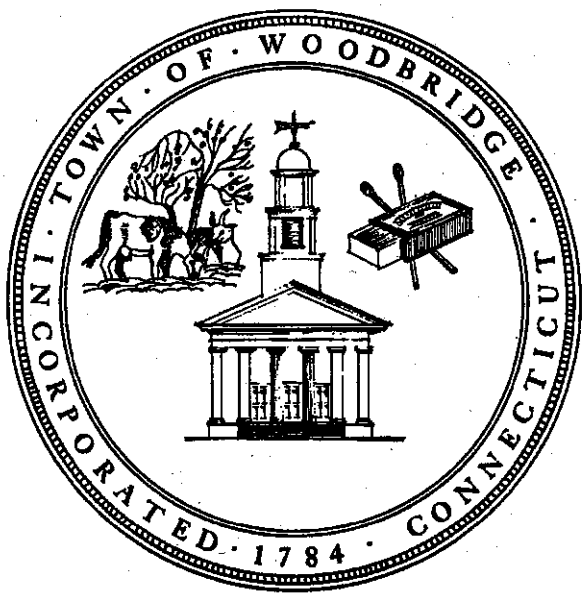
Subdivision Regulations
For the Town of Woodbridge, Connecticut



Adopted on: November 5, 1984
Effective Date: November 16, 1984
Amended to: September 20, 1993

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(a) These Regulations are prepared to further the purposes set forth in Chapter 126 of the General Statutes of the State of Connecticut, as amended, and for the promotion of greater efficiency and economy, the coordinated development of the Town and the general welfare and prosperity of its people. It is declared to be the policy of the Commission to consider land subdivision as part of a plan for the orderly, efficient and economical development of the Town. Accordingly, land to be subdivided shall be of such character that it can be used for building purposes without danger to health and public safety. Proper provision shall be made for water supply, drainage and sanitary sewerage, and in areas contiguous to brooks, rivers or other bodies of water subject to flooding, proper provision shall be made for protective flood and erosion control measures. Proposed roads shall be in harmony with existing roads and/or existing or proposed principal thoroughfares especially with regard to safe intersections and shall be so arranged and of such right-of-way width as to provide an adequate and convenient system for present and future traffic needs. When and in places deemed proper by the Commission open spaces, parks and playgrounds shall be shown on the subdivision plan; and adequate access to properties for emergency equipment shall be provided. The number or loss proposed for any area shall not be greater than the number deemed by the Commission to be the maximum number which can be laid out without substantially impairing the health, safety and welfare of inhabitants, with respect to water, drainage, flooding, traffic, parks and playgrounds. Proper provision shall be made for sedimentation control, and the control of erosion caused by wind and water.

(b) The regulations are further intended to encourage energy-efficient patterns of development and land use, the use of solar and other renewable forms of energy, and energy conservation. A person submitting a plan for subdivision to the Commission shall demonstrate to the Commission that in developing the plan the applicant has considered using Passive Solar Energy Techniques which would not significantly increase the cost of the housing to the buyer, after tax credits, subsidies and exemptions.

(c) These Regulations are not intended to interfere with, abrogate, or annul any other ordinance, Regulation, or other provision of law, or any easement, covenant, or other private agreement or legal relationship. When these Regulations or any section of these Regulations impose restrictions different from those imposed by any other section of these Regulations, statute, ordinance, covenant or private agreement or legal relationship, whichever provisions are more restrictive or impose higher standards shall control. Nothing in these regulations shall be in conflict with applicable zoning regulations.

For the purpose of these Regulations, certain terms and words used herein shall be used, interpreted and defined as set forth in this section.

All words used in the present tense include the future tense, all words in the plural number include the singular number, and all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot" and the word "shall" is mandatory. The word "person" includes any legal entity as well as the individual. The "Town" is the Town of Woodbridge, County of New Haven, State of Connecticut; the "Commission", the "Zoning Board of Appeals", the "Inland Wetlands Agency", the "Board of Selectmen", the "Health Officer" are respectively the Town Plan and Zoning Commission, the Zoning Board of Appeals, the Inland Wetlands Agency, the Board of Selectmen, the Health Officer or Agency of the Town.

APPLICANT. Any person applying to the Commission for approval of a subdivision, as hereinafter defined, either on that person's behalf or as an authorized agent for that person.

BUILDING LINE. A line beyond which no building or structure may be erected as measured from the street line designated in the Zoning Regulations of the Town.

CUL-DE-SAC. A street open at one end with special provisions for a vehicular turn-around. The turn-around is considered to be part of the overall length of the road.

DATE OF SUBMISSION. The date of the next regularly scheduled meeting of the Commission immediately following the date of receipt of a submission or thirty-five (35) days from the date of receipt of a subdivision submission, whichever is sooner.

DEAD-END STREET. See Cul-de-Sac.

DEVELOPMENT FOR AGRICULTURAL PURPOSES. Includes forestry, but does not include residential use.

DEVELOPMENT PLAN. The Plan of Development of the Town, as prepared, in accordance with Chapter 126 of the General Statutes, as amended.

EASEMENT. The right to use land granted by a property owner to the Town and/or to individual(s) for stated purpose(s).

PASSIVE SOLAR ENERGY TECHNIQUES. The 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. Site design techniques shall include, but not be limited to: (1) house orientation; (2) street and lot layout; (3) vegetation; (4) material and man-made topographical features; and (5) protection of solar access within the development.

PLAN. See Subdivision Plan.

PLAN PROFILE. The drawing or drawings depicting respectively the horizontal and vertical design for street construction and drainage, including cross-sections of the traveled portion, slope rights, drainage rights and other pertinent data.

PRINT. A blueprint, photostat, lithoprint or other copy which reproduces exactly the data on the original drawing from which it is made.

RESERVE STRIP. A strip of land which provides access to another area dedicated or to be dedicated to public use or other land to be developed.

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 an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

RIGHT-OF-WAY. The right to pass over property belonging to someone else.

ROAD. Any street, road, avenue, drive or lane, public or private.

ROAD, ACCEPTED. A road which has been accepted by the Town as part of its highway system.

ROAD, APPROVED. A road the layout of which has been approved by the Commission but has not been accepted by the Town as part of its highway system.

ROAD PAVEMENT. The wearing surface or traveled portion of the roadway used by vehicular traffic.

ROAD WIDTH. The distance between road lines which defines the road right-of-way.

SOLAR ENERGY. See PASSIVE SOLAR ENERGY

STREET. See ROAD

SUBDIVIDER. See APPLICANT

SUBDIVISION. The division of a tract or parcel of land into three 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.

SUBDIVISION PLAN. The map, drawing or drawings, and all required supporting data upon which the subdivider's plan of subdivision is presented to the Commission for approval and which, if approved, will be recorded in the Office of the Town Clerk.

SUBMISSION. The completed application and all supporting documentation required and in compliance with these Regulations.

THESE REGULATIONS. The Subdivision Regulations of the Town, and includes future amendments thereto.

TRAVELLED WIDTH. The width of the portion of a road intended for use by vehicular traffic.

WORK. All physical improvements required by the approved Plan, other than the staking out of the lots, 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, erosion and sedimentation control measures, installation of telephone and electric services, planting of trees or other landscaping and installation of retaining walls or other structures.

Section 1. Requirements of Approval of Subdivision Plan.

(a) **Subdivision Plan Approval, Sale of Lots and Zoning Permit.** All plans for the Subdivision, revision of a subdivision or resubdivision of land must be submitted to the Commission for approval and any lot resulting from or affected by the subdivision, revision of subdivision or resubdivision of any tract or parcel of land shall not be sold or offered for sale or use for building development (expressly excluding development for municipal, conservation or agricultural purposes) and no zoning permit for the erection or enlargement of any building on such lot shall be granted without prior approval of the subdivision, revision of subdivision or resubdivision plan by the Commission. All proposed subdivisions or resubdivisions shall comply in all respects with the standards and provisions of the Subdivision and Zoning Regulations of the Town.

(b) **Hearing.** The Commission may hold a public hearing regarding any subdivision Proposal if, in its judgment, the specific circumstances require such action. No plan of resubdivision shall be acted upon without a public hearing.

Section 2. Subdivision Plan.

(a) **Filing of Maps – Subdivision Plan.** The applicant may file with the Commission an Application in triplicate for the consideration of a Subdivision Plan in compliance with the provisions of these Regulations. Said application shall be made on forms provided by the Commission, shall be signed by the owner(s) of the land to be subdivided and shall be accompanied by the minimum fee of Fifty Dollars ($50) for each application and the maximum of Twenty-Five Dollars ($25) per lot for each lot shown on the Subdivision Plan. The applicant shall submit one transparency (cloth or Mylar), thirteen (13) paper prints of the Subdivision Plan together with one transparency (cloth or Mylar) and six (6) paper prints of the Plan-Profiles.

(b) **Technical Reports.** The applicant shall obtain from a soil scientist the location of all inland wetlands; from a licensed sanitary and/or civil engineer a written report of the sewerage arrangements, storm drainage, and drainage easements as shown on the Plan-Profiles and the Subdivision Plan. The applicant shall also obtain from appropriate Town agencies such other written reports as the Commission may require. If an application involves land regulated as an inland wetland or water course under the provisions of

Chapter 40 of the General Statutes of the State of Connecticut and the Inland Wetlands Agency has not already reviewed the application, the applicant shall file a copy of the application with such agency within ten (10) days after filing such application with the Commission and the Commission shall give due consideration to any report filed with it by such agency prior to rendering a decision on such application.

(c) **Check by the Commission.** After the receipt of the Subdivision Plan, together with all pertinent information, the Commission or its authorized agent shall review said Plan and when satisfied that said Plan is in accordance with these Regulations, the Commission or its authorized agent shall place the matter on the agenda for a public meeting or public hearing provided that the hearing shall commence within 60 days after the date of submission and shall be completed within 30 days after such hearing commenced. The applicant may consent to one or more of any period specified in the subparagraphs, provided that the total extension of any such period shall not be for longer than the original period, or may withdraw such application.

(d) **Notice of Meeting of Commission.** The Secretary shall notify the applicant of the date, time and place of the meeting of the Commission at which the Subdivision Plan is to be considered. The applicant or his authorized agent must attend this meeting in order for said Plan to be considered.

(e) **Consideration of the Subdivision Plan.** The Commission will consider at such meeting the Subdivision Plan and all accompanying Plan-Profiles, reports and other documents, and any other information or changed conditions presented at the meeting which might necessitate alteration of the Plan. All persons who wish to be heard upon any matter relevant to the Commission's action on the Plan shall be heard at the meeting.

(f) **Action by the Commission.** Within sixty-five (65) days from the date of submission of the Subdivision Plan or within sixty-five (65) days from the date of a public hearing on said Subdivision Plan, the Commission will take action on the Subdivision Plan. Such action shall consist of approval, modification and approval, or disapproval of the Plan. Said time limitation may be extended by the Commission upon written approval by the applicant.

(g) **Signature on the Subdivision Plan.** Upon approval of a Plan by the Commission, the Commission shall designate the Chairman or Secretary to endorse the approval, modification and approval, or disapproval and the date thereof on the Plan in its behalf. In the event of approval upon certain modifications, the applicable modifications shall be inserted by the applicant on the Plan prior to the endorsement thereof by the Town Plan and Zoning Commission. The Commission's endorsement of approval on the Plan shall also state the date on which the Plan approval automatically expires if any work required by the approved Plan in connection with such subdivision is not completed. The Commission shall also file on the land records notice of such expiration.

(h) **Notification of Action.** Within fifteen (15) days after action by the Commission, the the Commission shall notify the applicant of the action by the Commission. Such notice shall be by publication in a newspaper of general circulation in the Town and by sending a copy thereof by certified mail to the applicant on or before the date of publication. Such notice shall be a simple statement that such application was approved, modified and approved, or disapproved, together with the date of such action. Any person aggrieved by the official action of the Commission may appeal therefrom within fifteen (15) days of publication of notice of such official action to the Superior Court.

(i) **Filing of Plan.** Within ninety (90) days following delivery of an approved Subdivision Plan to the applicant, the applicant shall file or record said Plan with the Town Clerk and pay any necessary fees. Any Subdivision Plan not so filed shall become null and void, except that the Commission may extend the time of such filing for 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 recorded or filed by the Town Clerk until its approval has been endorsed thereon by the chairman or secretary of the Commission and the filing or recording of a Subdivision Plan without such written approval shall render the Plan null and void. All approved Plans shall be delivered to the applicant for filing or recording promptly after the time for the taking of an appeal from the action of the Commission has elapsed, and in the event of an appeal, promptly upon termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant.

(j) **Alteration of Final Subdivision Plan.** If the Subdivision Plan is altered, changed, Erased or revised in any way between the time the Commission's approval is endorsed thereon and the time the Plan is filed or recorded with the Town Clerk, the approval shall be void unless the alteration has been approved by the Commission and so indicated on the Plan.

CHAPTER IV. SPECIFICATIONS FOR SUBDIVISION PLAN AND PLAN-PROFILES

The Plan shall show the following information:

Section 1. Subdivision Plan. The Subdivision Plan submitted to the Commission for approval and filing in the Town Clerk's Office shall be drawn in ink or printed on translucent linen, or any other material approved by the public records administrator, at a scale of one (1) inch equals forty (40) or one hundred (100) feet on sheets twenty-four (24) by thirty-six (36) inches or eighteen (18) by twenty-four (24) inches. When more than one (1) sheet is required an index sheet of the same size, showing the entire subdivision shall be submitted with the Plan. The Plan shall be based on a certified class A-2 survey which is signed and sealed by a land surveyor and/or professional engineer licensed to practice in the State of Connecticut and shall show the following information:

(a) Names of applicant and proposed subdivider, if other than owner, proposed subdivision name and identifying titles and location, scale of drawing, with north arrow, date of drawing and/or revision(s) thereof and name, license number and seal of surveyor and/or professional engineer. Any person who makes application to the Commission pertaining to real property, the record title of which is held by a trustee of an undisclosed trust, shall file with said application a sworn statement disclosing the name of the equitable owner of such real property or the beneficiary of the Trust.

(b) Location and dimension of all existing property lines of the subdivision with reference to monuments, pins, drill holes, foundations or other points of reference of a fixed or semi-permanent nature. Assessor's identification number of the tract to be subdivided.

(c) All pertinent features, such as existing structures, easements of record, rock outcropping Water courses, ponds, wooded areas and area of all land to be set aside for open space parks and playgrounds in accordance with Chapter VIII of these Regulations and in addition, all Inland Wetlands and Water Courses as defined by the Inland Wetlands Regulations of the Town.

(d) Names and mailing addresses of present records owners of abutting properties (including) those across a street); name(s) and approval date(s) of any abutting subdivision.

(e) Lines of proposed and existing roads, lots, easements and areas to be dedicated to public public use; length of all straight lines, adequate data for all curves.

(f) Area of all lots in square feet. Each lot shall be numbered, and its dimensions on all Sides given. If a side is a bent or curved line, a single dimension shall, nevertheless, be given in addition to any subordinate dimensions.

(g) Proposed road names which shall not duplicate already existing names unless an extension thereof.

(h) Any additional data necessary, together with the aforesaid data, to enable a licensed Surveyor to determine readily the location of every street line, lot line, boundary line, and to reproduce such lines upon the ground.

(i) Where a new road or extension of existing road is involved, all lots shall have street Numbers assigned in consultation with the Town Assessor.

(j) On lots where public sewer and water supply are not available and on-site septic Systems and wells are necessary the developer shall indicate on each lot the feasible location of building area, septic system, leaching fields (primary and secondary) and well. Percolation test hole(s) for each lot shall be required for the primary and secondary septic field. Observation pits shall be made and shown on the map to indicate ground water, ledge rock, soil characteristics, or available good seepage soil below normal depth. The results of all such tests shall be listed in tabular form by lots and be indicated on the Subdivision Plan. All seepage tests shall be made and certified by the applicant's engineer under the supervision of the Health Officer or his designated agent. In addition, the location of all test holes shall be accurately shown on the Subdivision Plan and staked out in the field. Soils must have an acceptable percolation rate without interference from ground water or impervious strata below the level of the absorption system. The technical standards for determining soil suitability for sub-soil sewage disposal systems will be the State of Connecticut's Department of Health Sanitary Code. Unless these standards are satisfied, the area or lot is unsuitable for a sub-surface sewage system.

(k) Certification under the seal and signature of (i) a professional engineer licensed to Practice in the State of Connecticut as to the adequacy of proposed public improvements and (ii) a land surveyor licensed to practice in the State of Connecticut that both the survey and the map conform to the standards of survey and map accuracy respectively of Class A-2 as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, as amended, by the Connecticut Association of Land Surveyors, Inc.

(l) A reference map to the scale of 1"–800' or 1"-100' showing the proposed subdivision and tie-in to the nearest street intersection. If the application submitted covers only a part of the applicant's holding, a map drawn to a scale of one (1) inch equals one hundred (100) feet showing an outline of the plotted area with its proposed road system for the remaining portion of the tract.

(m) A separate plan showing measures to be undertaken to prevent sedimentation and erosion During the development of the subdivision and thereafter.

Section 2. Plan – Profiles. When new roads or improvements of existing roads are involved in a subdivision, the Subdivision Plan shall be accompanied by complete plan-profiles of each such road drawn on a sheet which shall be either twenty-four (24) by thirty-six (36) inches or eighteen (18) by twenty-four (24) inches in size. The horizontal scale shall be the same as that used in the Subdivision Plan. The vertical scale shall be one-tenth of the horizontal scale. Such Plan-profiles shall show:

(a) Elevations at each high and low point and at station points which shall be numerically indicated.

(b) By proper notation identify the type, location and elevations of bench marks, based on the USGS datum.

(c) Grades expressed as percentages.

(d) Stations at high and low points, at centerline intersections, and at not more that 50'-0" Intervals shall be shown on the plan-profiles and shall be staked out in the field to facilitate inspection prior to review and granting of a Subdivision Plan approved by the Commission.

(e) Data showing disposition of surface water, water and sanitary sewer pipes, including sufficient data and narrative to permit checking of designs.

(f) Typical cross-section of each road indicating location, dimensions and materials of Proposed improvements and utilities.

(g) Certification under seal and signature of (i) a Connecticut licensed engineer as to the Adequacy of proposed public improvements and (ii) a Connecticut licensed land surveyor that the Plan-Profiles are substantially correct.

CHAPTER V. INSURANCE, PERFORMANCE BOND, CERTIFICATE OF USE AND COMPLIANCE, BOND RELEASE, FAILURE TO COMPLETE WORK

Section 1. Insurance

(a) The applicant shall file with the Commission, on a form provided by the Town, a General liability insurance policy in an amount satisfactory to the Town and naming the Town as a named insured. This policy shall be of the same period of time as the Performance Bond and shall be extended in conformance with any extension thereof. The policy shall insure the Town and the applicant and shall cover all operations in the development involving existence and maintenance of property and buildings and contracting operations of every nature including all public improvements. Said policy shall have limits as prescribed by the Board of Selectmen.

Section 2. Completion Bond

Before any work is commenced on any portion of any proposed road or its appurtenances including public utilities and services in a subdivision, which road has not been accepted by the Town as a public road and before approval is given for any Subdivision Plan, the subdivider, as principal, shall execute and deliver to the Town a completion bond, which bond shall be in such principal amount and in such form as shall be satisfactory to the Commission, and which bond shall be executed by a surety satisfactory to the Commission, or shall be secured by the deposit with the Town, as collateral security for the bond, of cash in the principal amount of the bond or of other property of a kind and in an amount satisfactory to the Commission, together with a collateral security agreement satisfactory to the Commission. Such bond shall secure to the Town the final completion of all work in compliance with the Woodbridge Road Specifications within five years from the date of the Subdivision Plan approval by the Commission or such shorter period as the Commission may determine.

(b) In computing the amount of bond, the Commission shall include but not be limited to, the Construction cost of the following items:

1. The construction cost of all required improvements, including storm drainage system Utilities, roads and pavements, sidewalk and curbs, trees, grading, setting of monuments and any other requirements made as a condition for subdivision approval, including erosion and/or sedimentation measures.

2. Estimated costs shall be those that would allow for the Town advertising and awarding a contract for construction of the work to be undertaken. Costs shall be projected to a point at the end of the Performance Bond term. Any extension of the term of the Performance Bond may result in an adjustment as to the Bond total. The total estimated amount of the Performance Bond shall also include a 25% addition to cover contingencies and engineering.

3. When a subdivision is built and bonded in sections, approval shall not be granted for subsequent sections if the time period on a bond for a previous section has elapsed without having had all required work completed to the satisfaction of the Commission unless otherwise ordered by the Commission.

(c) The Bond Form shall be as provided by the Town and shall be the only one acceptable to the Commission. The amount of the Bond shall be the sum which the Commission shall require. The completion date of all required improvements shall be as required by the Commission.

(d) Power of Attorney of person signing on behalf of the Surety Company must be attached to the Bond if not already on file with the Commission. If the person acting as attorney for the Surety Company is not a licensed resident agent of the State of Connecticut, then this Bond shall be countersigned by a licensed Connecticut resident agent of the Company.

(e) If the subdivision applicant is a corporation, then the corporate seal must be shown in Addition to the seal of the Bonding Company. Corporate officers shall submit authorization that they are empowered to act on behalf of the Corporation.

(f) The Bond must show the Bond number and the name of the Bonding Company's local agent.

(g) If applicant is not the owner of the property for which a subdivision plan approval is to Be issued then the applicant and owner each or jointly must post a bond.

Section 3. Zoning Permit and Certificate of Use and Compliance

(a) Before any zoning permit is issued for the construction of any building in a Subdivision on a lot which fronts on a subdivision road which has not been accepted by the Town as a public road, and does not front on an accepted public road, the subdivider shall complete such road, in accordance with such specifications at each stage, up to the further side line of such lot, to a stage in construction at which only the final surfacing of the road remains to be done before completion of the road, and the subdivider shall have delivered a performance bond as aforesaid, covering the final completion of such road up to such side line.

Section 4. Bond Release

(a) Prior to the release of the Performance Bond or a portion thereof, the Subdivider and/or owner shall present a Maintenance Bond equal to 20% of the Performance Bond. Such bond shall be for a period of two (2) years and shall guarantee the material and workmanship of the improvement installed.

(b) Application for the release of any bond upon completion of all required work shall Include the submission of five (5) as-built plans drawn to scale which shall include all changes in the plans as authorized by the Commission and the Board of Selectmen or which may have taken place during the course of construction. The as-built plans shall be signed by a Land Surveyor and/or Professional Engineer licensed to practice in the State of Connecticut showing those items as required in Chapter VI of these Regulations and any other pertinent modifications the Commission may have attached in the approval of the subdivision plan.

Section 5. Failure to Complete Work

(a) Any person, firm or corporation making any subdivision of land shall complete all work in connection with the subdivision within a period of five (5) years from the date of the approval of the plan for such subdivision. The Commission's endorsement of approval on the plan shall state the date on which such completion period expires.

(b) In the case of subdivision plan approved on or after October 1, 1977, failure to complete all work within such completion period stated above shall result in automatic expiration of the approval of such plan provided the Commission shall file on the land records of the town notice of such expiration and shall state such expiration on their subdivision plan on file in the Office of the Town Clerk and no additional lots in the subdivision shall be conveyed by the subdivider or his successor in interest as such subdivider except with the approval by the Commission of a new application for subdivision of the land. If lots have been conveyed during such completion period, the town shall call the bond or other surety on said subdivision to the extent necessary to complete the bonded improvements and utilities required to serve these lots.

CHAPTER VI. REQUIRED IMPROVEMENTS AND DESIGN CRITERIA

Section 1. Description

(a) The following improvements shall be required in all subdivisions except where waived by a specific resolution of the Commission: storm sewers and pavement on proposed streets, as well as curb and pavement between the edge of the existing pavement and the new curb line on existing streets which bound or intersect the proposed subdivision. The developer shall also be required to install street signs, wire utilities, monuments, driveway aprons, loam and seeding and shade trees. The Commission may also require the installation of street lights, sidewalks, curbs, sanitary sewers and fire hydrants. Such improvements shall be installed in accordance with town, state highway or utility company standards. In any event, no site improvement work including grading shall be started for any contemplated subdivision or resubdivision before the Commission has granted approval of the Subdivision Plan and until a bond in compliance with Chapter V of these Regulations has been furnished. The Commission may accept assurance, in writing, from each utility company whose facilities are proposed to be installed in the subdivision, in lieu of bond, covering such utilities.

(b) All construction shall be in accordance with the Woodbridge Road Specifications on file in the Office of the Commission.

(c) "The Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors" shall apply to all technical work done in conjunction with subdivisions. The technical responsibilities of the licensed Professional Engineer and Land Surveyor in regard to subdivision work are.

1. The design of roads, both horizontal and vertical alignment; drainage systems, including the design and location of structures and pipe; sanitary sewer systems; sewage disposal systems; and water supply and distribution constitute professional engineering and as such shall be signed and sealed by a licensed professional engineer. A land surveyor's seal or an architect's seal is not acceptable for this phase of land subdivision design.

2. The phase of land subdivision which relates to topographic maps and the Delineation of the boundary lines of the outside perimeter as well as the interior lots and street constitutes land surveying within the meaning of the statute and as such shall be certified and sealed by a licensed land surveyor. A professional engineer's seal or architect's seal is not acceptable.

Section 2. Roads

(a) **Layout.** The roads and highways shall conform to the Plan of Development for roads and highways.

(b) **Road Arrangements.** The arrangement of the roads in the subdivision shall provide for the coordination of principal roads and existing roads, and for proper projection of principal roads into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic, and the construction or extension, presently or when later required, of needed utilities and public services such as sewers, water and drainage facilities. When topographic or other conditions make such continuance impracticable in the opinion of the Commission the above requirements may be modified in compliance with Chapter X of these Regulations.

(c) **New Roads.** Where the subdivision adjoins unsubdivided land capable of being Subdivided, the Commission may require new roads to be carried to the boundaries of the proposed subdivision. Where proposed roads do not extend to, or are not adjacent to, the boundaries of the tract, they shall be separated from such boundaries by a distance of not less than two-hundred (200) feet. Reservation of title in any land controlling access to roads is otherwise prohibited.

(d) **Reserved Rights-of-Way.** When required by the Commission the subdivider shall dedicate to the Town a reserved right-of-way for future road connections to adjoining properly susceptible of being subdivided. Such reserved right-of-way shall be included into an adjoining lot subject to a permanent easement to the Town. All yard measurements shall be made from the center line of the reserved right-of-way with said yard to be treated as front yard. Necessary slope rights outside of such reserved right-of-way shall also be shown and reserved to the Town. This right-of-way shall have necessary radial intersections. When adjoining property is subdivided the developer of said adjoining property shall be required to connect and build the road over the reserved right-of-way at his own expense.

(e) **Road Widths.** Minimum width for roads shall be as required by the Woodbridge Road Specifications. Wider roads than those specified above may be required where the Commission deems them to be necessary. Where a subdivision abuts or contains an existing road which does not comply with the specified width requirements, the subdivider shall dedicate the necessary area to the Town for road widening and show such widening on the Subdivision Plan. The subdivider shall also be responsible for the construction of such improvements at his cost.

(f) **Side Slopes.** Roads in cut or fill shall be provided with side slopes not steeper than six (6) feet horizontal to one (1) foot vertical. In all areas where the side slopes are steeper than four (4) feet horizontal to one (1) foot vertical and slope down from the road, protective devices shall be installed in accordance with the Woodbridge Road Specifications. Where new roads abut private property and such property is affected by the proposed cut or fill, necessary slopes rights shall be obtained by the developer and these slope rights shall be shown on the Subdivision Plan submitted to the Commission. The developer shall investigate the effect of fills an adjacent private property within the slope right area. The developer shall also provide the Town with evidence that no drainage problems or other problems shall arise on adjacent property due to construction or fill operations.

(g) **Relation to Topography.** The road of a proposed subdivision should bear a logical relationship to the topography, and all roads should be arranged so as to obtain as many of the building sites as possible at or above the grade of the road. All natural features shall be preserved where so required by the Commission.

(h) **Energy Conservation and Solar Access.** All subdivisions shall consider using Passive Solar Energy Techniques in planning the street layout as provided for in Chapter I, sub-section (b) of these Regulations.

(i) **Intersections.** No more than two (2) roads shall intersect or meet at any one point and the center line of all roads entering an intersection shall pass through a single point. Except where impracticable because of topography or other conditions, all roads shall join each other so that for a distance of at least one hundred (100) feet the road is approximately at right angles to the road it joins. Except where impracticable because of topographic or other conditions a road shall not have a grade in excess of three (3) per cent for the first one hundred (100) feet from the center point of the road intersection and it shall not have a grade in excess of five (5) per cent for the next one hundred (100) feet. At all road intersections all sidewalks required to be installed by the Commission shall be provided with ramp access for handicapped persons.

The center line of any new road shall not join or intersect an existing Town or State Highway at a distance less than specified below from the point at which any other road joins or intersects the same existing Town road or State Highway, unless, at the point of such center line juncture or intersection, such road is a continuation of an existing Town road or State Highway.

ROAD CLASSIFICATION of Town or State Highway. See Sec. 1.5 of the Zoning Regulations	Required Distance between center lines of joining or intersecting roads
CLASS A ROAD	400'
CLASS B ROAD	300'
CLASS C ROAD	250'

The Subdivision Plan shall be submitted by the applicant to the Bureau of Highways, Connecticut Department of Transportation, if a proposed road in the subdivision intersects with a State Highway. In such instance the approval of the Bureau of Highways, Connecticut Department of Transportation shall be obtained in writing and submitted to the Commission with the application for a Subdivision Plan.

(j) **Sight Vision Protection on Corner Lots.** On all corner lots sight vision protection by Grading and removal of barriers, shall be provided and maintained as required by the Zoning Regulations of the Town. The sight vision protection area of a corner lot within a proposed subdivision shall be delineated and identified as such on the Subdivision Plan.

(k) **Water Courses.** Where access from a road to property which is to be subdivided requires the crossing of a water course provision shall be made to carrying such water course by means of culverts or other structures. Any new drainage ditch shall be constructed so that it shall have a flat bottom of sufficient width to carry the anticipated flow of water and shall have sides at a grade of no greater than one (1) foot vertical to one and one-half (1-1/2) feet horizontal, such sides shall be laid in stone, rip-rap or maintained in grass. The Commission may also require that storm water be piped.

(l) **Maintenance of Unaccepted Subdivision Roads.** The developer shall be responsible For the complete maintenance of all subdivision improvements including snow plowing, road sweeping, drainage etc. until such improvements are accepted by the proper town authorities. In the event that the developer fails to comply, these Regulations authorize the proper town department to perform the necessary work, without incurring any liability therefor, and such work shall be charged to the developer.

(m) **Dedication of Road.** Approval of a Subdivision Plan shall not be deemed to constitute or effect an acceptance of any road by the Town. However, the filing of an approved Subdivision Plan shall constitute an irrevocable offer of dedication of said road to the Town for highway purposes.

(n) **Street Signs.** Street name signs shall be erected by the developer at his cost at points designated by the Commission and shall be shown on the Subdivision Plan. They shall be of a material and installation in accordance with Town specifications.

(o) **Vertical Design Criteria.** The minimum grade of all roads shall be one (1) percent Except at the intersection of vertical curves. The maximum grade on Class B roads shall be five (5) percent and on Class C roads ten (10) percent.
All changes in grade shall be connected by vertical curves so that clear visibility shall be provided for a minimum stopping sight distance of two-hundred fifty (250) feet on Class C roads and three-hundred fifty (350) feet on Class A and B roads. Vertical curves shall be designed in accordance with AASHTO (American Association of State Highway and Transportation Officials) standards for stopping sight distance for sag and curves.

(p) **Horizontal Design Criteria.** Where road lines deflect from each other within a block, the inside radius shall be not less than one hundred (100) feet. At road intersections, the property lines shall be on a curve with a radius of at least twenty-five (25) feet.

(q) **Specifications and Details.** All improvements shall be constructed in accordance with the Woodbridge Road Specifications on file in the Office of the Commission.

Section 3. Lots

(a) Land adjacent to the proposed subdivision which is not capable of satisfactory independent subdivision into lots of the size specified by the Zoning Regulations of the Town shall not be excluded by the subdivider nor shall there be created any fragment of a lot or remainder in the subdivision which has an area of less size then specified for lot dimensions in the Zoning Regulations of the Town. Fragments and remainders of land must be incorporated into adjacent lots.

(b) No lot, regardless of size, which is rendered useless for building due to utility easements, rights-of-way, wetlands, water courses, topography or any other reason shall be shown as building lots on any subdivision. Such property shall be included as part of adjoining lots.

(c) On lots located on the outside of sharp curves (120 degrees or more) and cul-de-sacs the Commission may allow the frontage requirement to be applied at the building line instead of the street line.

(d) On corner lots the lot frontage may be determined from the point of intersection of the two (2) street lines.

(e) Side lines of lots, insofar as practicable, shall be as close to right angle or radial to street lines as possible. Variations from this rule shall be made only where it is impractical to do otherwise.

(f) Proposed development on the lots should consider the use of Passive Solar Energy Techniques.

Section 4. Storm Drainage.

(a) All storm drainage improvements shall be constructed in accordance with the Woodbridge Road Specifications on file in the Office of the Commission. The storm drainage system proposed for a subdivision shall be designed by applicant's engineer and shall be accompanied by a narrative report. The design shall take into account the total drainage area of which the subdivision is a part and the required pipe size(s) for the drainage system to serve the area. The construction of the drainage system to serve the proposed subdivision shall be the responsibility of the subdivider.

Section 5. Inspection

(a) All subdivision improvements to be dedicated to the Town shall be inspected by the Board of Selectmen or such agent and at such times as may be designated by the Board of Selectmen in accordance with the Woodbridge Road Specifications on file in the Office of the Commission.

Section 6. Installation of Monuments

(a) Monuments shall be placed at all lot corners, at angle points, and the points of curves in roads and at such intermediate points as may be necessary. The location of all monuments shall be indicated on the Subdivision Plan. They shall be installed by the subdivider and their accuracy certified by a licensed land surveyor. The monuments shall be made of concrete, and shall be thirty-six (36) inches in length. The top shall be four (4) inches square and a point cast into it. The base shall be six (6) inches square. The monument shall be set with the top six (6) inches above finished grade.

Section 7. Certification of Monuments

(a) The developer must certify to the Commission through a licensed land surveyor that Monuments have been installed in compliance with the Subdivision Plan. No bond release shall be made until this certification is received by the Commission.

Section 8. State Highway Drains

(a) Where a proposed road or storm drain joins a state highway or state drain, the applicant shall obtain a permit for such connection from the Department of Transportation and shall present a copy of such permit to the Commission with the application. The applicant shall have furnished the Department of Transportation with a copy of the proposed Subdivision Plan of Improvements, and said copy, with appropriate notations by the Department of Transportation, shall accompany the permit.

Section 9. Steps Required in Acceptance of a new Road. The following steps are required before a road will be accepted by the Town:

(a) Approval of the proposed layout by the Commission and the Board of Selectmen and the posting of a Performance Bond therefor.

(b) Construction of the road in compliance with the Woodbridge Road Specifications.

(c) Application to the Commission by the subdivider for (i) the release of the Completion Bond in compliance with Chapter 5, Section 4 (c) of these Regulations and (ii) the preliminary acceptance for routine maintenance of the road by the Board of Selectmen for a period of not less than one year.

(d) Approval of above referred to application by the Commission and the Board of Selectmen and the posting of a Maintenance Bond.

(e) Repair by the subdivider to the satisfaction of the Board of Selectmen of any deficiencies which become apparent during the preliminary maintenance period.

(f) Application to the Commission by the subdivider for (i) the release of the Maintenance Bond in compliance with Chapter 5, Section 4(b) of these Regulations and (ii) the final acceptance of the road by the Board of Selectmen into the town highway system.

(g) Approval of above referred to application by the Commission and the Board of Selectmen and acceptance of the road into the town highway system.

Section 1. Water Supply

(a) Every proposed lot must be suitable for the installation of an adequate water supply available. If the use of a public water supply system is proposed the subdivider shall submit evidence of a service commitment by the Water Company.

Section 2. Sanitary Waste Disposal

(a) No Subdivision Plan containing any lot requiring an on-site sewage disposal system shall be approved by the Commission until each such lot has been approved and certified in writing by the Health Officer or his appointed agent as suitable to support a sewage disposal system. Percolation, deep test hole tests, soil reports, duplicate reports by applicant's engineer, and Health Officer or his designated agent report must be submitted with the application for a subdivision.

(b) It is the responsibility of the subdivider to contact the Health Officer or his designated agent to prove that the lot area is adequate to permit the installation and operation of an individual sewage disposal system consisting of a primary and secondary system. Such proof shall consist of the evidence submitted by the subdivider and the approval of the Health Officer or his designated agent of such evidence and after such tests as may be required. The subdivider shall provide the necessary equipment and labor for the making of the tests and all tests must be made under the supervision of the Health Officer or his designated agent. When the Health Officer's or his designated agent's approval is given, subject to conditions, such conditions shall be noted on the record map.

(c) No permit for a building shall be issued for any lot that is to be served by the public sewer unless certification has been submitted in the form of a letter from the Sewer Authority that a public sewer service will be available at the time of the construction of individual buildings.

Section 3. Wire Utilities

(a) The Commission may require above ground or underground utilities to be installed. The location of street lighting poles shall be shown on the Plan.

CHAPTER VIII. OPEN SPACE, PARK AND RECREATION AREAS AND TRAILS

(a) The Commission may require that a tract of land to be subdivided shall reserve open spaces, park and recreation areas at the proportionate rate of 10% of gross acreage to be subdivided.

(b) When only a part of such tract is to be immediately developed, the Commission may agree with the developer to dedicate an area of land in the undeveloped portion of such tract equal to the requirement for open space in the developed and undeveloped portion.

(c) Such open spaces, park and recreation areas shall abut or have direct access to a public street, through a right-of-way dedicated for public use. The area of such right-of-way shall not be included in the required open space, park and recreation area; shall be at least 30 feet wide, and shall be graded in a manner suitable for foot and vehicular traffic, with maximum grade of 15%.

(d) When a property line of a subdivision abuts an existing playground or public land, the Commission may require the new open space, park and recreation area boundaries to form a continuation of the existing playground or public land to form a single unified area.

(e) Generally no open spaces, park and recreation area containing less than one acre will be approved, unless, in the opinion of the Commission, potential future development of adjoining land makes such smaller area feasible.

(f) Required open space, park and recreation areas shall be contained in a rectangle whose average greatest dimension is not more than three times its lesser dimension.

(g) Any land to be dedicated for park and recreation area shall be graded to properly dispose of surface water, shall be covered with good topsoil to a depth of 4" and seeded with field grass in open space; all brush and debris shall be removed and the land left in a condition for the purpose intended. Such improvement of park and recreation areas will not be required until the subdivision is substantially completed.

(h) In determining the desirability of designating open space, due regard shall be given to the preservation and potential enhancement of existing natural features, large trees and other scenic points.

(i) A Warranty Deed for such land to the Town or its designee shall be submitted by the applicant prior to the approval of a Subdivision Plan by the Commission, conveying it free and clear subject only to such encumbrances as may be applicable to the Commission.

(j) Trail locations indicated on the Plan of Development shall wherever possible be incorporated in the design of subdivisions and shall be shown on the proposed Subdivision Plan.

CHAPTER IX. GENERAL REQUIREMENTS AND PRINCIPLES OF LAND SUBDIVISION

(a) **General**

The following principles and standards are consistent with good subdivision design when applied to the rural, low density of population character of the Town. It is not the intent of the Commission to establish a rigid form of design, but rather to give the developer freedom to lay out his property into a safe, sanitary, and desirable development, to conserve natural features and scenic areas, while achieving the maximum benefit to himself, to the residents and the Town itself. The Subdivision Plan must conform to the following requirements.

1) **The Subdivision Map:**

(i) Shall conform to all requirements for filing with the Town Clerk as part of the land records of the Town.

2) **The Property:**

(i) On land contiguous to brooks, rivers or other bodies of water subject to flooding, proper provision shall be made by the developer for protective flood control measures as required by the Zoning Regulations in the Section dealing with the "Establishment of Flood Hazard Areas." Land subject to flooding and land otherwise deemed by the Commission to be unsuitable for residential use because of hazard to health, safety or property, shall not be subdivided for residential occupancy nor for any use which might increase the hazard.

(ii) When the proposed subdivision covers only a part of an existing tract or only a part of the subdivider's holding, a preliminary plan of the prospective street system of the remainder of the holding or tract shall be submitted.

(b) **Referral to the Regional Agency**

When a subdivision is proposed, the area of which abuts or includes land in an adjoining municipality, the Commission shall submit a copy of the maps and plans to the Regional Planning Agency at least thirty (30) days before approving the subdivision.

The Commission recognizes that each parcel of property is unique in location, dimensions, orientation and topography and that the various factors in designing of subdivisions are variable with relation to each other and to the above characteristics of the property. Therefore where such conditions exist which affect the subject land and are not generally applicable to other land in the area, the Commission may modify such requirements as, in its judgment of the special circumstances and conditions are not requisite to the interest of public health, safety and general welfare. However, such modifications shall not be contrary to the Plan of Development nor contrary to the purposes and intent of these Regulations and shall be made only by a three-quarters vote of all members of the Commission. Such modification or waiver shall not be granted unless one of the following conditions exist:

(a) the proposed subdivision includes land in more than one town, and lots located wholly or partly in another town are at least as large in total area as the minimum lot size required for that area by the other town's zoning regulations; and the street frontage requirement of either Town is satisfied for each lot, regardless of the town in which the street is located.

(b) strict adherence to the requirements of these Regulations would result in an alteration or destruction of a significant or unique nature feature, such as a large tree, a water course, a wetland or a rock formation.

(c) 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.

(d) completion of improvements to a right-of-way to provide connection with future streets in an adjoining property would result in a street stub not likely to be used in the foreseeable future.

(e) the requirement for contours may be waived by the Commission if less than three lots are involved and if the land configuration is even throughout.

(f) the requirement for specific improvements may be waived or modified if not deemed essential or unsuitable for the proposed subdivision.

No waiver shall be granted that would have a significant adverse effect on adjacent property or on public health and safety. The Commission shall state on its records the reasons for which a waiver is granted in each case.

Section 1. Trees, Soil Removal and Roads

(a) For the purpose of enhancement of property values, the conservation of land and for erosion control, the preservation and protection of natural features and shade trees throughout the subdivision shall be encouraged, except where they interfere with roads and utilities.

(b) If the estimated quantity of material proposed for removal or deposit within a lot in a proposed subdivision exceeds the quantity specified in the Zoning Regulations of the Town, application pursuant to the provisions of the Zoning Regulations shall be made in addition to the application for a Subdivision Plan. All subdivision maps to be approved by the Commission shall have inserted a notation on the subdivision record map that, if any future site development of an individual lot in the subdivision requires fill or excavation material which exceeds the quantity specified in the Zoning Regulations of the Town, approval from the Commission must be obtained for such fill or excavation before a Zoning Permit will be issued for such lot.

(c) The land located within a subdivision shall be properly graded and left in a condition which will be free of rubble and debris, and properly stabilized to eliminate erosion.

(d) The Commission may require that trees be planted on both sides of any road to be dedicated to the Town. When required, trees to be planted shall be spaced approximately fifty (50) feet apart subject to the variations made necessary by driveways, existing trees, street corners and walks, and shall be located a minimum of ten (10) feet from the road line inside of a lot. Trees to be planted shall be 1-1/4" to 1-1/2" in caliper or larger and shall have a minimum height of eight (8) feet. The kind of tree shall be subject to the approval of the Tree Warden who shall not approve low branching trees, trees which are disease bearing or cause damage to sewers, or trees which create a traffic hazard. Where the tree may interfere with utility poles and wires, the Tree Warden may permit the location of required trees in more suitable locations. Existing trees along the proposed street shall wherever possible be preserved.

Section 2. Soil Erosion Control Measures and Acquifer Protection

(a) In order to minimize the erosion of top soil, the depositing of sediments in drainage structures and water courses and acquifer protection, the Commission shall require that all plans for subdivision of land include a plan showing the measures the applicant intends to take during construction of the subdivision and to prevent its occurrence after completion of the subdivision. Plans shall be prepared to the same scale as the subdivision. They shall include, but not be limited to, the following:

(i) Location of areas to be stripped of vegetation.

(ii) Location of areas to be regraded and contour data indicating existing and proposed grades.

(iii) A schedule of operations, including sequence and timing estimates for major improvement phases such as clearing, grading, paving, installation of drainage features and soil moving operations.

(iv) Seeding, sodding, or revegetation plans and specifications for all unprotected or unvegetated areas.

(v) Location, design and timing of structural sediment control measures, such as diversions, waterways, grade stabilization structures, debris basins and ponds.

(vi) A description of the procedures to be followed to maintain sediment control measures.

(vii) The performance bond required for improvements in connection with the proposed subdivision shall be required to be sufficient to cover the costs of accomplishing the erosion and sedimentation control measures.

(viii) In areas designated as primary or secondary acquifer recharge areas, care shall be exercised in the design and installation of on-site sewage disposal systems and such consideration shall be taken into account by the Health Officer when reviewing and approving individual applications.

Section 3. Penalty for Failure to Comply

(a) Any person, firm, corporation, partnership or association making a subdivision or resubdivision of land without full compliance with these Regulations as set forth herein shall be liable to a fine of Five Hundred Dollars ($500) for each lot sold or offered for sale.

Section 4. Amendments

(a) These Regulations may be amended by the Commission at any meeting called for the purpose after a public hearing notice of which shall be given by publication in a newspaper of general circulation in compliance with the requirements of the General Statutes of the State of Connecticut, as amended.

Section 5. Validity

(a) Should any section or provision of these Regulations contained herein or as amended hereafter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Regulations as a whole or any part thereof other than the part so declared to be invalid.

Section 6. Enacting Clause, Short Title and Repeal

(a) The Commission acting under authority of the General Statutes of the State of Connecticut hereby adopts and enacts these Regulations as the "Subdivision Regulations for the Town of Woodbridge." The provisions of the "Subdivision Regulations for the Town of Woodbridge" heretofore in force and any amendments thereof, so far as they are the same as in these Regulations, are to be deemed continued and not as new enactments. Any and all provisions of said Regulations as originally enacted which are inconsistent with the provisions of these Regulations are hereby repealed, but this shall not affect any violation thereof already existing or any penalty incurred and the same may be prosecuted as if these Regulations had not been adopted.

Section 6. Enforcement

(a) These Regulations shall be administered by the Commission or its appointed agent. The Commission or its appointed agent shall examine any alleged violation of these Regulations and may employ qualified experts for such examination. The services of any qualified experts employed by the Town to advise in establishing a violation shall be paid by the violator, if a violation is proved, and otherwise by the Town.

AMENDMENT OF THE SUBDIVISION REGULATIONS FOR THE TOWN OF WOODBRIDGE CONNECTICUT

Adopted on: September 7, 1993
Effective Date: September 20, 1993

1. In Chapter IV add a new section to read as follows:

   (n) Provision of open space land in accordance with Chapter VIII of these Regulations.

2. In Chapter VIII, Open Space, Park and Recreation Areas and Trails, eliminate the entire text and replace as follows:

   As a matter of sound planning and good public policy, the Commission finds that the subdivision regulations of the Town of Woodbridge should provide (i) for the preservation of the natural landscape to the greatest extent practicable and (ii) for the dedication of "open space land", as necessary and essential parts of the planning and approval process for each proposal for the subdivision of land which shall come before the Commission. For these purposes, "open space land" shall mean any area of land, including forest land, wetlands and farmland, the preservation or restriction of the use of which would: maintain and enhance the conservation of natural or scenic resources; protect natural streams or water supply; promote conservation of soils and wetlands; enhance, protect and create parks, forests, wild life preserves, nature reservations or sanctuaries or other open spaces; enhance recreation opportunities, including the establishment, preservation or maintenance of scenic walkways, nature trails, bicycle paths and other linear pathways; preserve historic sites and promote orderly development. Towards these ends, the Commission requires the dedication of "open space land" and seeks to encourage the innovative integration of "open space land" into subdivision proposals as a means of enhancing the living environment within the subdivision and/or the quality of life of the Town.

   (a) Any plan to subdivide a tract of land shall include a proposal for open space land dedication at the proportionate rate of 10% of the gross acreage to be subdivided. The location, size and nature of the dedicated open space land shall advance the planning and policy goals set forth in the Prologue to these provisions. The Commission may require that the area to be dedicated as open space be representative of the total land in that tract. The Commission may waive or modify the open space land dedication requirement, or any part of it, if in its judgment the purposes of this chapter would not be served by the strict enforcement of the dedication requirement.

   (b) When the development of only a part of a tract is presented to the Commission, and the Commission deems that a satisfactory open space land dedication has not been made, the Commission may require the developer to dedicate an area of land in the remaining portion equal to the total open space land dedication required for the entire tract. In determining the amount and location of the land to be set aside, the Commission may take into consideration previous donations of open space land by the applicant.

(c) Any land to be set aside as open space land shall be left in its existing natural state in perpetuity by the subdivider, his successors and assigns, and shall not be graded, cleared or improved, except as specifically required or approved by the Commission, and shall not be used at any time as repository for stumps, brush, earth, building materials debris or the like.

(d) Any land to be dedicated for park or recreation use shall be developed in a manner appropriate to establish and maintain the intended use.

(e) If an existing trail system (including a rerouted trail system) crosses land to be subdivided or resubdivided, the subdivider shall be encouraged to preserve the system as it exists or reroute it to assure continued public access. The subdivder shall also be encouraged to consider the continuation of an existing trail system or the establishment of a new trail as a means of satisfying the requirement for open space land. The area covered by any legally valid easement for such a trail or trail system, which adequately protects continued public access to the trail or trail system, shall be considered part of the total dedicated open space land.

(f) When a property line of a subdivision abuts existing open space land, the Commission may require the new open space land to form a continuation of the existing open space land to form a single unified area.

(g) Where necessary for the reasonable use and enjoyment of open space, dedicated open space land shall abut or have direct access to a public street through a right-of-way dedicated for public use. The Commission may require that the right-of-way be suitable for foot and/or vehicular traffic.

(h) In determining the appropriate open space land dedication, the Commission shall give due regard to the preservation and potential enhancement of existing natural features, large trees and the other scenic points. The Commission shall also consider the practical implications of the dedication, including the necessity for continued maintenance. The Commission may reject any proposal which in its determination might present problems in managing or maintaining the open space dedication.

(i) The subdivider may use any of the following methods for the provision of open space land, unless the Commission determines that a particular method would be more appropriate, in which case the Commission's determination shall control:

(1) Dedication of the land to the Town of Woodbridge;
(2) Dedication of the land to the Woodbridge Conservation Trust;
(3) Provision of a conservation easement with full, limited or prohibited public access;
(4) Provision of private open space land, such as common land held by an association of home owners;
(5) Any other mechanism the Commission deems proper and suitable to protect the open space land;

In any case where the dedication is to a third party grantee, the subdivider shall present to the Commission evidence that the grantee approves of the dedication and will accept it.