

§51 GENERAL REQUIREMENTS

51-1 Purpose

The following regulations shall apply to the subdivision and re-subdivision of land within the Town of Westport.

51-2 Definitions

The terms "subdivision", "re-subdivision" and "work" as used in these regulations are defined in §8-18 and §8-26c of the Connecticut General Statutes. The definitions contained in §5 of the Zoning Regulations shall also apply to the Subdivision Regulations.

51-3 Waiver

The Commission, upon written request from the applicant, may waive specific requirements of these regulations by a 3/4 vote of all Commission members, with respect to a subdivision where, owing to physical site conditions, especially affecting such subdivision, a literal application of these regulations would result in undesirable development, adverse impacts, practical difficulty or unusual hardship, so that substantial justice will be done. No waiver shall be granted that would conflict with the Zoning Regulations, the Town Road Acceptance Ordinance in cases of subdivision of four (4) or more lots, or any other Town, State or Federal regulation, or that would reduce the paved travelpath of any roadway to less than eleven (11) feet in width, or that would have a significant adverse effect on adjacent property or on public health and safety. In granting a waiver of a specific requirement of these regulations, the Commission shall state a reason for its action and may attach such conditions that it deems necessary to preserve the purpose and intent of these regulations.

51-3.1 Subdivision Modifications

Applications for subdivision modifications, including driveway relocations, which are necessitated by site conditions or which are deemed to be in the public interest shall be made in the same manner as the original application; except that modifications which are found to be of minor nature or which do not materially alter the Subdivision, may be authorized by the Planning Staff with the concurrence of the Town Engineer, where appropriate. Whenever the Planning Staff authorizes any such modification it shall at the same time record such authorization in the file.

51-4 Map Required

No subdivision of land shall be made until a map for such subdivision has been approved and endorsed by the Commission and filed in the office of the Town Clerk.

51-5 Approval

The Commission shall not approve any subdivision plan unless it conforms to the standards hereinafter specified.

No subdivision map shall be valid until it has been endorsed by the Chairman or Secretary of the Commission and is filed in the Office of the Westport Town Clerk.

51-6 Penalties for Violations

Any person, firm or corporation making any subdivision of land without the approval of the Commission shall be subject to penalties in accordance with the General Statutes.