

Subdivision Regulation Text Amendment Changes

SUMMARY OF PROPOSED SUBDIVISION TEXT AMENDMENTS		
Section	Summary	Discussion
Chapter 1 General Provisions Modify B.1	Update effective/revision date	
Chapter 2 Definitions Add Definitions	Add to definitions: Lot Area (minimum calculation requirement), Lot Line Revision, and Affordable Housing	
Chapter 3 Procedures Modify Chapter 3 Item B # 3.b Modify Chapter 3 Item C # 2 Modify Chapter 3 Item E #5 Add Section H Inclusionary Zoning Requirements this section would include a Fee-In-Lieu-Of Affordable Housing Calculation Table Rename Section H to Section I Add Section J Agricultural Division Add Section H First Cut Add Section Lot Line Revisions	Chapter 3 Item B # 3 item b- remove seven calendar days Modify Chapter 3 Item C Application Modify Chapter 3 Item E #5 Performance and Maintenance Mechanisms- adding requirements Add Section H <i>Inclusionary Zoning Requirements</i> including a Fee-In-Lieu-Of Affordable Housing Calculation Table Rename Section H to <i>Section I Required Submission Documents</i> Add <i>Section J Agricultural Division</i> Add <i>Section K First Cut</i> Add <i>Section L Lot Line Revisions</i>	
Chapter 4 Design and Improvement Standard Modify B4 Residential Development Design Modify C.1.b Mandatory Open Space Modify C.2.c Landscaping Standards- Street Trees Modify C.2.d Landscaping Standards- Site Protection and General Planting Requirements Modify C.3.c Streets- Cul-de-Sac (Dead End) Streets Modify C.3.f Streets- Sidewalks Modify C.4 Water Supply Modify C.5 Sanitary Sewers	Modify Item B4 to add rear facing houses treatment Modify Item C.1.b Mandatory Open Space Subdivisions to add agricultural land. Modify Item C.2 Landscaping Standards with minor changes to item c and item d. Modify Item C.3.c(1)g to add sidewalks required on both sides of the street. Modify C.3.f Streets- Sidewalks to add item (a) to address sidewalk requirement along residential and commercial frontage. Add C.3.f.2 sidewalk modification can be modified conditions by 2/3 rd majority vote with two conditions exists options. Modify C.4 Water Supply- approval by Director of Health or designee Modify C.5 Sanitary Sewers- approval by Director of Health or designee	
Add Appendix B- Table of the Town of South Windsor List of Tree Species- Not Acceptable for Planting	Not acceptable for planting table added.	