacent property or on public health and safety, and no waiver shall be granted unless one of the following conditions exist:

- 610.1 The proposed subdivision includes land in more than one municipality, and lots located wholly or partially in New London are at least as large in total as the minimum lot size required for that area by the New London Zoning Regulations; and the street frontage requirement is satisfied for each lot, regardless of the municipality in which the street is located.
- 610.2 Strict adherence to the requirements of these Regulations would result in the alteration or destruction of a significant or unique natural feature, such as a large tree, a watercourse, a wetland or a rock formation.
- 610.3 Strict adherence to the requirements of these Regulations would result in significant alteration of the natural land contour in a manner that would aggravate natural drainage or cause erosion and sedimentation problems that would be difficult to control or correct.
- 610.4 A subdivision design standard would impair maximum access to the sun for solar energy on one or more lots in the subdivision.
- 610.5 A required subdivision plan ingredient may be waived if the Commission finds it will not contribute to an understanding of the subdivision and its proposed improvements.
- 610.6 Physical limitations exist that severely limit the ability of the applicant to meet the design requirements of these Regulations.
- 610.7 Underground utility installation may be waived for subdivisions on existing streets where above-ground utilities are already in place.

Section 620 Voting Requirement

No waiver shall be approved unless it receives an affirmative vote of six members of the Commission.

Section 630 Reasons for Actions

The Commission shall state upon its records the reasons for which a waiver is granted in each case.

ARTICLE VII – CLEAN-UP AND INSPECTION

Section 710 Clean-up

Upon suspension or completion of the work or any portion thereof, the developer or contractor shall remove from all public or private property all temporary structures, tools and equipment, rubbish or waste materials resulting from his operations. Tree stumps and boulders shall be buried along property lines with a minimum two foot cover. Cut-down trees and brush shall be removed from the property. All ditches shall be filled; all sewers, drains, catch basins, and manholes cleaned and flushed; streets, walks, curbs and other structures cleaned and repaired and the whole work left in a neat condition. All unpaved areas within the street lines and excavated or filled areas on private property shall be graded, covered with suitable top soil or loam, rolled, fertilized and seeded.

Section 720 Inspection

All of the listed improvements shall be subject to inspection and approval of the City Engineer. No underground installation shall be covered until inspected and approved.

ARTICLE VIII – PENALTIES

Any person, firm, or corporation making any subdivision of land without the approval of the Commission shall be fined not more than five hundred dollars (\$500) for each lot or offered for sale or so subdivided.

ARTICLE IX – VALIDITY

If any article, section, subsection, sentence, clause or phrase of these Regulations is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of these Regulations.

ARTICLE X – EFFECTIVE DATE

These Regulations amend and replace previously adopted Regulations relating to the subdivision of land in the City of New London. These revised Regulations are effective October 15, 1986.

APPENDIX

SAMPLE SIGNATURE BLOCK

APPROVED BY VOTE OF THE NEW LONDON PLANNING & ZONING COMMISSION
ON _____.
(Date)

(Commission Chairman or Secretary)

(Date of Signature)

If the subdivision involves improvements, the following shall be added:

ALL WORK TO BE COMPLETED BY: _____
(Date)

If Conditional Approval is granted, use the following:

**CONDITIONAL APPROVAL BY THE NEW LONDON PLANING & ZONING
COMMISSION ON:** _____
(Date)

(Commission Chairman or Secretary)

(Date of Signature)

CONDITIONAL APPROVAL EXPIRES ON _____.
(Date)

**FINAL APPROVAL VOTED BY THE NEW LONDON PLANNING & ZONING
COMMISSION ON:** _____.
(Date)

(Commission Chairman or Secretary)

(Date of Signature)